

# Notice of Prior Approval Statement

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Rear of 102 High Street, Edenbridge, TN8 5AR

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## INTRODUCTION

This is a Notice of Prior Approval application under Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Section MA.2 sets out the conditions that must be satisfied in order for development to be permitted under Class MA.

The relevant conditions are as follows:

*(2) Before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—*

*(a) transport impacts of the development, particularly to ensure safe site access;*

*(b) contamination risks in relation to the building;*

*(c) flooding risks in relation to the building;*

*(d) impacts of noise from commercial premises on the intended occupiers of the development;*

*(e) where—*

*(i) the building is located in a conservation area, and*

*(ii) the development involves a change of use of the whole or part of the ground floor,*

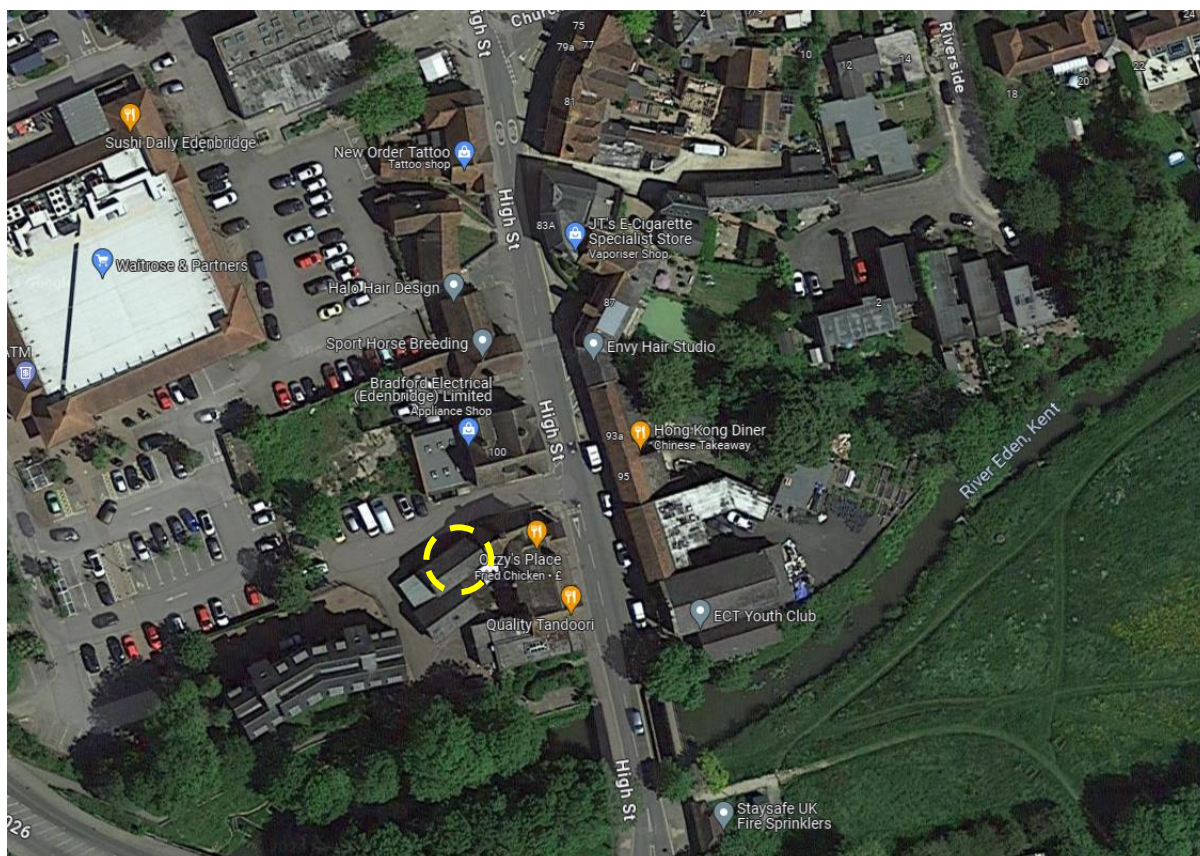
*the impact of that change of use on the character or sustainability of the conservation area;*

*(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;*

## PROPOSAL

The proposed development seeks a conversion from retail (Use Class E(a)) on the ground and first floors to residential (Use Class C3), which will facilitate the provision of a two-bedroom four-person dwelling house.

