

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/48/99 & 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.

