DELEGATED DECISION REPORT

DET/2023/0023 **Valid 24/07/2023**	**56A HIGH STREET** **BIDDULPH**	**APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR A PROPOSED CHANGE OF USE FROM OFFICE TO RESIDENTIAL FLAT** **(NOTIFICATION - CHANGE OF USE PRIOR APPROVAL)**

MAIN ISSUES

The Change of use from office to a mixed use of first floor flat above ground floor office with shop display window is permitted development by Part 3 Class G 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:

(i)contamination risks in relation to the building,

(ii)flooding risks in relation to the building,

(iii) impacts of noise from commercial premises on the intended occupiers of the development;

(iv) the provision of adequate natural light in all habitable rooms of the dwellinghouses;

(v) arrangements required for the storage and management of domestic waste.

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.

DESCRIPTION OF SITE

First floor office space above an accountant's offices on Biddulph High Street. The offices on the ground floor have shop display windows and the office space above has previously been a flat.

PROPOSAL

The office space above the accountant's office is currently unused and unoccupied. On the applicant's evidence, the first floor office space has previously been a residential flat dating back to the 1980s. The proposal is to return the space to a two bedroom self-contained first floor residential flat.

There are no external building alterations required or proposed.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS

Publicity
Site Notice expiry date: 6/09/2023
Neighbour consultation period ends:06/09/2023
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Biddulph Town Council: No objection. Support and approval.

Staffordshire County Council Highways
The proposal is for a change of use from an office to a 2-bedroom residential flat. The Application form states the 1st floor office was previously (pre-1980) a residential flat. The ground floor of the property is to remain for commercial use. It is noted that no car parking spaces are to be provided for the property and there is no sufficient land within the site to provide any. Staffordshire Moorlands Parking Standards require for properties up to 3 bedrooms - 2 spaces (2.4 x 4.8m) for residents and visitors within curtilage of the dwelling. However, the property is in a prime location and within proximity of Biddulph Town Centre where residents can access public amenities, shops, cafes, and restaurants. Access to public transport and carparks are also within walking distance.
Therefore, given the property's central (sustainable) location, its accessibility to nearby services and facilities, which include good public transport links, I do not believe the lack of car parking provision is a material consideration for this application and therefore have no objection (application number DET/2023/0023).

OFFICER COMMENTS
Changing that first floor space would not raise issues of contamination or flooding risks – the former and existing commercial uses have been professional services/offices and this would not cause adverse noise impacts on the intended occupiers.

The window appointment at first floor already appear as though they serve a first floor residential space and internal floor layout provides kitchen and bathroom obviously lending itself to an alternative residential use – providing adequate daylight to all habitable rooms.

There is a fire exit door onto South View, to the side and rear of the property. A brick wall is built up to the pavement edge. The small yard/light well the other side of the wall provides escape and bin storage with access onto the pavement for collection.

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

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 18th September 2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council