

Planning Statement

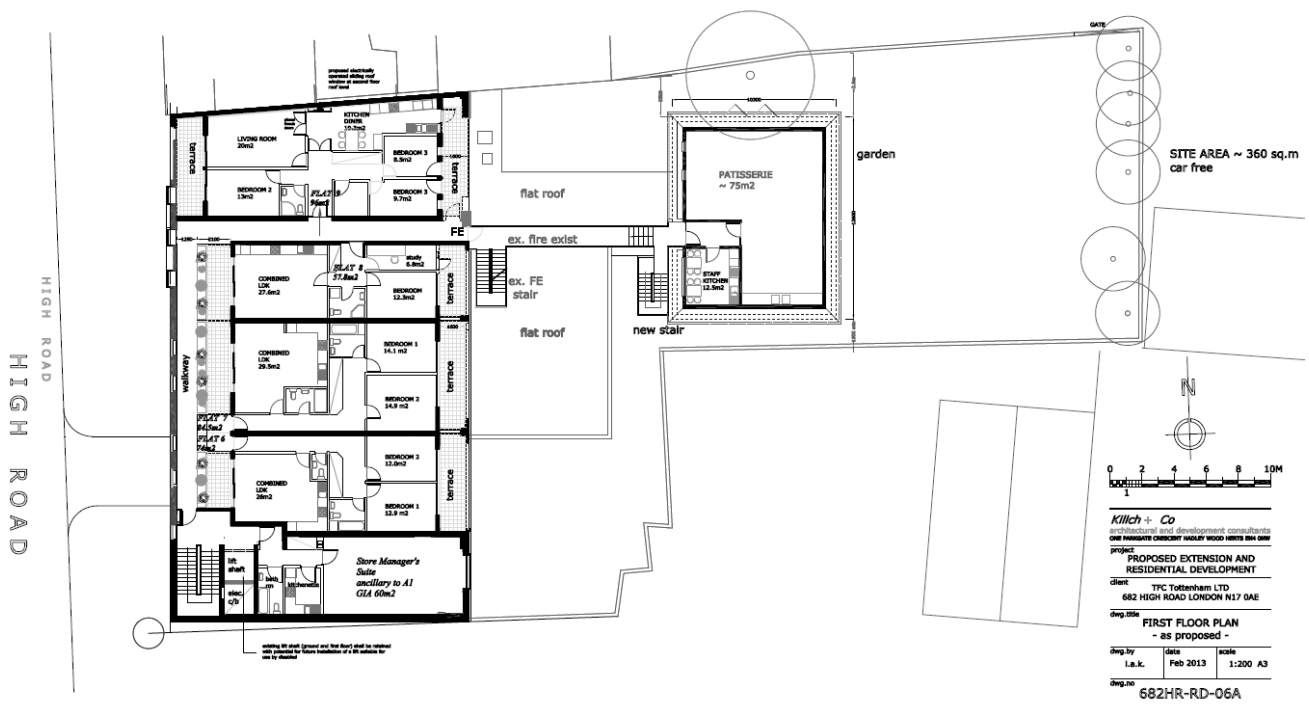
Site: 678-682 High Road London N17 0AE

Proposal: Application to determine if prior approval is required for a proposed change of use of existing store manager's suite ancillary to Shop (Use Class E) into 1 x Studio self-contained residential unit (Use Class C3)

1.0 Proposal

The proposal is for a change of 1st floor store manager's suite ancillary to Shop from Class E to self-contained residential flat (C3).

The proposed studio flat provides 42.0 sqm of floor space. The property is located on High Road with good public transport link to central London and within walking distance of White Hart Lane Overground Station. The existing 1st floor includes 4 x residential flats apart of store manager's suite. The planning application Ref: HGY/2013/0596 was approved 18/09/2013 and implemented shortly after the decision.



Pic.1 1st floor layout of approved PA Ref: HGY/2013/0596

2.0 Relevant Legislation

The Town and Country Planning (Permitted Development, Advertisement and Compensation Amendments) (England) Regulations 2019, amended the Town and Country Planning (General Permitted Development) (England) Order 2015. The relevant part of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), is part M.

4.0 Planning Assessment

The application seeks prior approval under Part M of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal meets all limitations and conditions stipulated in the Order.

5.0 Refuse Storage Facilities

Wheelie bin storage will be located at the rear yard of the property where the existing Euro bins are currently located. Please refer to drawings Ref: JAN/KU/26-002 and Covering Letter.

6.0 Secure Bike Store

Secure bike storage for 1 x bike will be located at the ground floor communal area. Please refer to drawings Ref: JAN/KU/26-004 and Covering Letter.

7.0 Car Parking

Proposed change of use complies with Policy T6 of London Plan allowing new development to be car-free. There is availability of on street parking within the area. The application site located in Controlled Parking Zone Tottenham Event Day, Event Days (Tottenham Hotspur Stadium): Monday to Friday: 5pm to 8.30pm, and Saturday, Sunday and Public Holidays: 12 noon to 8pm.

Application site has 5 x parking spaces for the shop customers.

8.0 Noise

The application site is located on the 1st floor with window facing the rear yard. Therefore, noise level from High Road will be very minimal. Please note that noise from neighbouring roads is not a prior approval consideration.

9.0 Flood Risk

The application site is located in Flood Zone 2. The flood risk assessment (FRA) is submitted to support this application.

10.0 Provision of natural light to habitable rooms

The proposed studio will have a window and glass door which gives sufficient natural light to habitable room of the proposed studio.

11.0 Continuous use

The site has been in use as Use Class E for a continuous period of over 2 year.