



Supporting Statement

**for Prior Approval of
Change of Use from Class B8 (Storage) to
a Class C3 (Dwellinghouse)
at**

**Storage Building to the rear of
Pevensey
Beacon Hill Road
Hindhead
Surrey
GU26 6NT**

Ref: 1314

May 2016



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Appendices

1.0 Introduction

- 1.1 This Supporting Statement accompanies an application for notification for prior approval for a Change of Use from Storage (Class B8) and any land within its curtilage to Dwellinghouse (Class C3) in accordance with the Town and Country Planning (General Permitted Development)(England) Order 2015 – Schedule 2, Part 3, Class P.
- 1.2 This Supporting Statement will demonstrate that the proposal provides a well-designed and appropriate scheme which sits comfortably within its setting and satisfies the criteria of the legislation.

2.0 Assessment of the Site

2.1 Physical Context of the Site:

The application site is located to the rear of Pevensey, Beacon Hill Road. An ordnance survey extract is shown below, with the application site outlined in red.



Ordnance Survey (c) Crown Copyright 2016. All rights reserved. Licence number 100022432

Fig.1 Extract from Site Location Plan

- 2.2 The access to the building is by a right of way between Pevensey and Graysmere from Beacon Hill Road. There is also access from the public car park to the north west of the application site. The aerial photograph below shows the relationship of the existing building with the other buildings in the area.



Fig.2 aerial photograph of the site

2.3 Photographs of the site and existing building are shown below:



Fig.3 south east elevation of the storage building



Fig.3 Beacon Hill Road



Fig.4 Vehicular entrance between Pevensey and Graysmere to the application site

2.4 Social Context of the Site:

The proposed new dwelling is located in a mixed area, comprising in the main of residential and retail uses. There are some residential development to the rear of other properties along Beacon Hill Road as can be seen on the ordnance survey extract and the aerial photograph. These include Little Court, Pallister Court, Devon House, Jacaranda Cottages, 7 to 10 Hampton Terrace and 11 and 12 Hampton Terrace. These properties are shown on Fig.1 the ordnance survey map.

- 2.5 Pevensey, to the south of the application building, was formerly Hindhead Furnishings with a residential flat above. The former shop has recently been granted approval for a change of use from retail to residential, application ref: PRA/2015/0658.

3.0 Permitted Development

- 3.1 The Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, part 3, Class P relates to:

Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B8 (storage or distribution centre) of the Schedule to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of that Schedule.

P.1 Development is not permitted by Class P if—

- (a) *the building was not used solely for a storage or distribution centre use on 19th March 2014 or in the case of a building which was in use before that date but was not in use on that date, when it was last in use;*

The building was used by Hindhead Furnishing (established in 1964 and formerly Hindhead Linens & Furnishings) as a storage building and gained planning consent in 1966 as such.

- (b) *the building was not used solely for a storage or distribution centre use for a period of at least 4 years before the date development under Class P begins;*

The B8 use has been continuous since the building was first consented in 1966 until Hindhead Furnishing ceased trading.

- (c) *the use of the building falling within Class C3 (dwellinghouses) of that Schedule was begun after 15th April 2018;*

The proposed change of use will be begun prior to 15 April 2018.

- (d) *the gross floor space of the existing building exceeds 500 square metres;*

The gross external floor area of the existing (and proposed) building is 116m².

- (e) *the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;*

There is no agricultural tenancy, so this clause does not apply.

- (f) *less than 1 year before the date the development begins—*

(i) *an agricultural tenancy over the site has been terminated, and*

(ii) *the termination was for the purpose of carrying out development under this Class, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural purposes;*

There is no agricultural tenancy so this clause does not apply.

- (g) *the building is within—*

(i) *an area of outstanding natural beauty;*

(ii) *an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981(a);*

(iii) the Broads; or

(iv) a National Park;

(v) a World Heritage Site;

The site is not located in any of the above designated areas.

(b) the site is, or forms part of—

(i) a site of special scientific interest;

(ii) a safety hazard area;

(iii) a military explosives storage area;

The site is none of the above and therefore this clause does not apply.

(i) the building is a listed building or is within the curtilage of a listed building; or

The building is not listed nor is it within the curtilage of a listed building.

(j) the site is, or contains, a scheduled monument.

The site does not contain a scheduled monument.

Conditions

P.2 *Development is permitted by Class P subject to the condition that before beginning the development, the developer must—*

(a) submit a statement, which must accompany the application referred to in paragraph (b), to the local planning authority setting out the evidence the developer relies upon to demonstrate that the building was used solely for a storage or distribution centre use on the date referred to in paragraph P.1(a) and for the period referred to in paragraph P.1(b);

(b) apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(i) impacts of air quality on the intended occupiers of the development;

There will be no detrimental impact on the intended occupiers of the dwellinghouse by the air quality. The air quality is good and will not be affected by the proposals.

