PLANNING PORTAL

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www.planningportal.co.uk/localauthoritysearch

# Notification for Prior Approval for a Proposed Change of Use of a Building from Shops (Class A1), Financial and Professional Services (Class A2), a Betting Office, Pay Day Loan Shop or a Mixed Use Combining Use as a Dwellinghouse with a Betting Office, Pay Day Loan Shop, Shops (Class A1) or Financial and Professional Services (Class A2) to a use falling within Class C3 (Dwellinghouse), and for Associated Operational Development*

## Town and Country Planning (General Permitted Development) Order 2015
## Schedule 2, Part 3, Class M

* Development is not permitted where the cumulative floor space changing use exceeds 150 square metres.

Development is not permitted where the building is a listed building, or is a scheduled monument, or where the building is located on Article 2(3) land, in a site of special scientific interest, in a safety hazard area or in a military explosives storage area.

### Publication of notifications on planning authority websites

**Please note that the information provided on this notification and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.**

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

### 1. Developer Name and Address

| | |
|---|---|
| Title: | MR |
| First name: | HITENDRA |
| Last name: | BHATT |
| Company (optional): | |
| Unit: | |
| House number: | 382-384 |
| House suffix: | |
| House name: | |
| Address 1: | CLAREMONT ROAD |
| Address 2: | |
| Address 3: | |
| Town: | MANCHESTER |
| County: | |
| Country: | |
| Postcode: | M14 7WB |

### 2. Agent Name and Address

| | |
|---|---|
| Title: | MR |
| First name: | UMAYR |
| Last name: | AZAM |
| Company (optional): | NORTHEDGE ARCHITECTURE |
| Unit: | |
| House number: | 10 |
| House suffix: | |
| House name: | |
| Address 1: | JASMINE CLOSE |
| Address 2: | |
| Address 3: | |
| Town: | MANCHESTER |
| County: | |
| Country: | |
| Postcode: | M23 9EY. |

## 3. Site Address Details

Please provide the full postal address of the application site.

| | | | | | |
|---|---|---|---|---|---|
| Unit: | | Building number: | 382 - 384 | Building suffix: | |
| Building name: | | | | | |
| Address 1: | CLAREMONT ROAD | | | | |
| Address 2: | | | | | |
| Address 3: | | | | | |
| Town: | MANCHESTER | | | | |
| County: | | | | | |
| Postcode: | M14 7WB | | | | |

## 4. Description of proposal

If the building was not in use on 20th March 2013, what date was it last in use? (DD/MM/YY)

What was the use of the building on 20th March 2013 or the last use before that date?

NEWSAGENTS

Please specify (*including any floor space that has already changed use to a dwellinghouse under Class M of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 2015*) the cumulative floor space of building which is proposed to change use to a dwellinghouse: 94 sqm

Please describe the proposed development, and provide relevant information on transport and highways, contamination and flooding risks on site. A flood risk assessment should be provided with the application where the building is located in Flood Zones 2 and 3, and in Flood Zone 1 where an area which has critical drainage problems has been notified to the Local Planning Authority by the Environment Agency:

NOT WITHIN FLOOD ZONE.
NO ALTERATIONS TO HIGHWAYS.

PROPOSED CHANGE OF USE FROM A1 RETAIL TO C3 DWELLING.

Please provide a view on the impact of the change of use on the provision of services and an assessment of how likely it is that the building could be occupied by another retail or financial/professional services use:

THERE IS A MIX OF LOCAL BUSINESSES AND RESIDENTIAL WITHIN THE AREA. CAN BE USED FOR EITHER IN THE FUTURE AND THE PROPOSED USE AS C3 DWELLING IS IN KEEPING WITH THE AREA.

## 4. Description of proposal (Continued)

Where the building is located in a key shopping area, please provide a view on the impact of the proposed change of use on the sustainability of that shopping area:

THERE ARE LOCAL BUSINESS IN SMALL ROWS, NO KEY SHOPPING AREA.
COMMON WITHIN THE LOCALITY TO HAVE RESIDENTIAL + RETAIL FROM LOCAL BUSINESSES MIXED.

Please give a description of any exterior alterations which are proposed to the building, including information of any intended partial demolition reasonably necessary to carry out these works:

REMOVAL OF SHOP FRONTAGE / SIGNAGE.
REPLACEMENT WITH BRICK INFILL TO MATCH EXISTING BRICKS.
WINDOWS TO FRONT.

## 5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

- [x] All sections of this notification completed in full, dated and signed (typed signature if sent electronically).
- [x] A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal.
- [x] The correct fee.
- [x] Plans can be bought from one of our accredited suppliers using our Buy a planning map (www.planningportal.co.uk/buyaplan)

## 6. Declaration

I/we hereby apply for prior approval as described in this notification and the accompanying plans/drawings and additional information. I/ we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

| Signed - Developer: | Or signed - Agent: | Date (DD/MM/YYYY): |
|---|---|---|

