

DELEGATED DECISION

Prior Approval Application under Part 4, Class J of Part 4 of The Town and Country (General Permitted Development) (England) Order 2013

Class J

Development consisting of a change of use of a building and any land within its curtilage to use a 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.

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Katherine Mills

Signature:

Date: 14th August 2014

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Report of the Head of Planning, Sport and Green Spaces

Address 1ST AND 2ND FLOOR 225 HIGH STREET UXBRIDGE

Development: Convert upper floor office above ground floor shop to 2 self contained apartments

LBH Ref Nos: 42917/APP/2014/2082

Drawing Nos: 225a & b Proposed Access
Location Plan
Indicative Floor Plans - Apartment 1 and 2
Site Photo

Date Plans Received: 13/06/2014 **Date(s) of Amendment(s):**

Date Application Valid: 25/06/2014

1. RECOMMENDATIONS

1.1 Recommendations

PRIOR APPROVAL NOT REQUIRED

The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 3, Class J of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, as the Council has assessed the impacts of the proposal and considers that there would be no unacceptable implications with regard to transportation, highway safety, contamination or flooding.

2.0 Planning Considerations

1) Is there an existing planning condition removing permitted development rights? NO

2) Is the building a Listed Building/in a Conservation Area? NO

The application seeks prior approval for the conversion of two upper floor offices above a ground floor shop to self contained apartments. The change of use from B1a (office) to C3 (residential) is subject to a condition that before beginning the development, the applicant shall apply to the LPA for a determination as to whether prior approval will be required as to:

1. Transport and Highways Impacts of the development
2. Contamination risks on the site; and
3. Flooding risks at the site

Following the display of the site notice and consideration of the transport and highways impact, flooding impact and contamination impact, it is concluded that the proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 3, Class J of the Town and Country Planning (General Permitted Development)

Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

3.0 CONSULTATIONS

Traffic Impacts

The application site is located within Uxbridge Town Centre with a PTAL of 5 whilst private parking is located at the rear of the site. It is considered that the change from office to residential use would not cause a significant increase in parking demand. The Council's Highways Engineer raises no objection to the proposal. As such, the proposal would not require prior approval for the transport and highways impact of the development.

Contamination

The Council's Environmental Protection Unit raises no objection to the proposal in terms of contamination. As such, the proposal would not result in contamination issues.

Flooding

The application site is not located within a flood zone and does not create any flooding risks.

Consultee Comments

EXTERNAL

Consultation letters were sent to 9 local owners/occupiers and a site notice was displayed. No responses were received.

INTERNAL

Environmental Protection Unit:

No objection to the application, please read the note below as informative.

Note: The applicant should be advised on the degree of sound insulation considered necessary to achieve an acceptable external noise level.

Officer comments:

Sound insulation is covered under Building Control legislation.

Highways:

The site has a high PTAL of 5. No on site parking is available or provided for the proposed use. The site is located in the town centre within a controlled parking zone. No objections are raised on highway grounds.

4.0 Relevant Planning History

42917/APP/2005/3304 224-232 High Street Uxbridge

CHANGE OF USE OF PART FIRST AND SECOND FLOORS (NOS.225A/B, 227A/B, 228A/B AND 229B) FROM GENERAL OFFICE (CLASS B1(a)) TO RESIDENTIAL (CLASS C3) AND CHANGE OF USE OF GROUND FLOOR SHOP (NO.231) FROM RETAIL (CLASS A1) TO RESTAURANT (CLASS A3).

Decision Date: 11-11-2008 Approved

42917/APP/2005/3378 224-232 High Street Uxbridge

ALTERATION TO SHOP FRONTAGE INCLUDING RELOCATION OF ENTRANCES TO UPPER FLOOR, TO REAR OF BUILDING

Decision Date: 23-05-2006 Approved

42917/APP/2005/3545 231-232 High Street Uxbridge
ERECTION OF SINGLE STOREY REAR EXTENSIONS TO BOTH BUILDINGS

Decision Date: 08-06-2006 Approved

42917/APP/2013/2104 First And Second Floor Of 227 And 228 High Street Uxbridge
Covert two upper floors to four new apartments

Decision Date:

42917/APP/2013/2263 First And Second Floor Of 227 And 228 High Street Uxbridge
The proposal is to convert the two upper floors (previously used for offices) to create four new apartments of 74 SQ M each

Decision Date:

42917/APP/2013/2542 First And Second Floor Of 227 High Street Uxbridge
Change of use to two self contained flats (Prior Approval)

Decision Date: 09-10-2013 PRN

42917/APP/2013/2543 First And Second Floor Of 228 High Street Uxbridge
Change of use to two self contained flats (Prior Approval)

Decision Date: 09-10-2013 PRN

Comment on Planning History

Planning permission (ref: 42917/APP/2005/3304) for the change of use of part first and second floors (nos.225A/B, 227A/B, 228A/B and 229B) from general office (Class B1(a)) to residential (Class C3) and change of use of ground floor shop (no.231) from retail (Class A1) to restaurant (Class A3), was approved in November 2008. However, this permission was not implemented.

Applications for prior approval for the change of use of first and second floor offices to residential units at nos. 227 and 228 High Street (ref: 42917/APP/2013/2542 and 42917/APP/2013/2543) were approved in October 2013.

Contact Officer: Katherine Mills

Telephone No: 01895 250230