(ii) transport and highways impacts of the development,

The proposal retains the existing access to the building and the proposals incorporate the provision of two parking bays to serve the new dwelling.

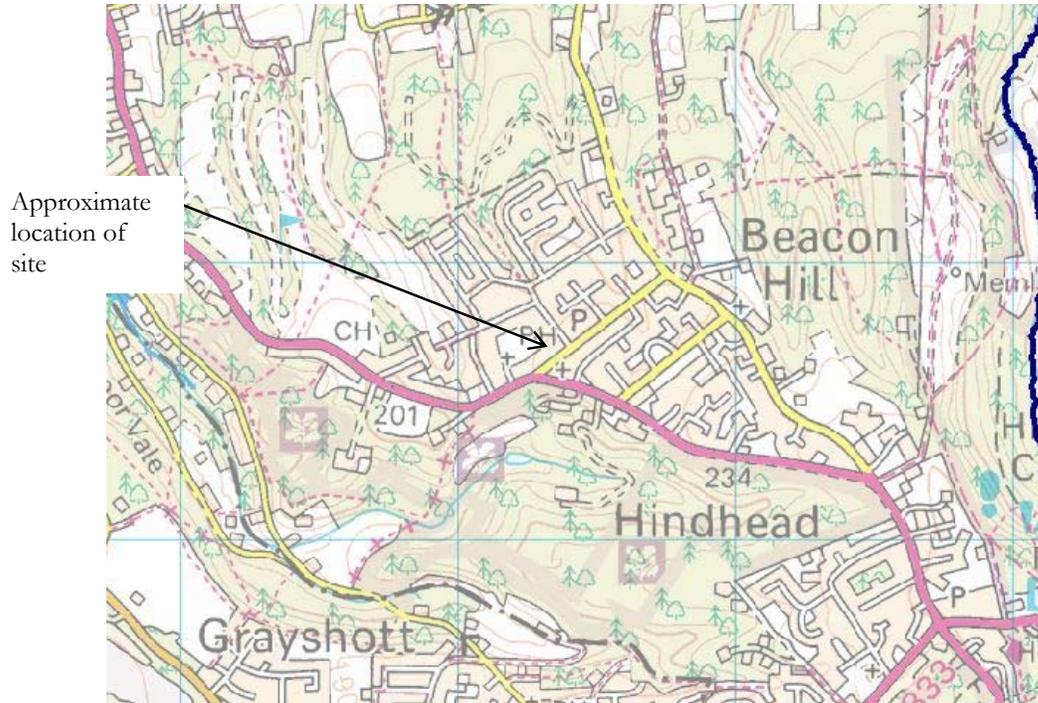
(iii) contamination risks in relation to the building,

The site is not one noted as contaminated land on Waverley Planning Maps and there is no known reason to believe that the land is contaminated.

(iv) flooding risks in relation to the building,

The site is not located within a flood risk zone and therefore there is no potential flood risk to the site. An extract map below from the Environment Agency illustrates that the site is

not in a flood risk zone. The land registry flood risk indicator (see **Appendix A**) notes that *'the land is in an area that has a very low chance of flooding from rivers or the sea which means that it is unlikely to flood except in extreme conditions. The chance of flooding each year is less than 0.1 percent (1 in 1000).'*



(v) noise impacts of the development, and

There will be no adverse noise impact from the development as it provides a single dwellinghouse. Use of the building as a dwelling will have significantly less noise impact on the surrounding dwellings than its use as a storage/distribution centre.

(vi) where the authority considers the building to which the development relates is located in an area that is important for providing storage or distribution services or industrial services or a mix of those services, whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

Hindhead Furnishing is no longer trading and therefore the storage building use is now redundant. The site is in a highly sustainable location for residential development and this is mirrored in the various residential development to the rear of other properties along Beacon Hill Road.

Interpretation of Class P

P.3 For the purposes of Class P—

“curtilage” (except in paragraph P.1(i)) means—

(a) the piece of land, whether enclosed or unenclosed, immediately beside or around the building in storage or distribution centre use, closely associated with and serving the purposes of that building, or

(b) an area of land immediately beside or around the building in storage or distribution centre use no larger than the land area occupied by the building,

The floor area of the existing (and proposed) building is 116m². The total area of the curtilage is approximately 342m², resulting in a land area around the proposed building of 226m².

