

# S.A. YORK DESIGN FACILITIES LTD

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2<sup>nd</sup> April 2024

THREE RIVERS DISTRICT COUNCIL  
THREE RIVERS HOUSE  
NORTHWAY  
RICKMANSWORTH  
WD3 1RL

Dear Sirs,

We have attached :-

A Prior Approval Application for a proposed Change of Use from Kitchen and Bathroom Showroom (Class E) to Dwelling (Class C3), at 5-7A College Road, Abbots Langley, WD5 0NR.

College Road is located to the South of Abbots Langley village centre. The road runs in an East-West direction between Langley Lane and Horseshoe Lane. Number 5-7A is located on the South Side of the road close to the junction with Langley Lane. The site is not located in a Conservation Area. The site is close to public transport links and within comfortable walking distance of Local Shopping Facilities.

The area is characterised by a varied mixture of detached, semi detached dwellings and flats.

The site at 5-7A consists of a 2 storey semi detached building at the front of the site, which is a vacant shop on the ground floor and a flat on the first floor. A small detached office building in the middle of the site and a detached Kitchen/Bathroom Showroom building at the rear. An access way runs alongside of the front building leading to the detached buildings at the rear.

Full Planning approval has been obtained for the proposed external alterations, your ref :- 24/0117/FUL.

In 2018 planning approval was obtained for the change of use of the rear storage building into a Kitchen/Bathroom Showroom (Class E) (your ref :- 18/2382/RSP). The showroom was fitted out in early 2019 and remained in that use until August 2023, when it was cleared out and vacated.

The applicant was Mr. Rod Lewis of Lewis Home Renovations. We have attached a note from Lewis Home Renovations confirming that the showroom was cleared out and vacated in August 2023.

The proposal is to convert the vacant showroom into a 1 bedroom dwelling. The floor area of the flat will be 56M<sup>2</sup>. The room sizes conform to the nationally described space standards for a 1 bedroom, 2 person dwelling.

We believe that our proposal is permitted development under Class MA of the Use Classes Order, for the following reasons :-

The building has been used as a showroom since 2019 (please see planning approval for change of use).

The floor space is less than 1,500M<sup>2</sup>.

None of the land is or forms part of (i) – (v).

The building is not within (i) - (v).

The site is not occupied under an agricultural tenancy.

(i) – (ii) not applicable.

The showroom falls within Class E.

M.A. 2 (2) Conditions

A prior approval application has been submitted.

No additional on site parking provided, no affect on site access.

There are no contamination risks.

The site is not located in a flood zone, there are no flooding risks.

No noisy commercial premises exist in the area of the site.

The site is not located in a Conservation Area.

The four large sources of natural light will provide excellent light into all areas of the habitable rooms in the flat.

The area is predominantly residential use.

The existing building is not a nursery or health centre.

Regards

S. York