

## Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E), or betting office or pay day loan shop to mixed use including up to two flats (Use Class C3)

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

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If you require any further clarification, please contact the Local Planning Authority directly.

Find contact details for Local Planning Authorities: <https://www.planningportal.co.uk/lpasearch>

If printed, please complete using block capitals and black ink.

### 1. Applicant Name and Address

Title:  First name:

Last name:

Company (optional):

Unit:  Number:  Suffix:

Building name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

### 2. Agent Name and Address

Title:  First name:

Last name:

Company (optional):

Unit:  Number:  Suffix:

Building name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

### 3. Site Address Details

Please provide the full postal address of the application site.

Unit:	<input type="text"/>	Number:	<input type="text" value="109-111"/>	Suffix:	<input type="text"/>
Building name:	<input type="text"/>				
Address 1:	<input type="text" value="Welling Hish Street"/>				
Address 2:	<input type="text" value="Welling"/>				
Address 3:	<input type="text"/>				
Address 4:	<input type="text"/>				
Postcode:	<input type="text" value="DA16 1TY"/>				

### 4. Eligibility

Would the proposed change of use result in the building containing more than two flats?

Yes  No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would a part of the building continue to be:

- In a commercial/business/service use; and/or
- Used as a betting office and/or a pay day loan shop

Yes  No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the proposed flat(s) only be situated on floor(s) above a floor where at least some of the other proposed mixed uses are to be provided?

Yes  No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

If the building has a ground floor display window, would any of that ground floor be used as a flat?

Yes  No / The building does not have a ground floor display window

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will all the proposed flats have gross internal floor areas of at least 37 square metres, and comply with the nationally described space standard?

Yes  No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Following the change of use, will each flat only be used as a dwelling:

- by a single person or by people living together as a family, or
- by not more than 6 residents living together as a single household (including a household where care is provided for residents)

Yes  No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

## 5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development including details of the flat(s) and other works proposed:

The application seeks the prior approval of the Council for development consisting of use of a building from a use within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a mixed use for any purpose within that Class and as up to 2 flats.

The proposal comprises a 3 bedroom 5 person flat of 91.8sqm and a 2 bedroom 4 person flat of 70.3sqm. Access to the flats will be via Welling High Street or the access to the rear of the building via Upper Wickham Lane.

For further details, please see the supporting covering letter and accompanying drawings .

What will be the net increase in dwellinghouses:

Note that this figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building.

## 5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details on the provision of adequate natural light in all habitable rooms of the flat(s):

One of the principles set out in the SPD: design for living Bexley's residential design guide set out that development should maximise light levels in dwellings through their orientation whilst respecting the privacy, amenity and outlook of existing buildings.

The existing first floor comprises fenestration to the front, rear and sides of the building providing the existing first floor with light. As shown in the proposed layout plans, the habitable rooms, comprising the living room, kitchen and bedrooms would benefit from adequate access to natural light, utilising the position of these windows. As demonstrated in the sections, there are no significant impediments to these windows and occupants would benefit from suitable levels of daylight.

In light of the above, the change use will provide adequate natural light to all habitable rooms and the proposal compiles fully with The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, Class G.

Please provide details of any arrangements required for the storage and management of domestic waste:

Please refer to the proposed first floor plans.

The SPD: design for living Bexley's residential design guide states that careful consideration should be given for access to waste disposal facilities for residents on upper floors in flatted development.

It goes onto state that waste containers should have designated external storage areas that are sensitively located and designed. These storage areas should be in a position that is mutually convenient and easily accessible for both the residents and the waste and recycling collection crews. Where there are separate storage areas for general refuse and recycling, the recycling store should be the easiest to access (e.g. closest, least restricted access etc.).

Internal storage areas should be designed into each unit of a new development to allow occupants to segregate their waste into refuse and recyclables, and store it temporarily, until it can be transferred to external bins.

As there is no external area for the provision of refuse and recycling storage, separate waste storage is provided within each flat. An area within each flat would have a dedicated space for such storage and then taken to the refuse collection point on the day of the Council's refuse or recycling collection. This could be either on Welling High Street via the front entrance or on Upper Wickham Lane via the service alley and via the rear staircase.

Further details of such arrangements can be secured by means of planning conditions.

