

### **The Present Proposal and Planning Application**

The present application is twofold: combining a proposed use reversal of the original building from offices to a 3 bedroom dwelling, its original residential use, and, in addition, to change the use from offices to a 1 bedroom apartment in the later accommodation over the vehicular access. In proposing the change of use no alteration is required to the present original external elevations but gives opportunity to carry out repairs generally, remove the unsightly gable coating substituting a clear treatment and to decorate those elements which will greatly benefit its overall appearance and its position in the greater civic location. The proposal does mean some internal works to provide for the necessary residential use but is largely lightweight partitioning which will not introduce further effects on the original structure.

Both properties are planned to be provided with garden amenity areas removing the macadam and surfacing the areas bounded by facing brick walls with self draining paved landscaped surfaces and features. Two car park spaces for each dwelling and turning are proposed

By way of additional consideration the following should be noted; the building does not fall within the Heron Brook flood risk area, no trees are present in the site area and no adverse effects are likely to be caused to wildlife.

### **Conclusion**

The important advantage of this planning application will be to retain and improve the external appearance of an important element of the street scene while providing flexible uses; provision of 2 town centre residential units helping to return 'life' into the centre of Wendover, retaining the office use or a combination of the two to form a single residential provision and home office, the desire for which has become sought after in recent years.

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