



Planning Services,
Stockport Council, Place Directorate,
Stopford House, Piccadilly, Stockport
SK1 3XE
Website: www.stockport.gov.uk/planning
Email: Admin.DC@stockport.gov.uk

Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E), or betting office or pay day loan shop to mixed use including up to two flats (Use Class C3)

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

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="273"/> |
| Suffix | <input type="text"/> |
| Property Name | <input type="text"/> |
| Address Line 1 | <input type="text" value="Wellington Road South"/> |
| Address Line 2 | <input type="text" value="Heaviley"/> |
| Address Line 3 | <input type="text" value="Stockport"/> |
| Town/city | <input type="text" value="Stockport"/> |
| Postcode | <input type="text" value="SK2 6ND"/> |

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

Easting (x)

Northing (y)

389874

389199

Description

EMPTY SMALL RETAIL OUTLET

Applicant Details

Name/Company

Title

Mrs

First name

MAHDIEH

Surname

PIKANO

Company Name

N/A

Address

Address line 1

273 Wellington Road South

Address line 2

Heaviley

Address line 3

Town/City

Stockport

County

Stockport

Country

United Kingdom

Postcode

SK2 6ND

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

jeff

Surname

BEAZLEY

Company Name

Address

Address line 1

54 Rowan Croft

Address line 2

CLAYTON LE WOODS

Address line 3

Town/City

Chorley

County

Country

United Kingdom

Postcode

PR67UX

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

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

Would the proposed change of use result in the building containing more than two flats?

- Yes
 No

Would a part of the building continue to be:

- In a commercial/business/service use; and/or
- Used as a betting office and/or a pay day loan shop

- Yes
 No

Would the proposed flat(s) only be situated on floor(s) above a floor where at least some of the other proposed mixed uses are to be provided?

- Yes
 No

If the building has a ground floor display window, would any of that ground floor be used as a flat?

- Yes
 No / The building does not have a ground floor display window

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

- Yes
 No

Following the change of use, will each flat only be used as a dwelling:

- By a single person or by people living together as a family; or
- By not more than 6 residents living together as a single household (including a household where care is provided for residents)

- Yes
 No

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of the flat(s) and other works proposed

The proposed development is within a two storey retail premises we are proposing to keep the ground floor as a retail / com property and the first floor as a single /two person flat.

To achieve this it is proposed to use the existing front entrance as a main access into a corridor which has suitable access door to stair well and a second door to the ground floor shop area. Details of this are shown on our Plan 2024-SAJ-001. The corridor will be to building control standard with all necessary alarms and safeguards as required.

Other works to be undertaken are to replace the front second floor windows to timber sash type double glazed windows as this is a conservation area

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

All room have natural light by means of double glazed units with opening light to 10% of room area and a total area of more than 20% of floor area

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.

Please provide details of any arrangements required for the storage and management of domestic waste

There is a rear yard where waste bins will be stored albeit the tenant will have to go out through front entrance

Impacts and risks

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

None

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

None

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

As the ground floor will be not be anything other than an office area ie letting agent or a general office there will be no issues with noise

Declaration

I/We hereby apply for Prior Approval: Change of use - commercial/business/service/etc to mixed use incl up to two flats 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

jeff beazley

Date

25/03/2024