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Planning Department  
New Forest District Council  
Appletree Court  
Beaulieu Road  
Lyndhurst  
SO43 7PA

Dear Sir/Madam,

**Re: Prior Notification GPDO 1995 (As Amended) – Retail Unit at 11 Salisbury Road, Totton, SO40 3HW**

Please find enclosed a Prior Notification in relation to the General Permitted Development Order 1995 (as amended) Schedule 2, Part 3, Class MA.

The application comprises: -

- The completed forms
- Application Fee (to follow)
- A location plan
- Floorplans and elevations

This provision allows changes of use from Class E to C3 dwellinghouses use subject to certain criteria being met relating to:-

- transport and highways impacts;
- contamination risks;
- flood risks;
- noise and light;

The application unit comprises a single storey Class E unit, housed within a mixed retail and residential development fronting Salisbury Road which forms the application site.

As retail unit this use is long established. The unit has historically been in Class E Use, despite aerial development works under Planning Application No. 21/11169, and exceeds the rolling two year period as stipulated. Accordingly, criterion MA1(b) has been met.

The building, or application site, does not form part of any special habitat, military or listed zone or special land designation, such as National Park, AONB etc, therefore meeting criterion MA1(d) and MA1(e). The site is not agricultural and has not had any Class O use, meaning that criterion MA1(f) and MA1(g) are also satisfied.

Limited external works are also proposed which, however, do not extend beyond the external dimensions of the building. Furthermore, the proposed works are considered reasonably necessary for the purposes of the proposed C3 conversion. As the conversion will meet relevant building standards, noise is unlikely to be considered an issue. In these terms, criteria MA2(d) and MA2(f) are considered met.



Amendments to the GPDO via the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 No. 632, have also introduced a further assessment in terms of ensuring all habitable rooms have sufficient natural light. In this regard the guidance is clear that no formal assessment is required and therefore a planning judgement based on floor plans and elevations should be made.

The submitted floorplans and elevations show two units which at Ground Floor will receive natural light from series of large former shop windows to the front elevation, and via supplementary openings within the side elevations. Adequate natural light is therefore available to the proposed living units, which are arranged for Studio living.

Additional to general conversion works, the fire door located to the side elevation of Studio A will be replaced with a fixed spandrel panel, and obscured film will be applied to the windows of the former unit for privacy within the units to a height of 1.7m.

The total proposed GIFA of the new units is 42.8m<sup>2</sup> and 46.9m<sup>2</sup> respectively, which comfortably meet the minimum ascribed Technical Housing Space Standard requirements for a 1 bed unit over 1no floor at 39m<sup>2</sup>.

The following subheadings address the further criteria contained with section MA2.

#### **(a) Transport and Highway Impacts**

This is a highly accessible location within a district retail centre. It has good public transport links, with multiple bus routes passing within less than 50m of the building. It is also close to a range of shops and services. The two former parking spaces for the retail unit will be reallocated to the Studio units ensuring each benefit from a single parking space. In these terms there are no adverse highway or traffic impacts.

#### **(b) Contamination Risks**

The proposals do not require any groundworks or building works which might disturb solid floors or hardstanding areas, nor do the proposals involve the creation or use of soft landscaping areas including areas where produce might be cultivated. The historic use of the building is as Class E unit and there is no known history of any potentially contaminating uses. Based on the above and the absence of any ground disturbance, it is considered that, even applying the pre-cautionary principle, the risk of contamination is sufficiently low that it may be discounted. Furthermore, if this position is not accepted, any residual contamination risk is sufficiently low that any investigation may be secured via the imposition of an appropriately worded planning condition.

#### **(c) Flood Risk**

The site does not fall within any flood risk zone, and no changes which would materially add to surface run-off, are proposed. Accordingly, there are no flood risks associated with the proposed change of use.

#### **(d) Noise**

The proposals are considered no different than the extant apartments located above the retail unit. Lobbied access serving solely the two studio units is proposed, which will be



separate from the extant units. The existing glazed frontage is double glazed, so no additional measures such as secondary glazing are felt to be required behind the primary glazing frontage.

**(e) Fire**

The proposals have been designed in accordance with Building Regulations Part B, which requires a 60 minute fire rating between compartments (units). No inner rooms (as determined by the legislation) are proposed within the units, and the units benefit from lobbied protection.

Given the above it is respectfully considered that prior approval be granted. We look forward to your formal consideration of this application in due course. If however you require any further information please do not hesitate to contact us.

Yours faithfully,



**Ranjeet Shahi**

Architect

For and on behalf of R S Studio