

PLANNING SUPPORTING STATEMENT

for

2A Willoughby Lane, Tottenham, N17 0SS

Change of Use from Class E to Class C3 Residential



This statement has been prepared in support of a Prior Approval application submitted under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The application seeks prior approval for the change of use of the existing premises from Class E (Commercial, Business and Service use) to Class C3 (Dwellinghouse).

2. Site and Surroundings

The application site comprises an existing commercial unit located within an established urban area of the London Borough of Haringey. The surrounding area is characterised by a mixture of commercial and residential uses, with good access to local services and public transport connections.

The property is not listed and is not located within a conservation area.

The property is currently in lawful Class E use.

3. Proposed Development

The proposal seeks the change of use of the existing Class E premises into 1 self-contained residential unit (Use Class C3).

No significant external alterations are proposed as part of this application. The proposal primarily relates to the internal reconfiguration of the existing accommodation to provide a suitable residential layout.

The proposed dwelling will benefit from:

- Appropriate internal living accommodation;
- Natural light and ventilation;
- Refuse and recycling storage provision;
- Existing access arrangements.

4. Waste and Servicing

Adequate refuse and recycling storage arrangements are available for the proposed residential unit.

The proposal will utilise the existing servicing arrangements associated with the building and is not expected to result in any significant impacts on the surrounding highway network.

5. Transport and Accessibility

The site benefits from access to local public transport connections, services and amenities, making it a sustainable location for residential use.

The proposal is not expected to result in any severe transport impacts.

6. Conclusion

The proposal represents an appropriate form of development under the provisions of Class MA permitted development rights.

The change of use would provide a suitable residential unit within an existing building in a sustainable location, while complying with the relevant prior approval considerations.

It is therefore respectfully requested that Prior Approval be granted.