

Prior Approval of a Proposed Change of Use of a building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwellinghouse)

Town and Country Planning (General Permitted Development) Order 1995 (as amended)
Development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order from a use falling within Class B1(a) (offices) of that Schedule*

*Development is not permitted where the building is on Article 1(6a) land, is a Listed Building or Scheduled Ancient Monument, or is or forms part of a safety hazard area or military explosives storage area.

Publication of notifications on planning authority websites

Please note that the information provided on this notification and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Site Address Details

Please provide the full postal address of the application site.

Unit: Building number: Building suffix:

Building name:

Address 1:

Address 2:

Address 3:

Address 4:

Postcode:

4. Description of the Proposed Development

Please describe the proposed development, including relevant information covering transport and highways impacts of the development; contamination risks on the site; and flooding risks on the site.

SEE ATTACHED SHEET

If the building was not in use immediately before 30th May 2013, when was it last in use?

N/A

Date (DD/MM/YYYY)

What was the use of the building immediately before 30th May 2013 or the last use before that date?

BI OFFICE

5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically).

The correct fee £80-

- ☒ A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of our accredited suppliers using our Buy-a-Plan service (www.planningportal.gov.uk/buyaplan) ☒

5. Declaration

I/we hereby apply for prior approval as described in this notification 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 - Developer:

Or signed - Agent:

Date (DD/MM/YYYY):

04/08/2014

(date cannot be pre-application)

7. Developer Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address:

8. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address:

Prior Notification Application

Question 4

The proposal is for the change of use of the existing B1 office unit to a C3 dwelling.

Planning permission was first granted for the use of the building for Class B1 and/or B8 uses in 1999. Applications: Y/49/99 & Y/39/01. The premises have been used for Class B1 uses continuously and ever since, which you are aware of from the regular visits by your enforcement team.

The proposal is to almost mirror the adjoining dwelling to the west and the scheme will not require any external alterations to the building.

Access to the property will continue to be via Church Lane and the main business park access. The existing two parking spaces to the north of the building will be retained to serve the dwelling and on site turning is provided both the north and south of the dwelling. At the same time the site is within easy walking and cycling distance of the main built up area of Yapton.

As the building has only been used for Class B1 purposes since 1999 and prior to that it was used for the hand packing of flowers and vegetables. As such there are no contamination issues.

The site is not in an area at risk of flooding and will not increase the risk of flooding elsewhere.