PLANNING STATEMENT FOR THE APPLICATION

- This application is for the change of use of part of the takeaway premises at 7 Moorhall Road, Harefield UB9 6PE from Class Sui Generis shop to 1 self-contained residential flat under Class M of Part 3 of Schedule 2 of the General Permitted Development Order sets out the relevant permitted development criteria.
- The building is not on article 2(5) land and is not listed.
- The site does not form part of a safety hazard area or a military explosives storage area. Finally, the premise was last used as Class Sui Generis Takeway shop.
- Class M sets out that such development is permitted subject to the condition that before beginning the development, the developer shall apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

a) the transport and highway impacts of the development;

b) contamination risks on the site;

c) flooding risks on the site;

d)whether it is undesirable for the building to change to a use falling within Class C3 (dwellinghouse) of the Schedule to the Use Classes Order because of the impact of the change of use;

(i) on adequate provision of services of the sort that may be provided by a building falling within Class Sui Generis (takeaway shop) Schedule, but only where there is a reasonable prospect of the building being used to provide such services, or
(ii) where the building is located in a key shopping area, on the sustainability of that shopping area, and

e) the design or external appearance of the building

- Paragraph W of Part 3 of Schedule 2 of the General Permitted Development Order sets out the procedure for applications for prior approval and states that applications should be accompanied by a written description of the proposed development together with a plan indicating the site and the proposed development. This document provides the site address and a description of the development. In addition, a site location plan, a block plan and floor plans are submitted with this application. The following sections discuss the conditions required i.e. M2(1)(a) to (e)

A) TRANSPORT / HIGHWAY IMPACTS
- The proposed conversion will not result in any significant traffic generation and will have no greater impact in transport / highway terms than the existing takeway use. There is no parking restriction along Moorhall Road and residence will be able to use the on-street parking freely without cause any detrimental impact on highway safety.

B) FLOOD RISK
- The site is located within a flood zone 1. As such there is no risk of flooding.

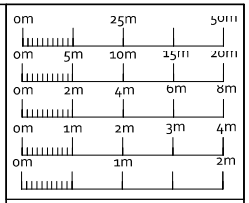
C) LAND CONTAMINATION
- No surveys have been undertaken however the land within the site is not known to be contaminated.

D) IMPACT ON THE CHANGE OF USE

- Since the part of the shop is will be remains in Class SG / commercial use and the service would be retained, therefore the will be no impact on the service provided in area which will satisfy the subsections i) & ii) conditions. Also there is another takeaway shop adjacent to the proposed site, hence the provision of takeway service in the area will not be impacted.

E)THE DESIGN OR EXTERNAL APPEARANCE OF THE BUILDING
- There will be no substantial changes to the building except minor changes including replacement / insertion of new windows / door to facilitate the conversion which is permitted under Class M(b). Therefore, there will be no negative impact on the design and external appearance of the building.

CONCLUSION
In light of the above it is clear that prior approval is not required in this instance.



CLASS SG (TAKEAWAY) TO C3 [GPDO CLASS M]

APP 2

AMENDMENTS	DATE:	REV.

Dimensions, area and levels where given are only approximate and subject to site survey. All dimensions are to be checked onsite. Figured dimensions only are to be taken from this drawings. This drawing is to be read in conjunction with all relevant consultants and /or specialists drawings / documents and any discrepancy or variations are to be notified to the designer before the affects works commences. This drawing is the intellectual property of SAVOYS PROPERTIES LTD and must not be copied, reproduced, modified or distributed without the author's consent.

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DRAWING:
PLANNING

PROPOSAL: Prior notification under Class M of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use of rear part of shop (Use Class SG) to one dwelling (Use Class C3)

@ISO A3 (297 x 420)

DRAWN: SC	DRAWING NUMBER	REV.
SCALE: AS SHOWN	2020-FILESNAME-7	1.0
DATE: 04/03/2022	SHEET:# 7 / 7	