4.0 The Proposal

- 4.1 The proposal comprises a change of use of the existing storage building Use Class B8 to a single residential dwelling (Use Class C3) with minor associated building works reasonably necessary to convert the building. The proposed dwelling will have a sitting room, kitchen/dining/sitting area, utility room, cloakroom, two bedrooms and two bathrooms.
- 4.2 The footprint and structure of the existing building will be retained. Existing openings will be utilised in the main to allow natural light and ventilation to enable the reuse of the building as a dwelling. The majority of the windows will be replaced and the existing large door be replaced with French doors and glazed side/ top lights. This is clearly illustrated on the proposed elevations, drawing no: 1314/PD-03.
- 4.3 The existing building already has an electricity supply which will be adapted to suit the new dwelling.
- 4.4 The proposed curtilage of the building as shown on drawing no: 1314/PD-01 is 342m² and is accessed from the existing drive. Two cycle spaces and a parking space have been provided within the curtilage.
- 4.5 A recent pre application advice from Waverley Borough Council, ref: PA/2015/0550, although relating to the replacement of the application building, does confirm that the principle of residential development of the appropriate scale is acceptable in this location.
- 4.6 **Landscaping**
The existing landscaping will be enhanced with planting and soft/hard landscaping as depicted on drawing no 1314/PD-01.
- 4.7 **Materials**
Timber frames are proposed to the new fenestration. The walls will be clad in cedar to incorporate insulation to upgrade the thermal performance of the building and appearance. The flat roof will also be upgraded and incorporate flat roof lights as shown on the proposed plans. Insulation to the whole of the building will be upgraded to meet the requirements of the current Building Regulations.
- 4.8 **Highways**
The existing access will be retained to service the application site. It has good sight lines for vehicles entering and leaving the site in a forward gear. The parking space proposed complies with Waverley Borough Council adopted parking standards, appendix 2, town centre parking for a 2 bedroom unit – requiring a single parking bay as a minimum.

5.0 Conclusion

- 5.1 The application for prior approval is made as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, part 3, Class P.
- 5.2 This statement demonstrates that the principle of a change of use of this storage building to a dwellinghouse is permissible under this legislation.
- 5.3 The size and location of the proposal utilises the existing building and is therefore identical.

- 5.4 The existing, facing brick will be clad with cedar timber boarding to create an attractive dwelling. The proposed fenestration and materials will enhance the appearance and the proposed landscaping will improve the setting of the building.
- 5.5 For the reasons set out above we commend this application to Waverley Borough Council for prior approval.

Michael Conoley Associates

May 2016

Appendix A

Land Registry Flood Risk Indicator



in association with the



Flood Risk Indicator

Title number and property description

SY322010

Hindhead Furnishing, Beacon Hill Road, Hindhead,
GU26 6NT

Flood risk

The land registered under the above title number does not fall within a river or sea floodplain and is more than 500 metres from the nearest river or sea floodplain.

The land is in an area that has a very low chance of flooding from rivers or the sea which means that it is unlikely to flood except in extreme conditions. The chance of flooding each year is less than 0.1 percent (1 in 1000). This takes into account the effect of any flood defences that may be in this area.

This result was produced on 3 May 2016 based on Environment Agency and Natural Resources Wales flood risk data that was current as of August 2014 and Land Registry data that was current as of 3 May 2016. The Flood Risk Indicator is based on the most up to date Environment Agency and Natural Resources Wales flood data available at the date and time of your search.

Disclaimer

The information contained in this document is for general information purposes only. The flood risk information is provided by the Environment Agency and Natural Resources Wales. You should note that:-

The Flood Risk Indicator shows only the predicted likelihood of flooding of areas of land from rivers or the sea and it is not detailed enough to describe the likelihood of flooding for individual properties.

Individual properties may not always face the same chance of flooding as the areas that surround them because, for example the property may be higher than the surrounding land. There may also be particular occasions when flooding occurs and the observed pattern of flooding does not in reality match the predicted patterns shown on the Environment Agency and Natural Resources Wales flood data.

Because the flood data from the Environment Agency and Natural Resources Wales is created as a result of a modelling process, it may by its nature not be as accurate as might be desired.

If you believe that a particular property does not face the chance of flooding shown on the Environment Agency and Natural Resources Wales flood data, or if you have information that you believe may not have been taken into account, then you should contact your local Environment Agency or Natural Resources Wales office or see the Environment Agency or Natural Resources Wales website for more information on flood data.

We will endeavour to keep the information up to date and correct but make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability or availability with respect to the flood data. Any reliance you place on such information is therefore strictly at your own risk.

See <https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather>

and <http://www.naturalresourceswales.gov.uk/flooding-and-water>