Prior Approval Information

Applicant Site:
Vacant 1st and 2nd floors
20 High Street
Alfreton
Derbyshire
DE55 7BN

Site Location & Description or Application:
The application forms part (part ground, all 1st and 2nd floors) of the existing building which is occupied and currently used as a nail salon to the ground floor commercial shop areas, the upper floors are currently vacant and are accessed via an existing internal staircase to the rear of the property, this stair can be accessed via the rear entrance door and rear entrance lobby.

Access to the building to the rear is via the unnamed access road off New Street, this is both a vehicle and pedestrian right of way to the rear parking area where there is ample parking for 6-7 cars.

The vacant 1st and 2nd floors are currently unused but are arranged in a manner similar to a residential duplex apartment with 2 separate rooms on the 2nd floor accessed from the central staircase (bedrooms) and a large front room to the 1st floor (living room), to the rear of the 1st floor is a further separate room with a sink and cooker (kitchen) and a half height partitioned off area to the very rear with a bath and washing machine (bathroom) it is therefore already laid out in a similar manner to a residential unit above a commercial shop.

The application seeks to create a 2-bedroom duplex apartment to the 1st and 2nd floors utilising the existing stairs, internal rooms windows and entrance hallway. Two rear window openings that are currently boarded or block up are proposed to be opened-up to create windows to the rear 2nd floor and 1st floor staircase with new windows frames installed.

The proposed duplex apartment is laid out in the following manner: Ground Floor to be separated from the existing shop unit with a new 1 hour fire resisting partition to divide the rear entrance lobby and corridor to the rear utilised to access the 1st and 2nd floor apartment, 1st floor layout to be mostly unchanged with the rear room divided into a family bathroom and kitchen, front room to be utilised as a living room, 2nd floor layout to remain unchanged with each room utilised as double bedrooms.

Existing External Photos



Front elevation



Front left hand gable

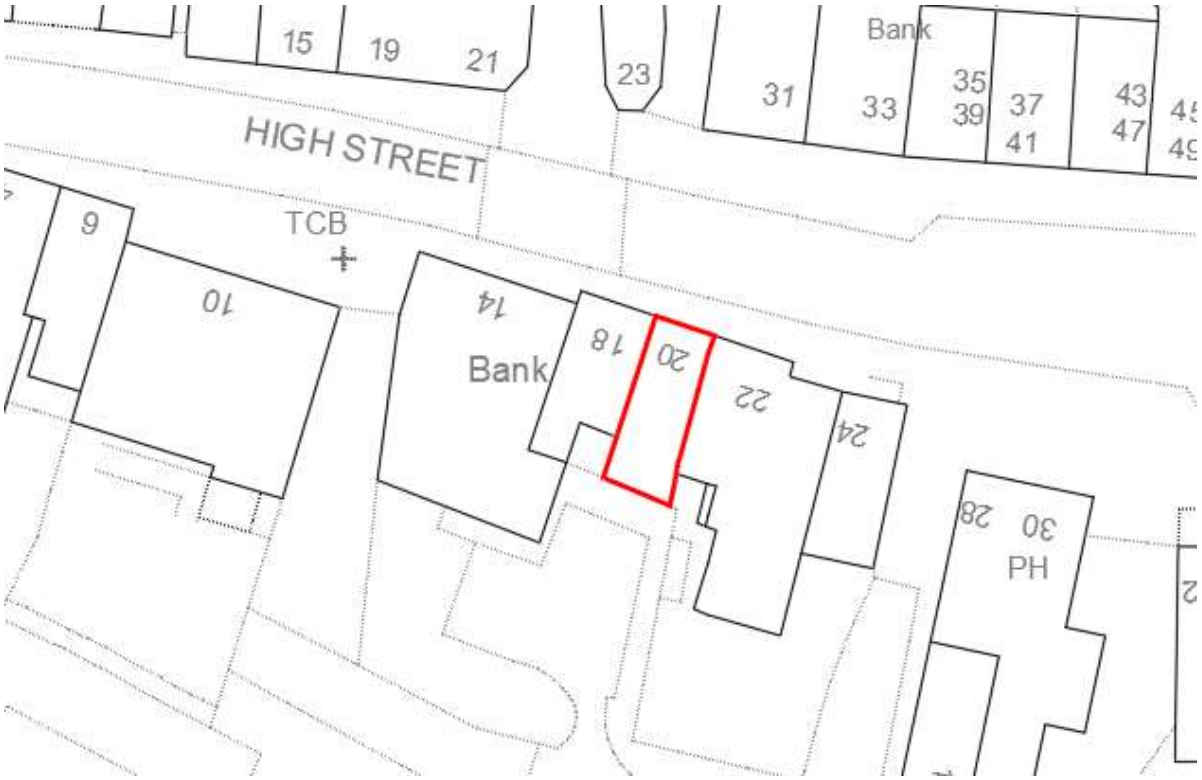


Rear Elevation



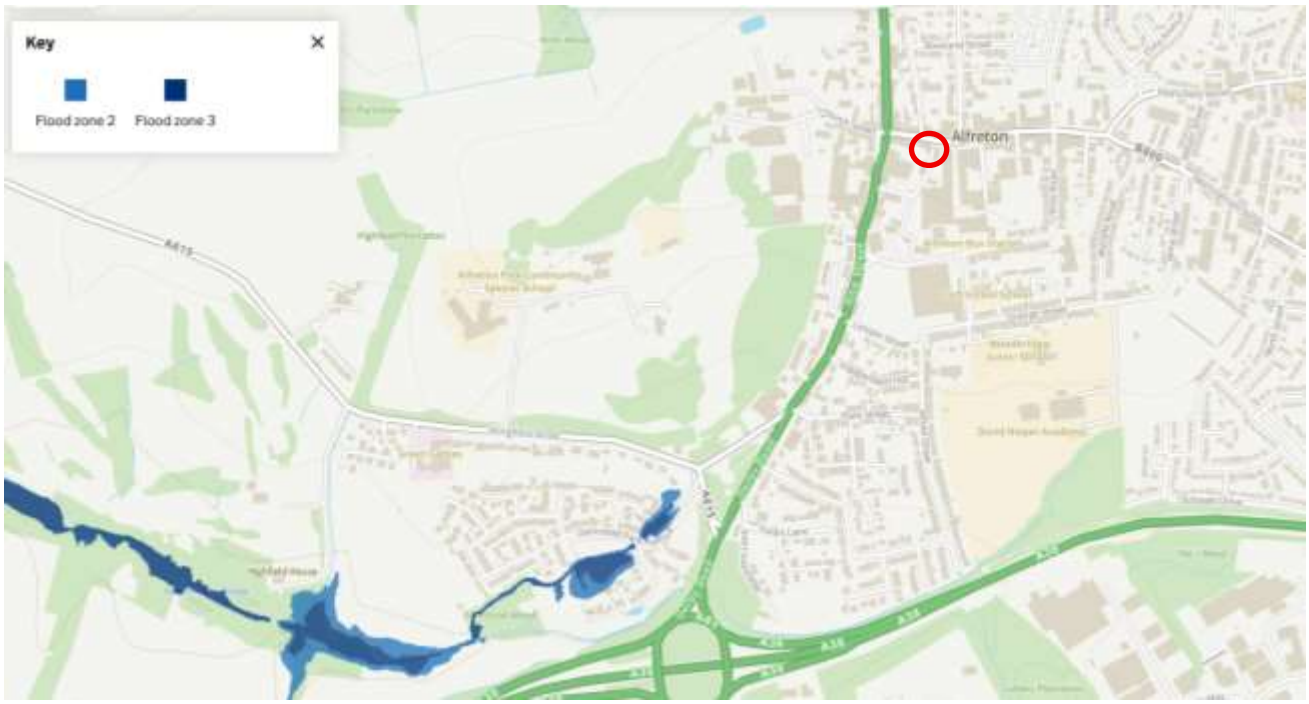
Rear Elevation and parking area

Site Location Plan:



Flooding

According to the Environment Agency flood maps, the site is not in an area at risk of flooding during normal weather conditions. See below extract from government website with the application site shown highlight in red.



Conclusion:

The application seeks to convert the vacant upper floors to residential use (Class C3) utilising mostly existing layouts, internal walls, stairs, window openings (provided goo natural light) are to be reused. It provides a generous new residential dwelling totalling approximately 80m2 (in excessive of Technical Housing Standards), it is not in an area affected by flooding, will be separated for fire and noise from the shop below (as required by Building Regulations), has access to ample car parking to the rear, is in easy reach of public transport and will have a positive impact on the local area and economy.

We therefore ask that the application is allowed under Permitted Development Class MA for the conversion of vacant spaces above commercial shops (Class E) to Residential dwellings (Class C3).