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Attn: Planning Department
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

01.06.26

Dear Sir/Madam,

Re: Prior Notification GPDO 2015 (As Amended) - Change of Use of Office (Class E) to Mixed Use comprising retained Class E office and 1 no flat at 98 Winchester Road, Chandlers Ford, SO53 2GJ

Please find enclosed a Prior Notification application in relation to the General Permitted Development Order 2015 (as amended) Schedule 2, Part 3, Class G.

The application unit comprises a two-storey Use Class E office building that once supported an estate agents office.

This application comprises: -

- Planning Statement with GPDO/prior notification assessment
- Completed application form
- Application fee (to follow)
- A location plan
- Floorplans, elevations and a section - including measurements within plans and elevations

This proposal comprises the subdivision of the existing property into an office at Ground Floor level (retained Class E use) and 1 no flat at First Floor level, resulting in a mixed use for assessment under the Prior Notification process. No external alterations are required for this conversion.

GPDO, Article 3, (9A)(a)-(b) and (9B)

To demonstrate the application is acceptable to the GPDO, Article 3, (9A)-(9B), the total proposed GIFA of the new units, and comparison to relevant Nationally Described Space Standards (and 2016 notes) is as follows:

	Unit No.	Bed Spaces / Persons	Floors	Unit Size (m2)			Storage (m2)
Actual	A	2b / 3p	1	61.1			2.2
NDSS base				61.0			2.0

					BR Width (m)	BR Size (m2)	
Actual		BR1 (double)			3.10	13.7	
NDSS base					2.75	11.5	
Actual		BR2 (single)			2.73	9.3	
NDSS base					2.15	7.5	

To comply with the prior approval procedure, the table above includes the measured GIA square metres of each dwellinghouse, dimensions of each bedroom and living rooms.

Proposed plans and elevation drawings indicate the positions and dimensions of windows, doors, and walls. The drawings are also scaled, and elevations drawings indicate internal ceiling heights.

Assessment of the GPDO Class G Legislation

The use of the building was most recently as an estate agency. The unit has thus historically been in Class E use. The proposal retains the office use at Ground Floor level and converts the First Floor element to 1no flat. Accordingly, the proposed development would result in a mixed use comprising a use within Class E and as 1no flat, which falls within Schedule 2, Part 3, Class G(a) of the GPDO.

The building comprises a two-storey Class E office building and the proposal would create no more than two flats. The works are contained within the existing building envelope, with no external alterations required. The proposed First Floor residential accommodation is contained within the same building/planning unit and the Ground Floor commercial use will be retained, thereby maintaining a genuine mixed-use arrangement.

This provision allows a change of use from Class E to a mixed use for any purpose within Class E and as up to 2 flats, subject to prior approval in respect of the criteria set out under Class G.1:

- i. contamination risks in relation to the building
- ii. flood risks in relation to the building
- iii. impacts of noise from commercial premises on the intended occupiers of the development
- iv. provision of adequate natural light in all habitable rooms of the dwellinghouses
- v. arrangements for the storage and management of domestic waste

i. Contamination Risks in Relation to the Building

The proposal does not require any groundworks or building works which might disturb solid floors or hardstanding areas within the building and site. The alterations proposed would comply with the relevant building regulations if unknown sources are discovered within its conversion. Given the established previous use of the building as an estate agency/office, there are no likely sources of contamination to future occupants.

ii. **Flood Risk in Relation to the Building**

The site is within Flood Zone 1, and at low risk of flooding from rivers and the sea, and outside any surface water flood area after review of the Environment Agency flood maps. The change of use without any further extensions to the building will not increase the risk of flooding elsewhere.

iii. **Impacts of Noise from Commercial Premises on the Intended Occupiers of the Development**

The provision of apartments at first floor level along this portion of Winchester Rd is commonplace, with Class E uses below and adjacent to the application site. The conversion will conform with Building Regulation's insulation standards to minimise any noise impacts between units. Therefore, the intended use as residential will not be impacted by existing commercial uses.

iv. **Natural Light to All Habitable Rooms**

The internal layout has been carefully considered to use the existing windows. In this regard the guidance is clear that no formal assessment is required and therefore a planning judgement based on floor plans and elevations should be made. Each habitable space has access to natural light as indicated within the plans and elevation drawings and is considered to comply with this criterion.

v. **Storage and Management of Domestic Waste**

Bin storage and collection is already in place for the office building utilising 2x1100 litre Euro bins (one for recycling, one for general waste). These are located to the rear of the building and would not represent a departure from provisions for other flats in the parade. The existing rear storage area provides sufficient space for the storage and management of domestic waste associated with the retained office and the proposed flat, without affecting safe site access or scheduled collections.

vi. **Other Matters (Not applicable under Class G)**

The below items are not a prior approval matter under Class G. However, these are noted for context.

Conservation

Class G does not require prior approval assessment of conservation area impacts. Notwithstanding this, the site is outside any conservation area and no external alterations are proposed.

Transport

The site has 4 designated parking spaces for use to the rear of the property. It is proposed that 1 space will be allocated to the flat, with the remaining 3 retained for the Class E unit.

Being located in a local centre, Winchester Road has roadside parking available and the site is sustainable and highly accessible, with restaurants, shopping, employment and other community services within a 2-minute walk. Bus transportation is also available within a 1-minute walk, with frequent services throughout the day and evening toward Southampton and Winchester.

Fire Risk

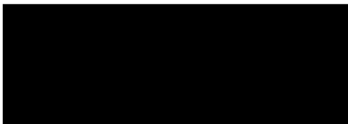
Fire risk is not a prior approval matter under Class G. In any event, the building is less than 18m in overall height from ground level and less than 7 storeys, and subsequent internal conversion works would be addressed through the Building Regulations process as required.

Conclusion

The submitted drawings, details and dimensions demonstrate that the conversion for 1 no. flat would comply with NDSS baselines. Consideration of the relevant Class G prior approval matters, including contamination, flooding, noise from commercial premises, natural light, and the storage and management of domestic waste, demonstrates that the submitted details are sufficient to proceed within the prior notification process.

Given the details provided, it is respectfully considered that prior approval be granted. We look forward to your formal consideration of this application in due course. If any further information or clarification is required, please do not hesitate to contact us.

Yours faithfully,



Ranjeet Shahi

Architect

For and on behalf of RS Studio