

12/05/2021

North Somerset District Council
Planning dept
Town Hall
Walliscote Grove Road
Weston Super Mare
BS23 1UJ

Dear Sirs,

Re: Pre Application Enquiry Service. 141 Milton Road, Weston Super Mare BS22 8AA. Change of use and conversion of first floor B1 Offices to C3 Residential Flats.

I have been appointed by the owner of the above to investigate the possibility of a change of use of vacant first floor offices to residential flats.

The site is in Milton Road and has a total site area of 0.27 hectares. It comprises of a detached building that makes up small retail and office development with on-site parking. All the site is under the ownership of the applicant including parking areas.

The following documents are supplied with this enquiry:
2021-MILTON-01 LOCATION PLAN AND BLOCK PLAN
2021-MILTON-02 NORTH ELEVATION DETAILS
STEPHEN & CO MARKETING BROCHURE

The building is made up of ground floor retail comprising of Co-op convenience store and Vets 4 Pets Veterinary Surgery. There is also a dental surgery in the northwest corner of the site in a separate detached building. The first floor contains vacant B1 office space which has separate pedestrian access at the rear of the premises. The floor area of the office space is 228sqm or 2455 sq ft.

A full survey of the office areas will be carried out as part of any full application submission.

HISTORY OF THE FIRST FLOOR OFFICES

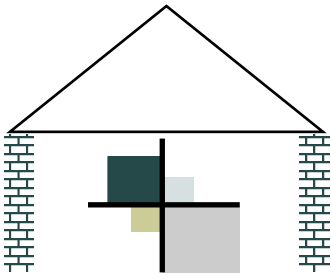
Suites 1-2-3 were let to Edwards and Ward from June 2012 until June 2018. They were a catering company providing school meals. Milton Road was the admin Centre, and food production was carried out in the school kitchens. Suite 4 was let to a software company from June 2012 until June 2015.

The offices have otherwise been unoccupied other than suite 4 for 12 months from February 2016 to February 2017 when Annette Livingstone Associates used this suite.

The vacant suites have been marketed by Stephen and Co Weston super Mare since September 2016, continually when vacant with few serious enquiries. The office accommodation has been vacant in its entirety since February 2017.

Marketing evidence is supplied with this enquiry who have confirmed dates.





THE PROPOSAL

The proposal is to convert the offices to 3 or 4 C3 residential flats. It is considered they are likely to be one bed units at this stage although detailed design and plans would follow with any full planning application. Existing access to the first floor would be resited slightly on the north elevation in order to achieve a straight communal corridor access to all flats. See block plan drawing 01 and elevation detail drawing 02. Existing openings will be utilised where possible to ensure minimal disruption to the elevations of the building at first floor level. All existing ground floor shops and facilities will remain unchanged.

PARKING PROVISION

Dedicated parking spaces will be allocated to the new flats in the rear north car park area which is the previous office parking area. There are currently 16 spaces in this rear parking area.

Taking account of the guidance in the North Somerset Parking Standards SPD, the requirement for B1 offices is 1 space per 30sqm meaning that 8 spaces would be allocated under the existing B1 use. Guidance for residential for 4No. one bed flats is 1.5 spaces per flat making a total of 6 spaces required. 4 Cycle spaces will also be provided

The residential change of use therefore demands a lesser number of parking spaces than the current B1 use.

The following photographs identify the site.



PHOTO 1 – BUILDING ELEVATION. OFFICES ARE FIRST FLOOR.



Matthew Bissex ACIOB, OCDEA
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On-Construction Domestic Energy Assessor
Registered Office: MB Architectural Drawings Limited
Cumberland House, 24-28 Baxter Avenue, Southend-on-Sea, Essex, SS2 6HZ.
Registered in England Number: 08984199



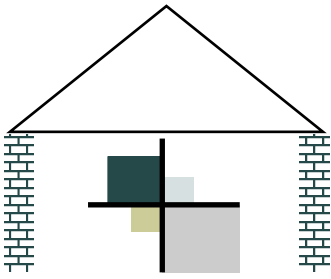


PHOTO 2 – SITE ACCESS FROM MILTON ROAD



PHOTO 3 – OFFICE ENTRANCE NORTH ELEVATION

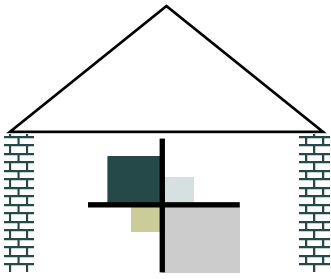


PHOTO 4 – NORTH CAR PARK
16 SPACES AS EXISTING AND IN OWNERSHIP OF APPLICANT

I would be grateful if you would consider the proposal as described and confirm whether 'in principle' a full planning application for the change of use of this vacant office space into 3 or 4 residential flats would be supported.

I understand that fees for the appraisal will be required which will be paid online.
Service Level 2 'In Principle' Type 2 Minor - £250.00

I trust this is to your approval and look forward to hearing from you in due course.

Yours sincerely

Matthew Bissex ACIOB