

EM11 Mews - mixed uses

In Mews:

- a. **planning permission will not be granted for changes of use for redundant business and industrial premises or sui generis car uses to residential uses unless employment floorspace is retained at ground floor level;**
- b. **planning permission will not be granted for the expansion of existing vehicle repair firms unless it can be demonstrated that it will not harm residential amenity.**

When premises in B2 (general industrial use) or B8 use (storage), are no longer required for that use, then they will be retained for B1(a)(b) or (c) business use.

- 5.42 In the mews of Brighton & Hove, the ready availability of the former stables and garages for use as small workshops, provide affordable accommodation for long established small businesses and new enterprises. The conversion of the small ground floor workshops to houses, results in the loss of these important employment sites. The traditional appearance of the mews is also compromised by the insertion of domestic 'house fronts' at ground floor level.
- 5.43 Some older industrial uses (use class B2) in the mews premises are no longer appropriate in close proximity to housing. However, when these are reoccupied, industrial or business floorspace on the ground floors should be retained.
- 5.44 Traditionally, mews areas have provided an opportunity for small car workshops. Mews premises are not suitable for large scale vehicle repair activities but the existing small workshops used for car repairs, provide a way into employment and mews premises are much sought after for this use. Pressure from residential occupiers has led to the loss of vehicle workshops and small garage units and it is therefore necessary to clarify their status and make it clear to all that they will be retained for business activities that are appropriate for mixed residential areas.

