

APPLICATION FOR A CHANGE OF USE OF FROM WAREHOUSE / STORAGE TO FORM 2 X DWELLINGS (1 X 2-BEDROOM AND 1 X 1-BEDROOM) WITH ASSOCIATED WORKS

Proposal

It is proposed to convert the warehouse to form residential dwellinghouses. Windows and openings are to be retained, with replacement units inserted into the existing openings.

Use

The existing use is a warehouse / storage, linked to the existing trade counter/shop to the front of the site.

An extant permission to convert the tradecounter/shop is to be implemented so the warehouse is surplus to requirements.

The remained of this part of the road is residential in use, therefore the proposed change of use is considered suitable.

Design / Scale

The design and scale exist. No physical alteration is necessary to allow conversion. A new rooflight is to be inserted onto the side facing roof of unit A, this is not harmful.

Landscaping

An existing paved yard area is to be split to allow an access pathway and 2 smaller areas of amenity with associated stores for each of the units. This is a betterment over the existing hard surfacing.

Access

Access to the site will remain unaltered for the proposal, the existing double gates are to be replaced with a single gate, 1.5m in width to allow access for refuse store and cycle store.

The entrance areas will be via a level threshold.

Pedestrian routes to accord with Part M.

Accessible WC's to accord with Part M.

Contrasting floors and walls.

Refuse

The site plan shows a separate refuse store for each of the proposed units with a collection point close to the pavement for operatives.

Conclusions

The proposed change of use causes no harm to the area.