

Supporting Statement

Re: Prior Approval Change of use from ancillary space above retail shop (Class E) to a use falling within Class C3 (dwelling houses) to create one residential unit.

at 51 High Street, Haverhill, CB9 8AH

Introduction

The application put forward to the West Suffolk Council is for the *'Change of use from ancillary space above retail shop (Class E) to a use falling within Class C3 (dwelling houses) to create one residential unit.'*

Location/Site

The application site is located on the north-east side of High Street within a town centre shopping parade. The site comprises of a two storey building currently leased by Clarks retail shop (Class E) in excess of 15 years.

The site is not located within a conservation area, nor listed.

In addition, the site is not located within the following:

- Article 2(3) Land – AONB, SPA, the Broads, National Park, World Heritage Site
- Site of Special Scientific Interest (SSSI)
- Safety Hazard Zone
- Military Explosives Area
- Listed Building
- Scheduled Monument

The proposed change of use is limited to the first floor which is used as ancillary space (stock room/ fitting room) to the ground floor shop by Clarks (Class E). However, the first floor is no longer required.

Relevant Planning Legislation

The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021

Class G – commercial, business and service or betting office or pay day loan shop to mixed use

Permitted development

G. Development consisting of a change of use of a building—

(a) from a use within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a mixed use for any purpose within that Class and as up to 2 flats;

(c) from a use within article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of the Use Classes Order, to a mixed use for any purpose within Class E (commercial, business and service) of Schedule 2 to that Order and as up to 2 flats;

(e) from a use falling within article 3(6)(n) (betting office) or 3 (6)(o) (pay day loan shop) of the Use Classes Order to a mixed use falling within article 3(6)(n) (betting office) or 3 (6)(o) (pay day loan shop) of the Use Classes Order and as up to 2 flats.

Conditions

G.1 Development permitted by Class G is subject to the following conditions—

(a) some or all of the parts of the building used for a use within, as the case may be, article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of, or Class E of Schedule 2 to, the Use Classes Order is situated on a floor below the lowest part of the building used as a flat;

(b) where the development consists of a change of use of any building with a display window at ground floor level, the ground floor must not be used in whole or in part as a flat;

(c) a flat must not be used otherwise than as a dwelling (whether or not as a sole or main residence)—

(i) by a single person or by people living together as a family, or

(ii) by not more than 6 residents living together as a single household (including a household where care is provided for residents).

(d) before beginning development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(i) contamination risks in relation to the building;

(ii) flooding risks in relation to the building;

(iii) impacts of noise from commercial premises on the intended occupiers of the development;

(iv) the provision of adequate natural light in all habitable rooms of the dwellinghouses;

(v) arrangements required for the storage and management of domestic waste.

Interpretation of Class G

G.2 For the purposes of Class G, “care” means personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder.

Proposal

The proposal is for the *‘Change of use from ancillary space above retail shop (Class E) to a use falling within Class C3 (dwelling houses) to create one residential unit.’*

Transport & Highways Impact

The site is located within the vicinity of good public transport. The closest bus stop is situated within a short walking distance serving bus routes 13, 13A, 14, 14A, 14B 15A and 321.

There is adequate parking available in the surrounding area. However, considering the small size of the dwelling and low level of occupancy, it's unlikely to cause an impact on the highway.

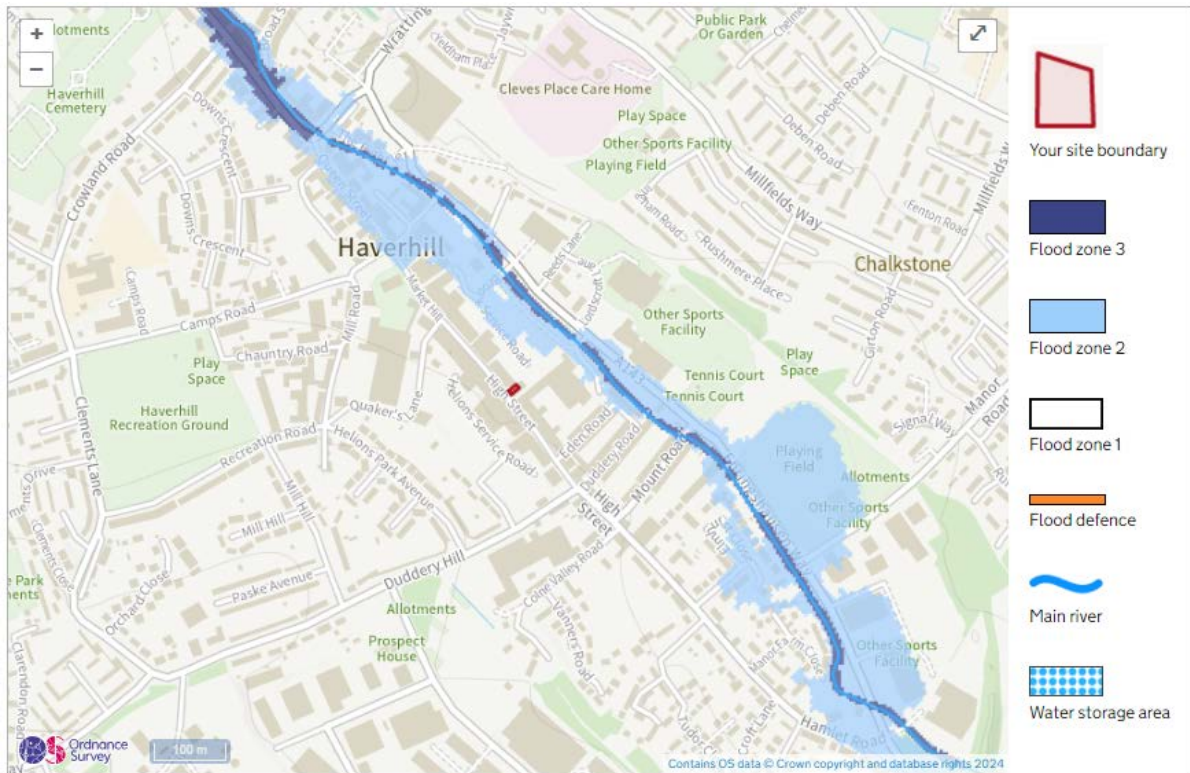
In light of the above, it is considered that the proposed dwelling will not result in any significant increased impact on the highway network.

Noise Impact

The building is of sound construction in a terrace of commercial properties. Additional sound proofing measures will be implemented to comply with building regulations. There are many other commercial shops with residential above them in the area. Hence, it is unlikely the proposed use as a residential dwelling with low level of occupancy would have any negative or harmful impact in the area.

Flood Risk

The site is located within flood risk zone 1, which means it has a low probability of flooding from rivers and the sea. Hence, an FRA will not be required.



In addition, the site is not located within a critical drainage problem area. The proposed change of use to residential at first floor is already raised high at an upper level of 3.5m above external floor level. Hence, the proposed change of use is already mitigated against the low probability of surface water flooding.

Waste / Recycle

Waste and recycle provision is currently provided within rear of the site. Waste and recycle disposal arrangements will be in accordance with council collection procedures.

Contamination

The land is not known to be contaminated. As such the proposal should not cause concern or issues in relation to this.

Conclusion

It is considered that the proposed change of use accords with the requirements of Class G of the amended GPDO and prior approval procedure. It is considered that the proposal would not result in any adverse impact.