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CONSTRUCTION DESIGN & PLANNING CONSULTANTS



EAST LODGE
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WD4 8PN

18th 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 Shop (Class E) to Dwelling (Class C3), at 5-7A College Road, Abbots Langley, WD5 ONR.

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 :- 24/0219/FUL.

The front ground floor unit has been in use as a shop for many years prior to this application.

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

The proposal is to convert the vacant shop into a 3 bedroom dwelling. The floor area of the flat will be 78M². The room sizes conform to the nationally described space standards for a 3 bedroom, 4 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 shop at least since 2018 (please see note from Lewis Home Renovations).

The floor space is less than 1,500M².

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 shop 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 six 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