## SITE CONTEXT



The application site is a two-storey end-of-terrace property accessed via the cul-de-sac running between 102 High Street and 100 High Street.

Both the ground and first floors of the application site have an E(a) retail use class; the property had been operating as a retail store until ceasing its trading in March 2023. Consequently, the property has now been vacant for more than a year.

The application site is located within the Edenbridge Conservation Area, Edenbridge Town Centre, and Flood Zone 3.

## SITE PHOTOGRAPHS



## **STATUS OF PROPERTY**

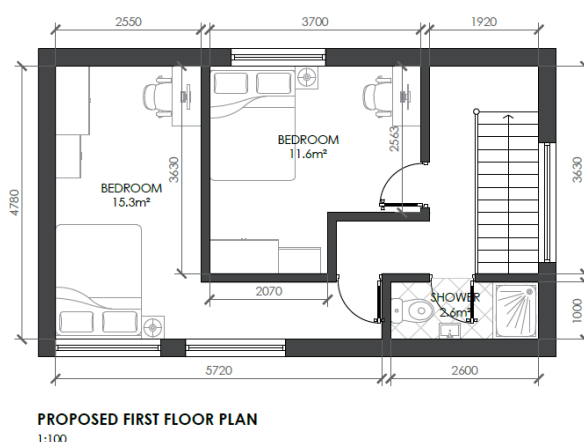
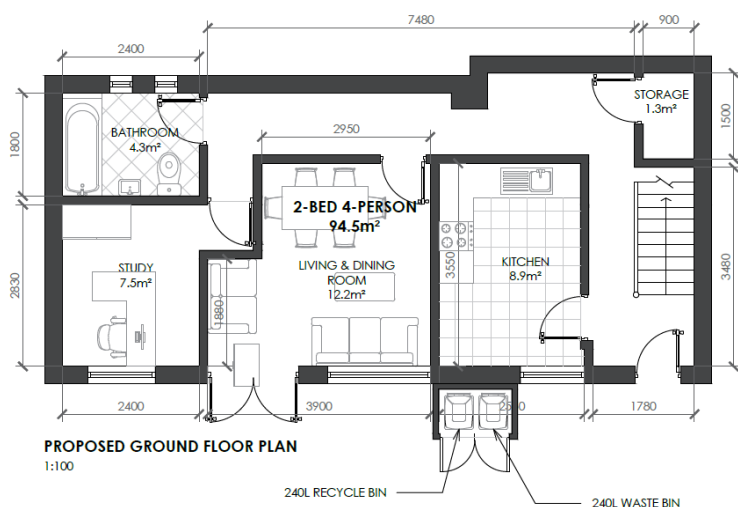
Sub-paragraph (1)(a) of Class MA stipulates that a building must be vacant “for a continuous period of at least 3 months immediately prior to the date of the application for prior approval”.

As mentioned in the introduction, the ground and first floors of the application site have been vacant since the retail store’s end in trading in March 2023.

To support this, this planning application submission includes the following evidence as appendices:

1. Letter from The Great Stone Bridge Trust of Edenbridge, attesting that the application site has been vacant since the end of March 2023.
2. Advertisement of the application site on the property portal OnTheMarket.

## DESIGN



No external changes are proposed, thereby maintaining the existing external appearance of the property and introducing no architectural elements that could harm the setting and significance of the Edenbridge Conservation Area.

The internal layout is simple and functional, ensuring a dual aspect dwelling house that provides a comfortable standard of living. The proposed dwelling will benefit from a combined living and dining room measuring 12.2 sqm. A separate kitchen measuring 8.9 sqm is provided.

The ground floor also hosts a study measuring 7.5 sqm, a bathroom, and storage space. The first floor hosts two double bedrooms measuring 15.3 sqm and 11.6 sqm; a shower room is also available on this floor.

