

Development and Environment
 North Somerset Council
 Post Point 15
 Town Hall, Weston-super-Mare BS23 1UJ
 Website: www.n-somerset.gov.uk/applyforplanning



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)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as
 amended) - Schedule 2, Part 3, Class MA

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="103"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Upper Bristol Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="North Somerset"/>
Town/city	<input type="text" value="Weston-super-mare"/>
Postcode	<input type="text" value="BS22 8DN"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="334136"/>	<input type="text" value="162476"/>

Description

Application relevant to the ground floor of 103 Upper Bristol Rd. Existing first floor flat postal address is number 103. If application is successful the ground floor flat will be known as 103A

Applicant Details

Name/Company

Title

Mr & Mrs

First name

S & L

Surname

O'Flaherty

Company Name

Address

Address line 1

103 Upper Bristol Road

Address line 2

Address line 3

Town/City

Weston-super-mare

County

North Somerset

Country

Postcode

BS22 8DN

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

P

Surname

Middle

Company Name

Address

Address line 1

36 Upper Bristol Road

Address line 2

Milton

Address line 3

Town/City

Weston-super-Mare

County

North Somerset

Country

United Kingdom

Postcode

BS22 8DA

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Please note: Eligibility questions relating to the current building being vacant for 3 months, and it's floorspace not exceeding 1,500 square metres were removed after these limitations were lifted by government on 5 March 2024.

Has the use of the building, for a continuous period of at least 2 years immediately prior to the date of this application, been any of the following:

- For periods prior to 1 September 2020
 - Shops (Use Class A1);
 - Financial and professional services (Use Class A2);
 - Food and drink (Use Class A3)
 - Business (Use Class B1);
 - Medical or health services
 - Non-residential institutions (Use Class D1(a));
 - Crèche, day nursery or day centre
 - Non-residential institutions (Use Class D1(b));
 - Indoor and outdoor sports
 - Assembly and leisure (Use Class D2(e)), other than an indoor swimming pool or skating rink;
- For periods from 1 September 2020
 - Commercial, Business and Service (Use Class E)

Yes

No

Is any land covered by, or within the curtilage of, the building:

- in a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area;

Or, is the building:

- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site

Yes

No

The proposed change of use

For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses from Offices (Use Class B1(a)/E(g)(i)).

Is/Was there an Article 4 direction in place that has removed these specific permitted development rights?

Yes

No / Not relevant

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard?](#)

Yes

No

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

Yes

No

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is any part of the land covered by or within the curtilage of the building to be demolished occupied under any agricultural tenancy agreements?

Yes

No

Fire Safety

Where the building (as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties.

Would the proposed development result in a building that contains one or more dwellinghouse, and is:

- 18 metres or more in height (as measured from ground level to the highest part of the roof); and/or
- Contains 7 or more stories

Yes

No

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of any dwellinghouses and other works proposed

Change of use of previous ground floor restaurant into a self contained dwelling

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

The layout of the living, dining & kitchen area is contemporary & open plan which enjoys the use of the large front elevation bay window. The double bedroom has a double casement fire escape window too opening onto the rear garden/courtyard area. There is also a large roof window offering natural light & ventilation to the internal corridor & utility room

What will be the net increase in dwellinghouses?

1

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated, particularly to ensure safe site access

The proposed access and parking arrangements are unchanged. The level of previous restaurant Customer on-road car parking use has been eliminated so the proposal will not give rise to any adverse transport or highway safety impacts so are presumed acceptable

Please provide details of any contamination risks and how these will be mitigated

There are no contaminant risks to the property. There are no external works proposed. The ex-kitchen extract system will no longer vent any mass restaurant food & preparation smells or odours – so lowering any perceived air contamination – but will be retained & altered internally for practical re-use as the new bathroom & kitchen extracts

Please provide details of any flooding risks and how these will be mitigated.

The property falls within the Strategic Flood Risk Zone 1. There are no proposed external alterations or building works – only internal, therefore the proposal will not increase the flood risk to the plot or elsewhere

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

There is a continued diminution of nearby commercial properties, so much so that residential use is clearly more dominant in an existing well established community. The immediate neighbouring buildings either side are all in residential use, with the nearest commercial neighbour to the West being the corner shop (with Furland Road) & with an Accountant 3 doors away to the East. The small, quiet & mixed used area still enjoys the commercial provision of a licenced premises (pub), launderette, Chinese take away, funeral director & a barber shop. There is currently no noise nuisance or anti-social behaviour issues which could adversely impact the living conditions of the potential occupants, so that any mitigating measures are not necessary or suitable. Therefore it is considered that this change of use proposal is appropriate for the location after taking into account the likely & cumulative effects of pollution on health, living conditions & the natural environment & the wider area

If the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor. Please provide details of the impacts that the change of use will have on the character or sustainability of the conservation area and how these will be mitigated

The property is not within a conservation area

If the building is located in an area currently in use for general or heavy industry, waste management, storage and distribution, or a mix of such uses.

Please provide details of the impacts on intended occupiers of the development of the introduction of residential use in the area and how these will be mitigated

Not applicable

If the proposal involves the loss of services provided by a registered nursery, or a health centre. Please provide details of the impacts on the local provision of the type of services lost and how these will be mitigated

Not applicable

List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building

House name:

Number:

103

Suffix:

Address line 1:

103 Upper Bristol Road

Address Line 2:

Town/City:

Weston-super-Mare

Postcode:

BS22 8DN

Declaration

I/We hereby apply for Prior Approval: Change of use – commercial/business/service to dwellinghouses as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Paul Middle

Date

08/04/2024