DELEGATED DECISION REPORT

DET/2020/0033 **Valid 09/07/2020**	**194 HIGH LANE** **BROWN EDGE**	**CHANGE OF USE - INCORPORATE FORMAL POST OFFICE FLOORSPACE INTO EXISTING RESIDENTIAL HOUSE** **(NOTIFICATION - CHANGE OF USE PRIOR APPROVAL)**

MAIN ISSUES

The Change of use from retail/financial proff (or a mixed use of dwelling and retail) to a dwellinghouse is permitted development by Part 3 Class M of the GPDO on the condition that an applicant applies to the authority for a determination as to whether prior approval is required as to:

(a)transport and highways impacts of the development,

(b)contamination risks in relation to the building,

(c)flooding risks in relation to the building,

(d)whether it is undesirable for the building to change to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order because of the impact of the change of use—

(i)on adequate provision of services of the sort that may be provided by a building falling within Class A1 (shops) or, as the case may be, Class A2 (financial and professional services) of that Schedule, but only where there is a reasonable prospect of the building being used to provide such services, or

(ii)where the building is located in a key shopping area, on the sustainability of that shopping area, and

(e)the design or external appearance of the building,

The development can be carried out once the applicant has received either notification that prior approval is not required or the authorities determination that such approval has been granted.

PARISH COUNCIL COMMENT
Brown Edge Parish Council: No Objection

NEIGHBOUR COMMENTS
None

DESCRIPTION OF SITE
The building is essentially a large semi detached dwelling dating from the 1930s. The property sits in a row of very similar properties in the larger village of Brown Edge. The property is opposite the Holly Bush Inn and a recreational ground on the other side of the road.

On the ground floor adjacent to the entrance hallway there is the shop space that provided a small Post Office, it presents a shop front that appears from its styling to date from the 1930s. To the side of the dwelling a small flat roof ground floor addition created more floor space. Within the confines of the original building the dwelling's kitchen and dining area is behind the shop space. The dwelling has three bedrooms, the third of which is above the shop space.

The shop space has an internal linking door to the dwelling and shares water and utilities from the combi boiler. A paved area to the front provides a pull on space for at least one car but there is also a driveway to the side of the building that provides access to a large garage and back garden.

PROPOSAL
The post office has closed and the space is not currently in use for retail. The applicant who has owned and lived at the property since 2006 was the last post master. The applicant wants to formally change the shop floor space use into residential as part of the one existing dwelling, making the whole property officially all one single dwelling.

The application does not include any detail or information relating to the alteration of the shop front and the applicant confirms in correspondence that it is not necessary to and he has no intention of altering the shop front as part of the development.

The applicant explains in correspondence that the Post Office organisation restructured the network to the detriment of small stand- alone post offices like his at Brown Edge. They favoured the provision of post offices as concessions within established businesses, making sub postmasters like the applicant redundant, but without a business to sell on.

The new Brown Edge Post Office is located within the Nisa supermarket, and after public consultations, the applicant's Postmasters contract was terminated and they moved their services to the Nisa that is just 70m away on the opposite side of the road.

OFFICER COMMENTS
The property in this case already appears as and functions as a complete three bedroom single dwellinghouse with ample and conventional parking and amenity space available. The former post office space is a small part of the overall property.

Changing that small space into part of the dwelling would not raise issues of highway impact; or, flooding and contamination risks.

The stand alone post office has essentially been relocated in the village to the nearby supermarket, there is no loss of community facility in these regards. As shop space the floor area is quite small, it lies within a residential row where there are other, larger, retail offers very near by.

The application does not include details relative to any alteration that might be made to the shop front. The change of use could be made without changing the shop front and the applicant confirms that his proposal does not include building alterations. The appearance of the building therefore would not change as a result of the proposed change of use.

CONCLUSION / PLANNING BALANCE
Prior approval is not required as to any of those matters listed at (a)-(e).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 31/07/2020

X

Signed by: Jane.Curley
On behalf of Staffordshire Moorlands District Council