The proposed double bedrooms meet and exceed the minimum space standards requirement of 11.5 sqm. The siting of a shower room on the same level as the bedrooms constitutes inclusive design.

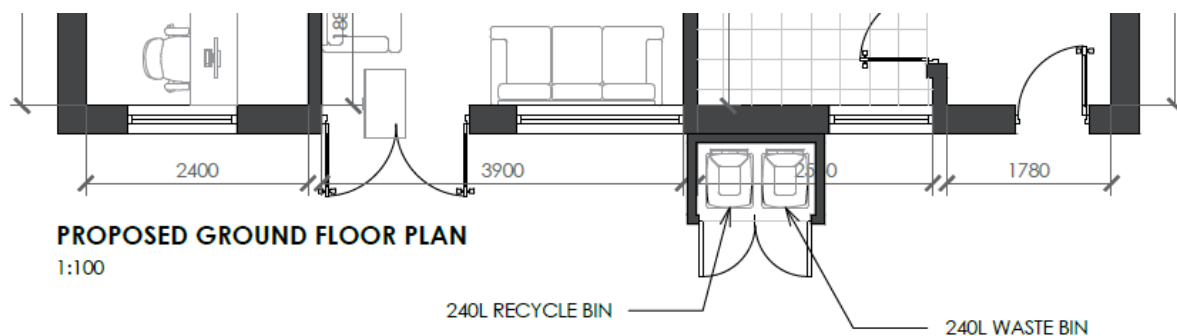
At 94.50 sqm, the gross internal area of the proposed dwelling comfortably meets and exceeds the national requirement of 70 sqm for two-bedroom, four-person, two-storey residential units. The proposal therefore offers a very spacious and appropriate family-sized dwelling.

## ACCESS

Access to the proposed dwelling will be directly from the cul-de-sac between 102 and 100 High Street.

The proposal offers safe, secure access arrangements.

