

## **PLANNING STATEMENT**

### **PRIOR APPROVAL APPLICATION FOR THE CONVERSION OF GROUND AND FIRST FLOOR PREMISES WITH CLASS E USE TO CREATE 1 X 1-BEDROOM RESIDENTIAL SELF-CONTAINED FLAT**

**At**

**Old School House, St. John's Road, Hedge End, Southampton, SO30 4AF**

**by Wildern Architecture Ltd**

**July 2024**

#### **1.0 THE EXISTING SITE**

Old School House is located on the corner of St. John's Road and Bursledon Road near to Hedge End village centre. The building once formed part of St. John's School which closed in 1984 when other schools were built in the area. The building now consists of a large hall at ground floor level, along with smaller halls that are made available for groups, private hire and which is owned and managed by Hedge End Town Council.

At ground floor level on the north-west elevation of the building is an entrance door to a hallway with a staircase leading up to a first-floor office, kitchen and WC with storage areas. This area of the building has been vacant since November 2023 when it was previously occupied by Skyline Gold Radio station since 2005. This particular part of the building is independent from the main building and the external entrance door is the only way to access the office premises. The Council Tax bill for evidence of the commercial use of the premises my client understand might be under Skyline Gold Radio or K Short, Bootlace Radio Productions T/A Skyline Gold.

The prior approval process under Class MA of Part 3 to Schedule 2 of the Town and Country Planning (General Permitted Development Order) is applicable. As such my client is taking advantage of the new permitted development rights introduced by the Government to convert part of the building's ground and first floor space as described above, to accommodate a 1 x 1-bedroom self-contained flat within Class C3 of the above Order.

The general character of the surrounding area is a mix of residential and commercial premises with offices, shops and residential accommodation. The site is in a very sustainable location and within easy walking distance to the village shops and amenities, as well as being close to Hedge End Train Station, the M27 and other public transport links. The office premises includes 2 car parking spaces located in the adjacent car park serving the main building.



***Fig. 1 – Photograph showing the north-west elevation of the building with the entrance door to the first-floor office.***



***Fig. 2 – Photograph showing the proposed bin storage area on the north-west elevation of the building close to the entrance door to the first-floor office.***



***Fig. 3 – Photograph showing the north-west elevation of the building with the entrance door to the first-floor office and proposed bin storage (far right).***

## **2.0 THE PROPOSAL**

**2.1** The proposal is to create 1 x 1-bedroom self-contained flat at ground and first floor level as shown on the submitted drawing. This will include the conversion of this part of the building from Class E to residential accommodation.

The existing ground floor entrance door on the north-west elevation of the building will be used to gain access to the hallway, staircase and bike storage cupboard. The flat will have a gross internal floor area of 44sq.m and will include a separate bedroom, open plan kitchen/living area, WC/shower room and storage.

The proposed bike storage for the flat will be located in a cupboard under the staircase at ground floor level. The bin storage area is located close to the entrance door and is indicated on the proposed block plan drawing. Other than the potential replacement or improvements to the existing entrance door and first floor windows, no material external changes are required to this part of the building.

**2.2 Parking:** The site is within easy walking distance to shops and amenities and various local transport links. There are also several public car parks within easy walking distance to the site which are free to use. The premises will also have 2 reserved car parking spaces located in the adjacent car park that serves the main building.

**2.3 Contamination:** There are no proposals to carry out any excavations on site and the potential for prescribed contaminants to be created as a result of the works is negligible, either to workers or to occupants.

**2.4 Flood Risk:** The site is not within a hazardous flood zone identified by the Environment Agency.

**2.5 Noise Impact:** The proximity to St. John's Road and Bursledon Road is similar to the other residential properties near to the site, therefore, it is not considered necessary to introduce any mitigation to reduce noise to the proposed development.

**2.6 Daylight Assessment:** There is more than adequate amounts of daylight that will be available to all of the main habitable spaces within the flat.

### **3.0 CONCLUSIONS**

No part of the site falls within any type of land set out in MA.1 (1)(e), of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

No part of the site falls within an agricultural tenancy.

Under MA.2 (1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), my client is applying to the Council to confirm that prior approval is not required for the permitted development sought for 1 x 1-bedroom flat.

The proposed scheme meets the requirements of MA.1 and MA.2 to allow the local authority to determine the prior approval for the proposed conversion.