

Use

The proposal is to extend the existing commercial space at ground floor of no.4, extend the existing residential use at 1st floor of nos.4 & 5, and extend the attic space of nos. 4 & 5 by adding dormer windows to be used as residential space.

Permission is sought for the commercial space is to have Planning Use Class E - Commercial, Business and Service:

- E(a) Display or retail sale of goods, other than hot food
- E(b) Sale of food and drink for consumption (mostly) on the premises
- E(c) Provision of:
 - E(c)(i) Financial services,
 - E(c)(ii) Professional services (other than health or medical services), or
 - E(c)(iii) Other appropriate services in a commercial, business or service locality
- E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
- E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- E(f) Crèche, day nursery or day centre (not including a residential use)
- E(g) Uses which can be carried out in a residential area without detriment to its amenity:
 - E(g)(i) Offices to carry out any operational or administrative functions,
 - E(g)(ii) Research and development of products or processes

Amount

The existing shop at no.4 is 56sqm gross internal, which would be increased to 85sqm (29sqm increase). The existing shop at no.5 remains at 102sqm gross internal.

The Planning Use Class of both shops is to be E, allowing The existing residential space at 1st floor is 57sqm over each shop. This is extended to 79sqm over each shop, with a further 30sqm former within each attic. The total is 114sqm as existing, 218sqm as proposed, an increase of 104sqm. The existing flats at 1st floor are extended into the attic to form 2 x 2 bed/3 person flats at 70sqm each, and a portion of the existing 1st floors are added to new rear extensions to form 2 x Studio flats at 39sqm each.

Layout

The existing stairs within each shop are removed, and a new external common stairs is added to the rear leading to a common entrance hall for the flats at 1st floor. The front parts of the existing flats are used as bedrooms with living areas being added in the attic. The rear Studio flat over no.4 extends 2.45m beyond the rear of no.3 at its central part, but just 0.75m at the boundary. This ensures that a 45 degree line of vision taken from the 1st floor window of no.3 will not be obscured by the development. The Studio flat over no.5 has a less exaggerated step as there is a blank brick wall facing it from no.6, so there are no overlooking issues. The flat roof over the existing shop at no.5 is extended over the bin store and divided to give a 20sqm shared terrace for flats 4B and 5B via a gate off the common landing, and a small private area for 5A with direct access from the flat.

There is a covered bin store for the flats , and bicycle storage under the access stair

Scale

The scale is within that of the existing buildings. The 1st floor extensions follow those previously erected on neighbouring property, and the roof extension is identical to that approved and built over no.3.

Landscaping

There is no soft landscaping proposed. The division of the roof terrace into designated areas for the flats will allow residents to add contained plants as they wish.

Appearance

The ground floor extension to no.4 will be rendered and have a coping to match that existing on no.5. The 1st floor rear extensions are enhanced by 2 central elements with pitched roofs, within which vaulted ceilings allow emphatic windows to give character both internally and externally. The central entrance hall and recessed side parts have flat roofs which become a visual backdrop to the rendered gables. The dormer windows match those installed at no.3, with flat roofs over 2 windows separated by a tiled panel.

Affect on Neighbours.

The stepping back of the 1st floor extension ensures no adverse affect on the flat above no.3, and the flat above no.6 extends beyond this proposal so its outlook will not be altered. No overlooking occurs over either neighbour. The houses in School Close are more than 21m distant.

Access

The vehicular access and hardstanding are retained and an area is allocated for car parking, providing 4 spaces facing a manoeuvring area off the access drive, 1 allocated for each flat. The turning area will also allow delivery vans to the retail units to pull off the access drive and prevent blockages. The bin store and cycle store will be accessible at existing ground level.



Planning Statement

Planning History

2021 0246. Conversion & extension of upper parts of no.4 to form 2 flats. Refused 30.06.2021
1986 0356. Change of use of ground and first floor to offices. Permitted 21.07.1986
1985 0875. Installation of new shopfront Permitted 22.01.1986
1958 0031. Use of premises for the boarding, training and breeding of dogs. Refused 05.03.1958
1953 0281. Use of shop for sale of birds and aquaria Permitted 09.12.1953

2021 0246 was similar to this proposal but only involving no.4, and was refused for the following reasons:

1. The proposed front and rear dormers are unacceptable in terms of their design, in particular their excessive size, and off-centre positioning and fenestration
2. The proposed development would result in a poor and cramped living environment for future occupants as a result of the small size of the 1 bedroom flat.
3. The excessive depth of the two storey rear extension is considered to be unacceptable and would have an overbearing impact on the neighbouring flat at No. 3, harming the outlook of this property at the rear.