## WASTE

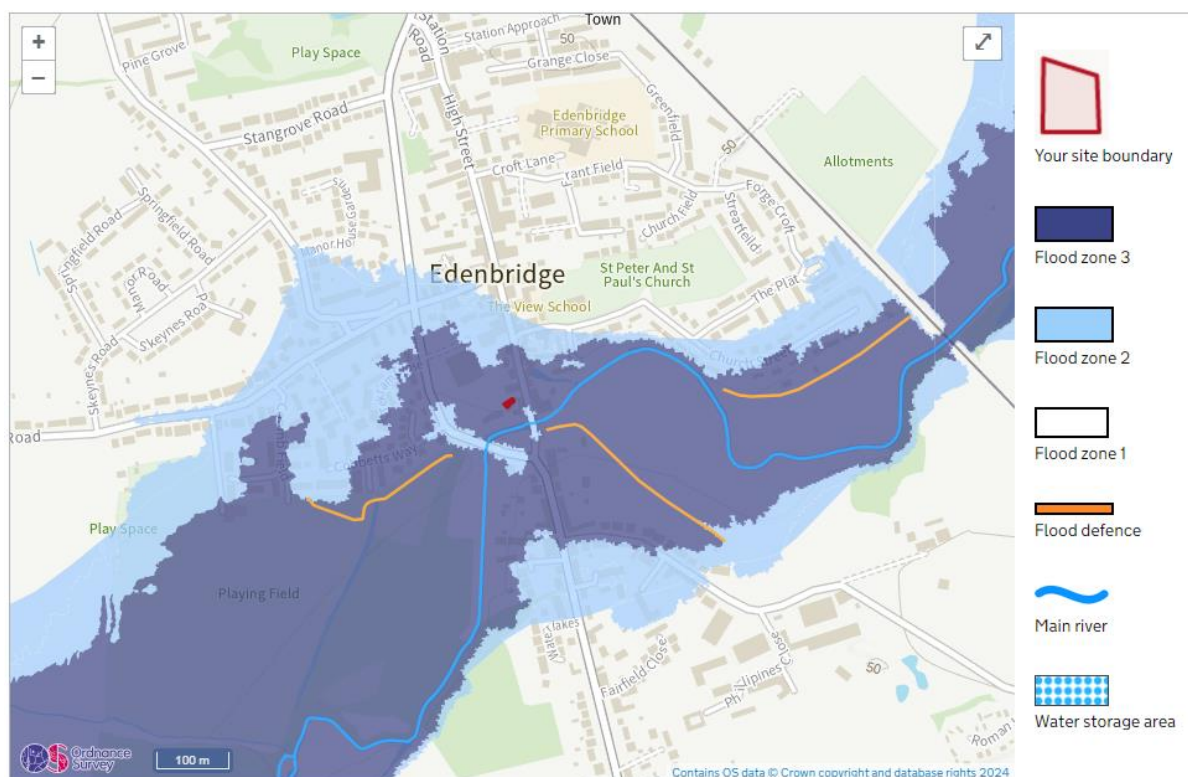


The proposed dwelling has been provided with one waste bin and one recycling bins, each having a capacity of 240L. The bins are positioned at the front of the property for easy collection and will be contained with a secure, dedicated refuse store.

A waste collection contract will be entered into with the Local Waste Authority.

## FLOOD RISK

The application site is located within Flood Zone 3.



For full details regarding flood risk, please see the submitted Flood Risk Assessment.



## CONTAMINATION RISK

There are no contamination risks at the application site.

## NOISE IMPACT

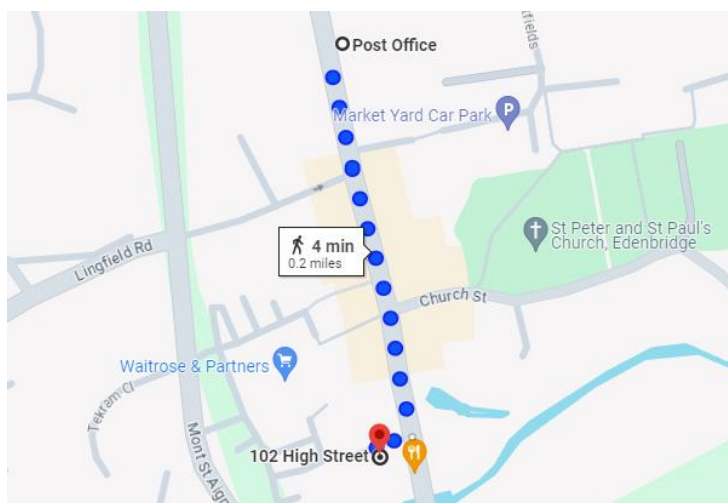
As the change of use will convert the entirety of the property from retail to residential use, there will be no commercial premises remaining at the site and therefore there will be no noise impact from any commercial premises on the intended occupiers of the development.

Notwithstanding the above, the application site is located in a mixed-use area where commercial uses coexist with residential uses with no threat of significant harm to residential amenity.

## DAYLIGHT AND SUNLIGHT

The proposed dwelling will benefit from well-positioned, well-proportioned windows in all habitable rooms, which will ensure that the dwelling receives adequate natural light and ventilation.

## TRANSPORT AND HIGHWAYS



The application site benefits greatly from its location within Edenbridge Town Centre; this is due to a chief characteristic of town centres being their strong public transport accessibility.

As a result, Edenbridge Train Station can be conveniently reached via the local bus network, which can be accessed from the application site with a 4-minute walk to Edenbridge High Street Bus Stop. (Please note that the location of Edenbridge High Street Bus Stop is labelled as 'Post Office' on Google Maps as there had formerly been a post office opposite the bus stop).

The proposed development therefore will make use of sustainable travel and will not result in unacceptable impact on the local highways network.

Nevertheless, the property benefits from an allocated parking space which is under the ownership of the freeholder. The occupiers of the property will have the use of the parking space for one car.

Site access will also not be compromised by any transport-related impact and will remain safe and secure.

## **IMPACT ON EDENBRIDGE CONSERVATION AREA**

Edenbridge Conservation Area is centred on the historic High Street and runs from just south of Stangrove Road in the north, extending almost to the extremities of the built confines of the town to the south of the River Eden.

