

PLANNING STATEMENT

Prior Approval Application

(Class MA, Part 3, Schedule 2, GPDO 2015, as amended)

Change of use from commercial offices (Use Class E) to a 4 bedroom residential flat (Use Class C3)

Site Address: 1 - 2 Harland House, 44 Commercial Way, Woking, Surrey, GU21 6HW,

Following the refused application PLAN/2023/0785

It has not been demonstrated that there would be no adverse impacts from noise from commercial premises on the intended occupiers of the proposals contrary to Paragraph MA.2(d) of Schedule 2,

It has not been demonstrated that the provision of natural light would be adequate in the kitchen/dining room.

The proposed application is now accompanied with a:

Daylight report demonstrating adequate daylight in all habitable spaces.

Noise Report confirming no adverse impact on the intended occupiers.

The Layout has also been altered to have open plan Lounge and Dining area with separate kitchen, similar to Flats shown in approved application PLAN/2023/2019.

We trust the above had now addressed the reasons for refusal. Should you require further information please do not hesitate to contact us.

Kind Regards

Adapt Architecture Ltd

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