

25.01.21

Application to treat one room as residential leaving the rest of the building commercial.

In the area of the road where I have my office there is a mix of residential and commercial properties, originally the houses were built for residential use. The room that I need as a residential stopover is a semi basement room with access from the rear of the property. This would need a change of use from B1 to C3.



As you can see there two doors to the room, between the first and second doors there is a shower washbasin and toilet. The construction of the room is as the house, however the walls have been plastered and the room decorated to an acceptable standard, there is an opening window 47x39 inches on the side. The room is heated by a heat-pump. The area of the basement room is 175 square feet with a standard height

FIRE PRECAUTIONS

The room itself is low risk and the emergency exit is out of the doors and through the gate. This leads to the large garden that is part of a right of way leading to the rear gate. The slabs, visible have been removed,

IMPACT ASSESSEMENT

The basement is located at the back of the building (under the kitchen) facing onto the garden/back yard. There is no impact on the highway no contamination risks, no flood risks or noise. All that is happening is that the empty room has been redecorated to an habitable space.

We respectfully request council tax to be applied to this one room.