

The proposal is for the inclusion of an ancillary showroom within our existing unit space. There is no proposed change to the exterior of the unit. The proposal is to utilise a small section at the front of the premises to host additional trade office space and a product display.

The existing permitted use for the unit is within B1, B2, and B8 planning use classes. We currently use the unit to store and distribute our products prior to installation. We request that the permitted use extend to include an A1 use class to facilitate our ancillary, non-retail showroom at the front of the unit. The unit measures 527.91 sq.m (5,682 sq.ft) in total. The vast majority of this space (over 77%) will remain entirely dedicated to its primary functions: product storage, B8 distribution, and trade office operations. The proposed ancillary display area will occupy approximately 120 sq.m, equating to just 22.73% of the overall footprint.

This showroom will function as a supportive extension of our existing business operations and will not operate as a retail storefront.

Customers will be unable to purchase any goods directly from the showroom floor or walk away with products. There will be no point-of-sale infrastructure, cash desks, or over-the-counter retail activity. The space functions purely as a visual aid for clients to view product samples, helping them finalise project selections before we supply and install the items off-site.