

Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E), or betting office or pay day loan shop to mixed use including up to two flats (Use Class C3)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class G

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Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

Find contact details for Local Planning Authorities: <https://www.planningportal.co.uk/lpasearch>

If printed, please complete using block capitals and black ink.

1. Applicant Name and Address

Title:		First name:	K.		
Last name:	TASO				
Company (optional):					
Unit:		Number:	52	Suffix:	
Building name:					
Address 1:	STATION ROAD				
Address 2:					
Address 3:					
Town:	UPMUNSTER				
County:					
Country:					
Postcode:	RM14 2SU				

2. Agent Name and Address

Title:		First name:			
Last name:					
Company (optional):	SPACES ARCHITECTURE				
Unit:		Number:	120A	Suffix:	
Building name:					
Address 1:	NORTH STREET				
Address 2:					
Address 3:					
Town:	HORWICHURCH				
County:					
Country:					
Postcode:	RM11 1SU				

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Number:	52	Suffix:	
Building name:					
Address 1:	STATION ROAD (FIRST FLOOR)				
Address 2:	UPMUNSTER				
Address 3:					
Address 4:					
Postcode:	RM14 2SU				

4. Eligibility

Would the proposed change of use result in the building containing more than two flats?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would a part of the building continue to be:

- In a commercial/business/service use; and/or
- Used as a betting office and/or a pay day loan shop

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the proposed flat(s) only be situated on floor(s) above a floor where at least some of the other proposed mixed uses are to be provided?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

If the building has a ground floor display window, would any of that ground floor be used as a flat?

☐ Yes ☒ No / The building does not have a ground floor display window

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will all the proposed flats have gross internal floor areas of at least 37 square metres, and comply with the nationally described space standard?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Following the change of use, will each flat only be used as a dwelling:

- by a single person or by people living together as a family, or
- by not more than 6 residents living together as a single household (including a household where care is provided for residents)

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development including details of the flat(s) and other works proposed:

APPLICATION TO CONVERT FIRST FLOOR OFFICES CLASS E(III)
TO C3 SELF-CONTAINED 3 BED FIRST FLOOR FLAT
WITH ACCESS TO PRIVATE AMENITY SPACE AND
2ND OFF STREET PARKING TOGETHER WITH REFURB
STORAGE AND SECURED COVERED BIKES STAND
THE PROPOSAL FALLS WITHIN CLASS E(III) - CLASS G
IS MORE PARTICULAR TO THIS APPLICATION.

What will be the net increase in dwellinghouses:

Note that this figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building.

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details on the provision of adequate natural light in all habitable rooms of the flat(s):

EACH ROOM HAS DIRECT ACCESS TO NATURAL
LIGHT AND VENTILATION

Please provide details of any arrangements required for the storage and management of domestic waste:

REFER TO PUAWS

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details of any contamination risks and how these will be mitigated:

N/A

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3 (Check online: <https://flood-map-for-planning.service.gov.uk/>); or
- is in an area with critical drainage problems (Check with the Local Planning Authority, it will have been notified of such areas by the Environment Agency).

N/A.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated:

NOISE ENVIRONMENT BEING SOUND PROOF CONSTRUCTION

6. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal. The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval will be required. If sufficient information is not provided the Local Authority can either request it, or refuse the application.

All sections of this application completed in full, dated and signed.

The correct fee

Floor plans indicating the total floor space in square metres of each dwellinghouse, the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses

- ☒ A plan indicating the site and showing the proposed development. ☒
- ☒ A site specific flood risk assessment (if required as per the flood risk details of question 5) ☒
- ☒ All plans should be drawn to an identified scale and show the direction of North. Plans can be bought from the Planning Portal's accredited supplier: <https://www.planningportal.co.uk/buyaplanningmap>

7. Declaration

I/we hereby apply for a determination as to whether prior approval will be required as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or

Date (DD/MM/YYYY):

24/05/2022

(date cannot be pre-application)

8. Applicant Contact Details

Telephone numbers

Country code: National number: Extension:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address:

9. Agent Contact Details

Telephone numbers

Country code: National number: Extension:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address: