

Application to determine if prior approval is required for a proposed: Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class O

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Local Planning Authority details:



Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address	2. Agent Name and Address
Title: MR MRS First name: KELVIN MICHELE	Title: First name:
Last name: GOLDEN	Last name:
Company (optional):	Company (optional):
Unit: Number: 6 Suffix:	Unit: Number: Suffix:
Building name:	Building name:
Address 1: FRANKLIN WALK	Address 1:
Address 2: WHAPHODE	Address 2:
Address 3:	Address 3:
Town: SPALDING	Town:
County: LINCOLNSHIRE	County:
Country: ENGLAND	Country:
Postcode: PE12 6UN	Postcode:

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Number:		Suffix:	
Building name:	SQUIRREL LODGE				
Address 1:	HORSESHOE ROAD				
Address 2:	SPALDING				
Address 3:	LINCOLNSHIRE				
Address 4:					
Postcode:	PE11 3JB				

4. Eligibility

Was the building in use on 29 May 2013 (or when last in use before that date) as an Office (Use Class B1(a))?

☒ Yes ☐ No

If you have answered no above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Is any part of the land, site or building:

- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building).

☐ Yes ☒ No

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

CHANGE OF USE FROM OFFICES BACK TO RESIDENTIAL AS ONE DWELLING

What will be the net increase in dwellinghouses:

ONE

Note that this figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

Please provide details of any transport and highways impacts and how these will be mitigated:

THERE WILL BE NO IMPACT ON TRANSPORT & HIGHWAYS. THE EXISTING ACCESS ALLOWS FOR VEHICULAR ACCESS BY FORWARD ENTRY WITH SUFFICIENT OFF ROAD PARKING AND TURNING SPACE (AS SHOWN ON ATTACHED PICTURES)

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details of any contamination risks and how these will be mitigated:

THERE ARE NO CONTAMINATION RISKS ON THE SITE

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3 (Check online: <https://flood-map-for-planning.service.gov.uk/>); or
- is in an area with critical drainage problems (Check with the Local Planning Authority, it will have been notified of such areas by the Environment Agency).

THE SITE HAS NO FLOOD RISK HAZARD ACCORDING TO SOUTH EAST LINCOLNSHIRE STRATEGIC FLOOD RISK ASSESSMENT (MARCH 2017) WHICH IS ACCEPTABLE FOR A DWELLING

Please provide details of the impacts of noise from commercial premises on the intended occupiers of the development and how this will be mitigated:

Note that 'commercial premises' means any premises normally used for the purpose of any commercial or industrial undertaking which existed on the date this application including any licensed premises or any other place of public entertainment.

DUE TO THE NATURE OF THE COMMERCIAL BUSINESS TO THE REAR OF SQUIRREL LODGE IE HORTICULTURAL GROWERS, THE NOISE LEVELS ARE MINIMAL

6. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal. The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval will be required.

If sufficient information is not provided the Local Authority can either request it, or refuse the application.

All sections of this application completed in full, dated and signed.

The correct fee



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. Plans can be bought from one of the Planning Portal's accredited suppliers:

<https://www.planningportal.co.uk/buyaplanningmap>

7. Declaration

I/we hereby apply for a determination as to whether prior approval will be required as described in this form 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 - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

8. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address:

9. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address: