NORTHEDGE ARCHITECTURE

Prior Approval A1 to C3
Part 3 Class M of the Town and Country Planning
(General Permitted Development)
Order 2015

382 – 384 Claremont Road
Manchester

Prepared By:

Northedge Architecture
December 2017

PRIOR APPROVAL STATEMENT

Prior approval change of use from use class A1 (retail) to C3 (dwellinghouse).

The following items address the relevant conditions (in grey) and how the proposed development satisfies the permitted development of the property -

a) Transport and highways impacts of the development
There are no alterations to the pavement or matters impacting on highways.

(b) Contamination risks in relation to the building
There are no proposed works involving groundworks and the existing use of property is a retail newsagents that poses no potential for contamination of the property,

(c) Flooding risks in relation to the building
The property does not fall under a flood risk designation.

(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,

There are a number of newsagents in the area, therefore the change of use would not have a significant impact as there would not be a loss of service to the area. There is one situated on the corner of Santiago Street and Crofton Street both within approximately 25m of the site.
The site is situated amongst a primary residential area and although there are shops in the locality, these are spread out along Claremont Road and is spread out in nature therefore is not considered a retail centre.
The primary retail centres are at the junction of Lloyd Street South/Claremont Road, Claremont Road/Princess Road and Claremont Road/Wilmslow Road.

(e) the design or external appearance of the building.
The removal of the external signage and shutters is necessary for the conversion to residential. This is also the case with inserting windows to the rear of the property to enable them to be habitable rooms.
Internal alterations are minimal with few openings to allow the internal layout to work. The development where reasonable does not result in significant demolition or alterations to the property.

The property was used for Class A1 on the 20th March 2014.
Confimed, the ground floor of the property served as a newsagents.

The cumulative floor area does not exceed 150sqm.
Confimed, the whole of the ground floor of the property is to be C3 use which constitutes 94sqm.

CONCLUSION

Factoring all the above, there is negligible loss of retail amenity and the proposed change of use fulfils all other criteria.
It should be considered that the added provision of residential accommodation will contribute to the much needed local and national housing supply.