

STATEMENT ON BEHALF OF APPLICANT

43 High Street, Rushden

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1.00 INTRODUCTION

1.01 This supporting statement is prepared on behalf of the applicant for an application to determine if prior approval is required for a proposed change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3).

2.00 The Proposal

2.01 The proposal comprises the change of use and conversion of part of the ground floor and the whole of the first, second and third floors.

2.02 The proposed change of use will result in a net increase of 7 dwellings.

2.03 A summary of the proposed dwellings and their Gross Internal Floor Areas is as follows. These are all in compliance with the nationally described space standard.

Flat 1	Ground Floor	2 Bedroom, 4 Person	76m ² gross internal floor area (Space Standard 70m ²)
Flat 2	Ground Floor	1 Bedroom, 2 Person	51m ² gross internal floor area (Space Standard 50m ²)
Flat 3	First Floor	1 Bedroom, 1 Person	37.7m ² gross internal floor area (Space Standard 37m ²)
Flat 4	First Floor	1 Bedroom, 2 Person	55.1m ² gross internal floor area (Space Standard 50m ²)
Flat 5	Second Floor	1 Bedroom, 1 Person	37m ² gross internal floor area (Space Standard 37m ²)
Flat 6	Second Floor	1 Bedroom, 2 Person	56m ² gross internal floor area (Space Standard 50m ²)
Flat 7	Third Floor	2 Bedroom, 4 Person	72m ² gross internal floor area (Space Standard 70m ²)

2.04 The property is a former Nat West Bank and has been vacant for over 3 months.

2.05 The property was in use as a Nat West Bank two years prior to this application.

2.06 The gross internal floor space of the existing building changing use is below 1,500 m².

2.07 The application property is not a Listed Building or a Scheduled Monument and also none of the land or curtilage of the building (i) is or forms part of a site of special scientific interest, (ii) is or forms part of a listed building or land within its curtilage, (iii) is or forms part of a scheduled monument or land within its curtilage, (iv) is or forms part of a safety hazard area, or (v) is or forms part of a military explosives storage area.

2.08 The application site is not within and area of outstanding natural beauty, (ii) and area specified by the Secretary of State for the purpose of section 41(3) of the Wildlife and Countryside Act 1981, (iii) the Broads, (iv) a National Park or (v) a World Heritage Site.

2.09 The site is not occupied under an agricultural tenancy agreement.

2.10 The application is submitted after 1st Aug 2022 and therefore para MA.1(1)(g) does not apply.

2.11 The application site is located within the Rushden Conservation Area. The ground floor commercial use onto the High Street will be retained and the ground floor elevation facing the High Street will be unaltered. The First, Second and Third Floors are proposed to change use to dwellinghouses but the elevations and windows on these floors facing the High Street will remain unaltered. The proposal will therefore not impact on the character or sustainability of the Conservation Area.

2.12 The accompanying drawings show that all proposed habitable rooms will be served by windows allowing natural light to enter these spaces.

3.00 FLOODING

3.01 The Environment Agency Flood Map shows that the whole of the site is within Flood Zone 1

