



Civic Offices, 2 Watling Street, Bexleyheath DA6 7AT

020 8303 7777 developmentcontrol@bexley.gov.uk www.bexley.gov.uk

An application to determine if prior approval is required for a proposed:

change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Takeaways (Class A3), Betting Offices, Pay Day Loan Shops or Launderettes (Sui Generis Uses); or a Mixed Use combining use as a Dwellinghouse (Class C3) with a Shop (Class A1) or Financial and Professional Service (Class A2), Betting Office, Pay Day Loan Shop or Launderette (Sui Generis Uses); to Dwellinghouses (Class C3) and for building operations reasonably necessary for the conversion.

under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 3, Class M

Declaration of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Address

Plot number	266
Postcode	
Property name	
Address line 1	Sherwood Park Avenue
Address line 2	
Address line 3	
Town/city	Sidcup
Postcode	DA15 9JN

Description of site location must be completed if postcode is not known:

Easting (x)	547286
Northing (y)	174185

Description

Applicant Details

First name	Ms
Last name	M█████
Company name	Celik
Address line 1	144 Gipsy Road

Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Region/city	Welling
Country	<input type="text"/>
Postcode	DA161JG

Are you an agent acting on behalf of the applicant?

Yes No

Company number	<input type="text"/>
Secondary number	<input type="text"/>
Telephone number	<input type="text"/>
Full address	<input type="text"/>

Agent Details

Agent ID	<input type="text"/>
First name	Sanjay
Last name	Kanadia
Company name	Spillways Limited
Address line 1	260 Sherwood Park Avenue
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Region/city	Sidcup
Country	United Kingdom
Postcode	DA15 9JN
Company number	<input type="text"/>
Secondary number	<input type="text"/>
Telephone number	<input type="text"/>
Full address	<input type="text"/>

Eligibility

Is the use of the building on 20th March 2013 (or the last use before that date) one of the following:
use within Class A1 (Shops) or Class A2 (Financial and Professional services);
use as a betting office, pay day loan shop or launderette; or
mixed use combining use as a dwellinghouse with one of the above uses;
use within Class A5 (Hot Food Takeaways)

Yes No

Is the building's use within Class A1 (Shops) or Class A2 (Financial and Professional services) only granted by a
change of use under permitted development rights?
(Select 'No' if not relevant)

Yes No

Has the total combined floor space in the building (previously and in this proposal) changed to Class C3
(dwellinghouses) exceed 150 square metres?

Yes No

the external dimensions of the resulting building extend beyond the existing building at any point? Yes No

the building: Yes No

- a conservation area;
- an area of outstanding natural beauty;
- an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty amenity of the countryside;
- the Broads;
- a National Park;
- a World Heritage Site;
- a site of special scientific interest;
- a safety hazard area;
- a military explosives storage area;
- listed building; or
- scheduled monument.

Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including (from 1 August 2020) details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Conversion of the existing dry-cleaning facilities into a residential setting. The frontage will be modified such that the shop entrance is replaced for a continuous row of windows to the same width of the existing shop front. This will let natural light into the lounge, dining area and kitchen. The bedroom backs into the garden which is privately enclosed for privacy. The bay window will allow natural light in. Site access is via the rear as per existing. This development results in no loss of amenity to other properties.

Are any associated building works or other operations required to make this change? Yes No
Please state that such works are restricted to those reasonably necessary to convert the building for use as a dwellinghouse (including partial demolition).

If Yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations (including partial demolition):

There is minimal change to the facade and rear of the property. To keep the development in-keeping; it is proposed for the area of signage to be replaced with matching brickwork and a coping stone capping to match that of the original building style. An area where the signage would typically be will still be apparent.

What will be the net increase in dwellinghouses?
This figure should be the number of dwellinghouses proposed by the development in addition to the number of dwellinghouses on the site immediately prior to development.

1

Please provide details of any transport and highways impacts and how these will be mitigated:

There will be no impact to transport and highways impacts as a result of this change. The development has site access from the rear.

Please provide details of any contamination risks and how these will be mitigated:

None

Please provide details of any flooding risks and how these will be mitigated.

Flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
 - is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).
- Check if your site location is in Flood Zone 2 or 3 online.
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The site is not within a Flood Risk Area.

Please provide details of the impact on the adequate provision of services based on the loss of the building's current use.

Example:

- Could there be a reasonable prospect of the building being used under its current use class going forward?
- Could a unique shop, takeaway, launderette, professional or financial service be lost from the area if the use is changed?

The current dry-cleaning facilities has suffered a loss of business and attempts to obtain a change of use by way of planning has been explored with no success. There are a number of local dry cleaning facilities which can be used as a result of this loss.

Where the building is located in a key shopping area, please provide details of any undesirable impact on the sustainability of that shopping area:

None

Site Information

Please enter number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

title Number	UNKNOWN
--------------	---------

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? Yes No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities? Yes No

Superseded consents

Does this proposal supersede any existing consent(s)? Yes No

Development Dates

When are the building works expected to commence?

Month:

Year:

When are the building works expected to be complete?

Month:

Year:

Scheme and Developer Information

Scheme Name

Does the scheme have a name? Yes No

Developer Information

Has a lead developer been assigned? Yes No

Residential Units

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)? Yes No

Residential Units to be added

Please provide details for each separate type and specification of residential unit being provided.

Units Gained

Unit type	Units	Tenure	GIA	Habitable rooms	Bedrooms	M4(2)	M4(3)(2a)	M4(3)(2b)	Sheltered Accommodation	Older Persons Housing	Garden Land
Flat, Apartment or Maisonette	1	Market for Rent	54	1	1	Yes	Yes	Yes			Yes

Please add details for every unit of communal space to be added

Who will be the provider of the proposed (s)?

Private

Total number of residential units proposed

1

Total residential GIA (Gross Internal Floor area) gained

54

Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use will be adopted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

Use Class	Existing gross internal floor area (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
1 - Shops	53.8	53.8	53.8
Total	53.8	53.8	53.8

Waste and recycling provision

Do all units in this proposal (residential and non-residential) have dedicated internal and external storage space for recycling, food waste and residual waste? Yes No

Utilities

Water and gas connections

Number of new water connections required

1

Number of new gas connections required

0

Fire safety

Fire suppression system proposed?

Yes No

Internet connections

Number of residential units to be served by full fibre internet connections

1

Number of non-residential units to be served by full fibre internet connections

0

Mobile networks

consultation with mobile network operators been carried out?

Yes No

Environmental Impacts

Community energy

Does the proposal provide any on-site community-owned energy generation?

Yes No

Heat pumps

Does the proposal provide any heat pumps?

Yes No

Solar energy

Does the proposal include solar energy of any kind?

Yes No

Air conditioning cooling units

Number of proposed residential units with air conditioning cooling units

0

Particulate emissions

Maximum total annual emissions (Kilograms)

0.00

Resuspended particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

Does the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations apply?

Yes No

Green Roof

Proposed area of 'Green Roof' to be added (square metres)

0.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.31

Residential units with electrical heating

Number of proposed residential units with electrical heating

1

Demolition/Recycled materials

Percentage of demolition/construction material reused/recycled

0

Declaration

I/We hereby apply for prior approval as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-filled)

09/07/2021