

Proposed Prior Approval Application for the Permitted Change of Use from Retail to Residential.

Old Village Hall Retail Unit Seifton, Ludlow, Shropshire SY8 2DH.

Mr & Mrs Burgoyne.

#### Proposal.

It is proposed to convert the retail unit at Seifton in a single storey dwelling for Mr & Mrs Burgoyne to live in. Mr Burgoyne who is a retired farmer now has difficulty negotiating stairs and general mobility so the proposed dwelling could be designed to be fully accessible.

#### Planning legislation.

Retail to residential - new class IA allows change of use and some associated physical works from a small shop or provider of professional/financial services (A1 and A2 uses) to residential use (C3). This involves a 'prior approval' process and the local planning authority can consider impacts of the proposed change. Up to 150 square metres of retail space will be able to change to residential use. This new right does not apply to land protected by article 1(5) of the General Permitted Development Order.

#### Size.

The existing building is approximately 161 sq m, it is proposed to removed three parts of the building which are not required which including a required insulation layer to inner side of the external walls brings the proposed dwelling to 150 sq m. The size and mass of the building will not be increased and slightly reduced with the removal of the three outrigger sections.

#### Vehicular Access & Parking.

The existing access will be retained and there is parking for at least four cars and turning space to allow vehicles to exist the property in a forward gear.

#### Drainage.

The existing foul and storm drains will be utilized. The property when first built was used a village hall and had in region of toilets including a kitchen so the proposed is a reduction in use. The foul system is a septic tank and the storm water system is soakaways.

#### Appearance.

The building is a timber frame structure; the walls are clad external with corrugated tin and the roof a cementitious type roof slate. The rear section of the building is a block construction with a rendered external finish and a flat roof.

It is proposed to replace the tin cladding with timber lap boarding in place of the corrugated tin. The render section will remain. It is proposed to replace the pitched roof covering with slate or tiles. The flat roof will have a mansard type detail added with a new flat roof covering over the remainder. The widows will be upgraded to current Building Regulations.

#### Internal layout & alterations.

The building structure means that there is no internal load bearing walls so allows for complete flexibility. It is proposed to provide three bedrooms, two bathrooms, kitchen, utility, dining room and living room.

## planning statement

project

Proposed permitted change of use from commercial to a residential dwelling  
Seifton, Ludlow, Shropshire - Mr & Mrs LM Burgoyne

date

05.06.16

scale

ns A3

drwg no

bur-p00 rev A