

PLANNING STATEMENT

The existing building was previously used for the manufacture of cosmetics and toiletries and is considered under planning use class B1(c) for an industrial process and is a use that can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

The application is made under the terms of Schedule 2, Part 20, Class ZA of The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018 (GPDO), as amended, and seeks Prior Approval for the demolition of the building and erection of replacement dwelling.

MAIN ISSUES

1. Compliance with the terms of the GPDO.
2. Transport and highways impacts.
3. Noise impacts.
4. Contamination risks.
5. Flooding risks.
6. Whether the location or siting make the proposed use impracticable or undesirable.
7. Design
8. Natural Light

ASSESSMENT OF MAIN ISSUES

A. Compliance with the terms of the GPDO.

1. Was the building to be demolished constructed after 31 December 1989?
The building is considered to have been built before this date and as evident by historic mapping references.
2. Does the footprint of the building to be demolished (the total area of ground covered by it) exceed 1000 square metres? The building to be demolished is not more than 1000 square meters.
3. Does the height of the building to be demolished exceed 18 metres at any point (measured at the highest part of the roof excluding plant, masts or antennae)? The building is not more than 18m in height.
4. Has the building to be demolished been vacant for at least six months immediately prior to the submission of this application? The applicant can confirm that the building has remained vacant for the past 6 months and not used for B1c use.
5. If the building to be demolished has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which it stands, is it practicable to secure safety or health by works of repair or works for affording temporary support? (Note that in this context, keeping the building vacant does not of itself count as action or inaction.) Following a site visit the building is in an acceptable state of repair.
6. Would demolition of the building be considered 'relevant demolition' under Section 196D of the Town and Country Planning Act 1990 (as amended)? Relevant demolition' means

demolition of a building that is situated in a conservation area. The building is not located within a conservation area.

7. Is any part of the land covered by or within the curtilage of the building to be demolished:
- a. article 2(3) land;
 - b. a site of special scientific interest;
 - c. a listed building or land within its curtilage;
 - d. a scheduled monument or land within its curtilage;
 - e. a safety hazard area;
 - f. a military explosives storage area; or - within 3 kilometres of the perimeter of an aerodrome

The proposal does not fall in to any of these categories.

8. Would any of the footprint of the proposed building (the total area of ground covered by it) exceed the footprint of the building to be demolished? The proposed foot print would not exceed the existing.
9. Would any part of the exterior wall of the proposed building nearest to a highway be nearer to the highway than the part nearest the highway of the exterior wall nearest the highway of the building to be demolished? No
10. Would the height (above ground level) of the proposed building at any point (not including plant, radio masts and antennae) exceed: - 7 metres above the height (not including plant, radio masts and antennae) of building to be demolished; or - 18 metres. The proposed development will not exceed 18m or 7m over the building to be demolished.
11. Would the proposed building have 3 or more storeys than the building to be demolished? The proposed development will have 2 additional storeys.
12. Where the proposed building will have more storeys than the building to be demolished, would the floor to ceiling height of any proposed additional storey, measured internally at any point, exceed: - 3 metres; or - the floor to ceiling height, measured internally, of any existing storey in the building to be demolished. The proposed development will not have ceiling heights over 3m internally.
13. Would any plant installed on the roof of the proposed building be greater in height than any installed plant on the roof of the building to be demolished (as measured from the lowest surface of the roof on the principal part of the building)? The development will not have any installed plant.
14. 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? The proposed development is solely for C3 use.
15. Is any part of the land covered by or within the curtilage of the building to be demolished occupied under any agricultural tenancy agreements? The building is not under an agricultural tenancy.
16. 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

B. Transport and Highways Impacts

There are not considered to be any adverse traffic or highways impacts created by the proposal.

C. Noise

The proposal is not located near any potential sources of noise beyond background countryside or neighbouring residential dwellings. this would not be significantly adverse to cause residential amenity issues.

D. Contamination Risks

As the application site is located within a residential area contaminated land would not be expected.

E. Flooding Risks

The proposal is within flood zone 1. As a result, the proposal is considered acceptable.

F. Whether the location or siting make the proposed use impracticable or undesirable.

Paragraph 110 of the NPPF comments that "impracticable or undesirable are not defined in the regulations, and the local planning authority should apply a reasonable ordinary dictionary meaning in making any judgement. Impracticable reflects that the location and siting would not be sensible or realistic and undesirable reflects that it would be harmful or unobjectionable."

When considering whether it is appropriate for a change of use to take place in a particular location, a local planning authority should start from the premise that the permitted development rights grant planning permission, subject to the prior approval requirements. Given that the building is in a location where the local planning authority would not normally grant planning permission for a new dwelling is not a sufficient reason for refusing prior approval.

It is not considered that the proposed location is impracticable or undesirable.

G. Design

It is considered that the design is acceptable.

H. Natural Light

It is considered that a suitable level of natural light can be provided within the building.

Conclusion

The proposal accords with the requirements and limitations of Part 20 Class ZA of The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018, as amended.