DELEGATED REPORT

FILE REFERENCE: DET/2016/0022

MAIN ISSUES:

The status of the existing buildings;
Compliance with the criteria under Part O of The Town and Country Planning (General Permitted Development) Order 2015.

PUBLICITY/REPRESENTATIONS:

Parish Council - No comments received
Neighbours - No comments received
Highways – No objections subject to condition

CASE OFFICER ASSESSMENT:

Prior approval is sought for the change of use of existing office accommodation to 1 no. dwelling under Class O, Part 3 of The Town and Country Planning (General Permitted Development) Order 2015 which permits Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule.

Development is permitted under Class O subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

- transport and highways impacts of the development;
- contamination risks on the site; and
- flooding risks on the site.

This application follows two former applications for determination that were refused due to matters of procedure (ref: DET/2015/0033 and DET/2015/0044). This application seeks to address the points of concern on the advice of the case officer.

Transport and Highways
As with planning reference DET/2016/0003, the submitted plans illustrate parking bays for up to 11no. vehicles. However, it is noted that 5no. of those illustrated fall outside of the red line boundary shown on drawing number 4184-01-01 Revision C. It is therefore assumed that these spaces are located on land falling outside the control of the applicant and should accordingly be discarded for the purposes of this assessment.

There is a large area of hardstanding located to the north east of the site ingress, which does sit within the red line boundary. At the time of my visit this area was being used for the parking of vehicles. Taking account of existing provision in addition to the 6 no. spaces proposed, I am satisfied that the site will be sufficiently served with an adequate on-site parking provision that would not cause undue harm to highway safety.

Staffordshire County Council Highways have confirmed that they raise no objection to the proposal subject to the submission of a plan to illustrate the maximum visibility splays achievable and also the submission of details of the parking and turning areas. The premises are currently in use as an office. At the time of my visit there were a number of employees present. The proposal would provide 1 no dwelling and it is unlikely that the proposal would result in significantly greater comings and goings to the property than that currently experienced. It is therefore considered that the recommended conditions would be unreasonable.

Land Contamination
There are no land contamination concerns regarding this proposal. The Environmental Health Officer has raised no objection.

Flood Risk
The site is located in Flood Zone 1 where flood risks are unlikely to occur at any time.

RECOMMENDATION:

Prior approval not required.

Date 09/06/2016 **Signed** _____
Lisa Howard

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____