

APPLICATION FOR A CHANGE OF USE OF FROM WAREHOUSE / STORAGE TO FORM 1 X 4 BEDROOM DWELLING WITH ASSOCIATED WORKS

Proposal

It is proposed to convert the warehouse to form a single residential dwellinghouse.

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. Rooflights are to be inserted on the north facing slope, this allows constant northlight into the top floor bedroom. This is not harmful.

Landscaping

An existing paved yard area is to be split to allow and access and soft landscaping amenity. 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.

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 / Cycle

The site plan shows a refuse store with a collection point close to the pavement for operatives along with a secure, covered cycle store.

Employment land for an alternative use.

The warehouse / store accessed from Kensington Road was previously used to service a trade counter on Oxford Road, for the storage of goods. This use has ceased and an A3/A5 use now is on the site – this use is wholly contained within the main building fronting 465 Oxford Road and has no use of the warehouse.

Therefore no loss of employment occurs. The warehouse is surplus to requirements and the proposed use of residential is suited to the use along Kensington Road.

Conclusions

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