

Planning Department
Kingston Upon Thames Council
High Street
Kingston upon Thames
KT1 1EU

13 February 2024

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)**

RE: Change of use of the first and second floor of 298 Ewell Road (Use Class E) to form a 2-bedroom 3-person residential unit (Use Class C3)

AT: 298 Ewell Road, Surbiton KT6 7AQ

SITE AND SURROUNDINGS

The property at 298 Ewell Road comprises a three-storey terraced commercial building. For clarity, this prior approval application concerns the first and second floors of 298 Ewell Road.

The ground floor of 298 Ewell Road is currently a shop, and the first and second floors are in ancillary office use to the shop on the ground floor. The first and second floors (of 298 Ewell Road) do not form a separate planning unit (as shown on the existing floor plans). On this basis, the first and second floor of 298 Ewell Road falls within Class E (Commercial, Business and Service). The floor-to-ceiling height of the first floor is 2.615 metres and 2.520 on the second floor (as shown on the existing and proposed drawings).

The site is not listed nor within the vicinity of any Listed Buildings. The site is also not located within a Conservation Area. However, the site is located within an Article 4 direction which prevents class MA.

The application site had approval for the conversion of the site in 2009 for the change of use of the first and second floor to form 2 x 1-bedroom self-contained flats but the time lapsed before it could be implemented.

RELEVANT PLANNING HISTORY

The following historical record on the site is relevant to this prior approval application:

- An application for Change of use of first and second floors from B1(offices) to C3 (Residential) with minor elevational alteration to allow the formation of 2 x 1 bedroom self-contained flats ref:09/16122/FUL was granted on 31/03/2009

PROPOSALS

The proposals are for a:

Change of use of the first and second floor of 298 Ewell Road (Use Class E) to form a 2 bedroom 3-person residential unit (Use Class C3)

There are no external changes proposed on the property. The ground floor will remain as a shop (Use Class E). None of the ground floor areas will be converted into a flat (as shown on the proposed floor plans). The flat will only be used as a dwelling and is located above the shop. A separate application will be submitted to create a new entrance to the ground floor shop.

PLANNING AND LEGISLATIVE CONTEXT

This prior approval is submitted through the provisions set out in Class G of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

PLANNING ASSESSMENT

Nationally Described Space Standards

The submitted floor plan shows the layout of the proposed 2 bed 3 person flat. The flat will be accessed on the ground floor at the front of the commercial building.

As such, the required floor space standard (for this proposal) is 70 sqm. The proposed 2-bedroom 3-person flat will have a space of 71.3 sqm (as shown on the floorplan), which exceeds the minimum floor space standards.

External Alterations

The enclosed plans demonstrate that no external changes are sought through this prior approval application.

Impacts of Noise from commercial premises on the future Occupiers

There will not be any adverse impacts on the future occupiers from the commercial units below. This can be seen from the fact that most of the other commercial units on this terrace have residential units above. This is also reinforced by the approval for the change of use in 2009.

Provision of natural light in all habitable rooms

The proposed residential unit is dual aspect and will provide adequate natural light to all habitable rooms of the dwellinghouse.

Safe & Secure Access

The proposed floorplans show how the flat will be accessed safely via the existing front door of the commercial building. As you will see from the plans, this entrance is logical as access for the flat. As previously mentioned, an

additional application will be made for a new entrance for the commercial unit. Therefore, the access to the site is adequate and will provide safe access for the future occupant.

Refuse Storage

The proposed plans show that internal refuse storage facilities will be provided on the ground floor. There is sufficient waste storage to segregate recyclable materials from other waste. The refuse bins will be wheeled out of the property before waste collection.

Contamination risks

There are no records of contamination on the site. The proposed residential conversion will only comprise internal changes above ground level and, therefore, does not present a use vulnerable to contamination.

Flood risks

The site is in Flood Zone 1 which indicates that there is a low probability of flooding.

Other Considerations

The site is within a PTAL 3 zone (which indicates relatively good access to public transport links). The site has a bus stop located directly outside which can be used to go to Surbiton station which is a short 7-minute journey away, so within an accessible location that would not result in unacceptable transport impacts.

SUMMARY

The applicant proposes to convert the first and second floor of 298 Ewell Road from Use Class E to residential (Use Class C3) through the permitted development rights allowed in Class G of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The Council is respectfully requested to grant Prior Approval for the proposals.

Yours sincerely,



MZA Planning