Response to refusal 2021 0246

Three properties in The Parade have already had permission for similar conversions/extensions: 2 The Parade (19970269), 3 The Parade (20090337), and 7 The Parade (20180860)

- 1 The front and rear dormers have been reduced to match the size of those approved at no.3
- 2 The areas of the proposed 1 person & 3 person flats matches the minimum in the Nationally Described Space Standards

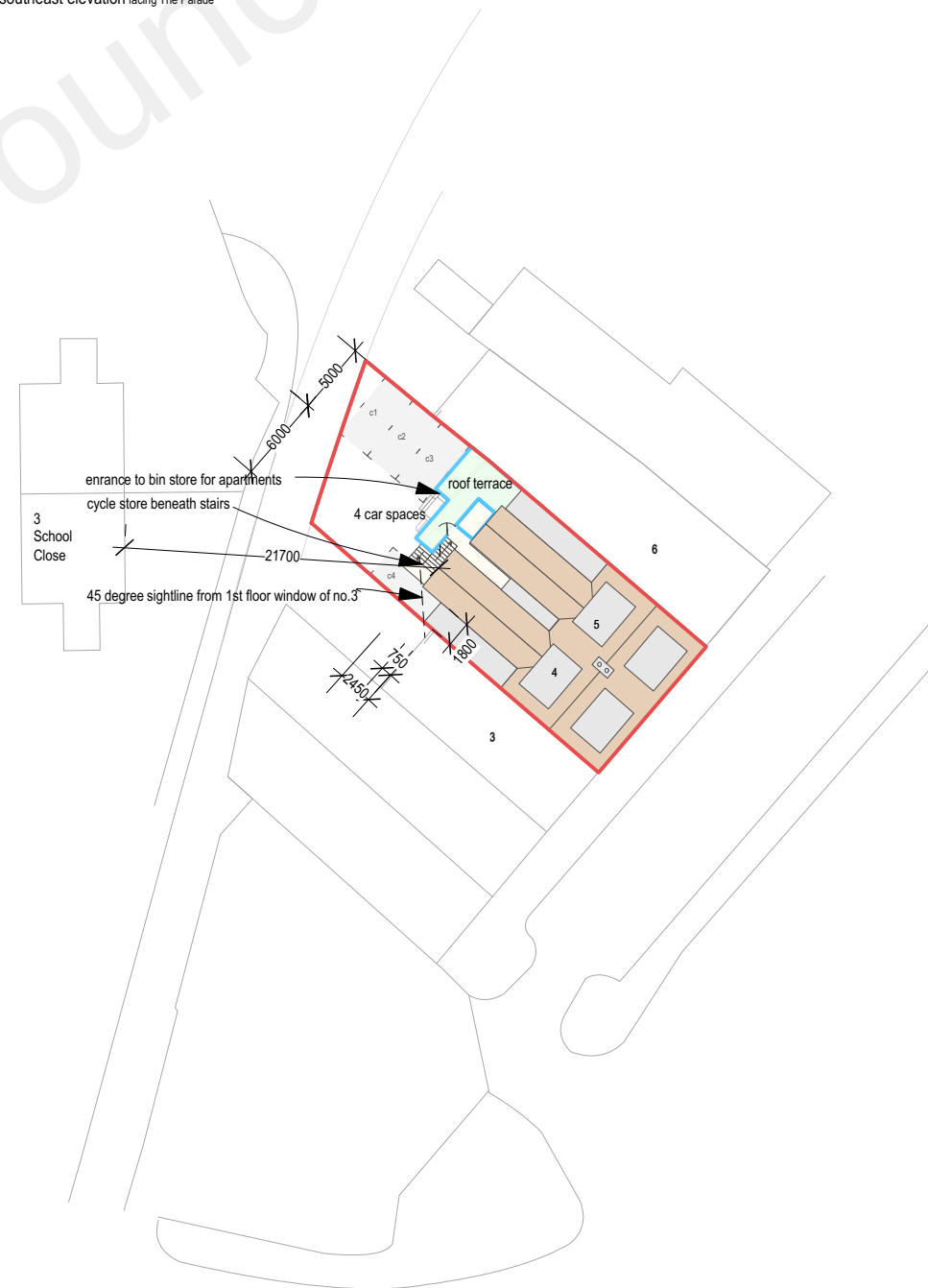
Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storages
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		

- 3 The 1st floor extension is reduced from that refused and will not affect the amenity of the 1st floor flat at no.3

It has been noted that GBC Engineering recommended that dedicated car and cycle parking should be included in the previous application. 4 car space are therefore provided, and an area for 4 cycles under the cover of the new staircase. There is a separate bin store for the flats, so all areas should be available for their designated purpose.

It has been noted that an outside amenity area should be provided for the 2 bed flats. This has been positioned over the flat roof to shop. no.5 and the bin store, accessible via a gate from the common stairs. There is a shared 20 sqm terrace allocated for flats 4B & 5B (10 sqm. per flat)



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