In light of the above, the change use will provide suitable arrangements for the storage of waste and the proposal compiles fully with The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, Class G.

## 5. Description of Proposed Works, Impacts and Risks (continued)

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

The Core Strategy states that the effects of land contamination will continue to be managed in line with Bexley's Contaminated Land Strategy. In addition, opportunities to improve the health of the environment through new developments will be supported.

Policy CS01 Achieving sustainable development, sets out that maximising the effective and efficient use of natural and physical resources, including land, water and energy, whilst addressing pollution issues, such as contamination, noise and air quality, to contribute to the health and well being of the community and the environment.

There will be no exposed sub soil in the proposed building use. Furthermore, there is no known contamination in the immediate vicinity of the building or the wider surroundings. The proposed change of use simply involves the use of the upper floor of the existing building on the site with some minor internal alterations.

The Site is in existing retail use. The building has been in use since its construction and there have been no issues concerning ground contamination. There is no historic reference to contamination and current and past land uses (predominantly retail) do not indicate the likely contamination of the ground conditions.

In light of the above, the change use will have no impact in terms of contamination and the proposal compiles fully with The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, Class G.

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

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3 (Check online: <https://flood-map-for-planning.service.gov.uk/>); or
- is in an area with critical drainage problems (Check with the Local Planning Authority, it will have been notified of such areas by the Environment Agency).

The site is located in Flood Zone 1 and thus not at risk from any flood event.

Policy CS07 Welling geographic region states that the vision for the Welling geographic region will be achieved by ensuring that development in areas susceptible to localised flooding incorporates measures to manage surface water drainage.

The updated SFRA maps do not indicate that the Site is prone to other sources of flood risk.

In light of the above, the change use will have no impact in terms of flood risk, and the Proposal compiles fully with The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, Class G.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated:

Please refer to the supporting Noise Assessment prepared by NRG Consulting.

As part of the prior approval criteria, the Permitted Development Order requires an assessment of the impacts of noise from commercial premises on the intended occupiers of the development.

Policy CS01 Achieving sustainable development, sets out that maximising the effective and efficient use of natural and physical resources, including land, water and energy, whilst addressing pollution issues, such as contamination, noise and air quality, to contribute to the health and well being of the community and the environment.

The site is not within an environmentally sensitive area. In view of the nature of the surrounding uses and the mitigation set out in the noise assessment, it is not considered that there would be an adverse noise impacts from commercial premises on the intended occupiers of the development would be experienced.

In light of the above, the change use will have no impact in terms of noise, and the proposal compiles fully with The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, Class G.

## 6. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal. The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval will be required. If sufficient information is not provided the Local Authority can either request it, or refuse the application.

- |  |                                     |   |                                     |
|--|-------------------------------------|---|-------------------------------------|
| All sections of this application completed in full, dated and signed.  | <input checked="" type="checkbox"/> | A plan indicating the site and showing the proposed development.  | <input checked="" type="checkbox"/> |
| The correct fee  | <input checked="" type="checkbox"/> | A site specific flood risk assessment<br><i>(if required as per the flood risk details of question 5)</i>   | <input checked="" type="checkbox"/> |
| Floor plans indicating the total floor space in square metres of each dwellinghouse, the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses | <input checked="" type="checkbox"/> | All plans should be drawn to an identified scale and show the direction of North.<br>Plans can be bought from the Planning Portal's accredited supplier:<br><a href="https://www.planningportal.co.uk/buyaplanningmap">https://www.planningportal.co.uk/buyaplanningmap</a> |                                     |

## 7. Declaration

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

Signed - Applicant:

Or signed - Agent:

B. Staff

Date (DD/MM/YYYY):

07.01.2022

(date cannot be pre-application)

## 8. Applicant Contact Details

Telephone numbers

Country code: National number: Extension:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Country code: Mobile number (optional):

<input type="text"/>	<input type="text"/>
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Country code: Fax number (optional):

<input type="text"/>	<input type="text"/>
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Email address:

## 9. Agent Contact Details

Telephone numbers

Country code: National number: Extension:

<input type="text" value="020"/>	<input type="text" value="70210267"/>	<input type="text"/>
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Country code: Mobile number (optional):

<input type="text"/>	<input type="text"/>
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Country code: Fax number (optional):

<input type="text"/>	<input type="text"/>
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Email address: