An application to determine if prior approval is required for a proposed:

Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Takeaways (Class A5), Betting Offices, Pay Day Loan Shops or Launderettes (Sui Generis Uses); or a Mixed Use combining use as a Dwellinghouse (Class C3) with a Shop (Class A1) or Financial and Professional Service (Class A2), Betting Office, Pay Day Loan Shop or Launderette (Sui Generis Uses); to Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion.

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

Publication of applications on planning authority websites.

Please note that the information provided on this application form 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.

1. Site Address

Number	146
Suffix	
Property name	
Address line 1	Bridge Road
Address line 2	Sutton Bridge
Address line 3	
Town/city	Spalding
Postcode	PE12 9SF

Description of site location must be completed if postcode is not known:

Easting (x)	547597
Northing (y)	321378

Description

2. Applicant Details

Title	Mr
First name	Graham
Surname	Hain
Company name	Mr
Address line 1	12 St Johns Terrace

2. Applicant Details

Address line 2	Blackfriars Road
Address line 3	
Town/city	Kings Lynn
Country	United Kingdom
Postcode	PE30 1SN

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Eligibility

Was the use of the building on 20th March 2013 (or the last use before that date) one of the following:
- a use within Class A1 (Shops) or Class A2 (Financial and Professional services);
- a use as a betting office, pay day loan shop or launderette; or
- a mixed use combining use as a dwellinghouse with one of the above uses;
- a use within Class A5 (Hot Food Takeaways)

◉ Yes ○ No

Was the building's use within Class A1 (Shops) or Class A2 (Financial and Professional services) only granted by a change of use under permitted development rights?
(Select 'No' if not relevant)

○ Yes ◉ No

Will the total combined floor space in the building (previously and in this proposal) changed to Class C3 (Dwellinghouses) exceed 150 square metres?

○ Yes ◉ No

Will the external dimensions of the resulting building extend beyond the existing building at any point?

○ Yes ◉ No

Is the building:
- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a listed building; or
- a scheduled monument.

○ Yes ◉ No

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

I wish to change the use of an empty shop to residential under permitted development. The current ground floor is part shop and part residential. I wish to convert the shop to create three residential reception rooms and utilise the current kitchen and utility room for residential. The first floor is currently a flat and comprises three bedrooms and a bathroom. The property is currently empty and has not traded since 2017. The property is in a bad state of repair internally as parts date back over 100 years with very little repair having taken place. The conversion will consist of adding two internal non load bearing walls to create a hallway with receptions rooms either side. The current shop windows to be replaced with block and render to match the rest of the building with two windows and front entrance door replacing the existing front entrance door.

Are any associated building works or other operations required to make this change?
Note that such works are restricted to those reasonably necessary to convert the building for use as a dwellinghouse (including partial demolition).

○ Yes ◉ No

5. Description of Proposed Works, Impacts and Risks

What will be the net increase in dwellinghouses? 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.	0

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

none, possible reduction in traffic as it is no longer a shop.

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

none

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; or
• is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).
Check if your site location is in Flood Zone 2 or 3 online.
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

none from current

Please provide details of the impact on the adequate provision of services based on the loss of the building's current use.
For example:
• Would there be a reasonable prospect of the building being used under it's current use class going forward?
• Would a unique shop, takeaway, launderette, professional or financial service be lost from the area if the use is changed?

The butchers closed in 2017 due to a large supermarket (Coop) being opened in the town together with larger supermarkets in neighbouring towns, providing butchery services. Butchers can be found in nearby villages and towns.

Where the building is located in a key shopping area, please provide details of any undesirable impact on the sustainability of that shopping area:

the property has been empty since 2017 and is in need of repair, so any works undertaken including the conversion to residential will improve the visual aspect of the property and the road. A recent conversion of the only post office to residential, only 100m away is testament to improving the looks of run down empty commercial property.

6. Declaration

I/we hereby apply for prior approval 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. ☑

Date (cannot be pre-application)	07/04/2020