The proposed development will not have any impact on the character and appearance of Edenbridge Conservation Area, nor will it have any impact on the sustainability of the Conservation Area.

No external changes are proposed to the application property, thus preserving its current appearance and introducing no potentially inappropriate elements that could harm the significance of the Conservation Area.

Additionally, the proposed residential use is in keeping with the surrounding area as residential uses coexist with commercial uses within the locality.

## **CONCLUSION**

Based on the above, it is considered that this prior approval application adheres to all permitted development criteria.

Furthermore, change of use on the ground and first floors of the site would greatly benefit the local community by providing a much-needed family-sized residential unit.

It is therefore respectfully requested that the proposal receive approval from Sevenoaks District Council.

## APPENDIX 1 – Letter from The Great Stone Bridge Trust of Edenbridge

The Great Stone Bridge Trust of Edenbridge  
First Floor, 13a High Street  
Edenbridge  
Kent  
TN8 5AB

01732 381467  
[clerk@gsbtrust.org](mailto:clerk@gsbtrust.org)

Mr. Sultan Chowdhury  
3, Elkington Road,  
LONDON E13 8LW

09 February 2024

Dear Mr Chowdhury

We are pleased to confirm that the two storey building R/O 102, High Street Edenbridge TN8 5AR, formerly operating as a retail Pet Food Shop, is owned by The Great stone Bridge Trust.

This property has been vacant since the end of March 2023. It has been placed with LeGrys estate Agents for the last ten months and offered for rent as a retail unit with office accommodation above. To date it has received no offers and remains vacant.

Yours sincerely,

Chloe Way

Clerk to the Great Stone Bridge Trust of Edenbridge  
On behalf of the Trustees

Clerk: Chloe Way FCA

Registered Charity Number: 224309

# APPENDIX 2 – Advertisement of application site on property portal OnTheMarket (<https://www.onthemarket.com/details/13215659/>)

The screenshot shows the OnTheMarket website interface. At the top, the logo is on the left, and navigation links for 'Value my home', 'Buy', 'Rent', 'Agents', 'New homes', 'Commercial', and 'Money matters' are in the center. A 'Sign in' link is on the right. Below the navigation is a blue banner with the text 'This property is no longer on the market'. Underneath is a 'Similar Properties' section with a sub-header 'Similar Properties' and a description: 'Discover similar properties and contact multiple agents in a single step.' A button labeled 'Contact relevant agents' is present. To the right of this text is a small image of a brick house with the text '£995 pcm', '1 bedroom house to rent', and 'Lingfield Road, Edenbridge'. Below this is a gallery of eight photos showing different views of the property. At the bottom of the gallery are icons for '8 photos' and 'Map'. Below the gallery is a 'Property' section with a 'Property' link. To the right of the gallery is a contact box for 'LeGrys Independent Estate Agents - Edenbridge' with the phone number '01732 658414' and a red 'Request viewing/info' button. At the bottom left, there is a 'Letting details' section with two options: 'Unfurnished' and 'Long term let'.

OnTheMarket

Value my home Buy Rent Agents New homes Commercial Money matters

Sign in

See more properties like this

This property is no longer on the market

**Similar Properties**

Discover similar properties and contact multiple agents in a single step.

Contact relevant agents

£995 pcm

1 bedroom house to rent

Lingfield Road, Edenbridge

8 photos Map

Property

Property

LeGrys Independent Estate Agents - Edenbridge

Call agent **01732 658414**

Request viewing/info

Letting details

- Unfurnished
- Long term let

### Property description & features

Former Bradfords Pet Shop Supplies. Open plan semi-detached storage unit with shop front and uppers. The premises benefits from a ground floor area currently configured to provide an open plan shop or storage area, although this could be utilised in many different ways. The ground floor also contains a kitchenette as well as toilet facilities.

[Show full description](#)

[Visit agent website](#)

LeGrys Independent Estate Agents  
- Edenbridge

Call agent **01732 658414**

[Request viewing/info](#)

### Places of interest

