



Commercial Conversion and Extension Report

Appraisal











MASS
Reports




Application Address

Overview

In the following report our architects will provide you with a detailed appraisal of planning feasibility for the property. We have considered both local and National planning rules and nearby planning applications to build a realistic approach towards the appraisal.

-  Nearby properties which need to be considered
-  Schooling and travel links nearby
-  Council provide a clear planning outline
-  Relevant successful planning applications nearby
-  Flood risk on or around the property
-  Listed buildings status on or around the property
-  Conservation Area
-  Green Belt

Key

-  No issues which would effect your application
-  Some issues nearby which could effect your application
-  There are issues which would effect how we present your application

Plot Boundary



Plot Area ~ 0.201 acres (8755 sqft/ 813.4 sqm)

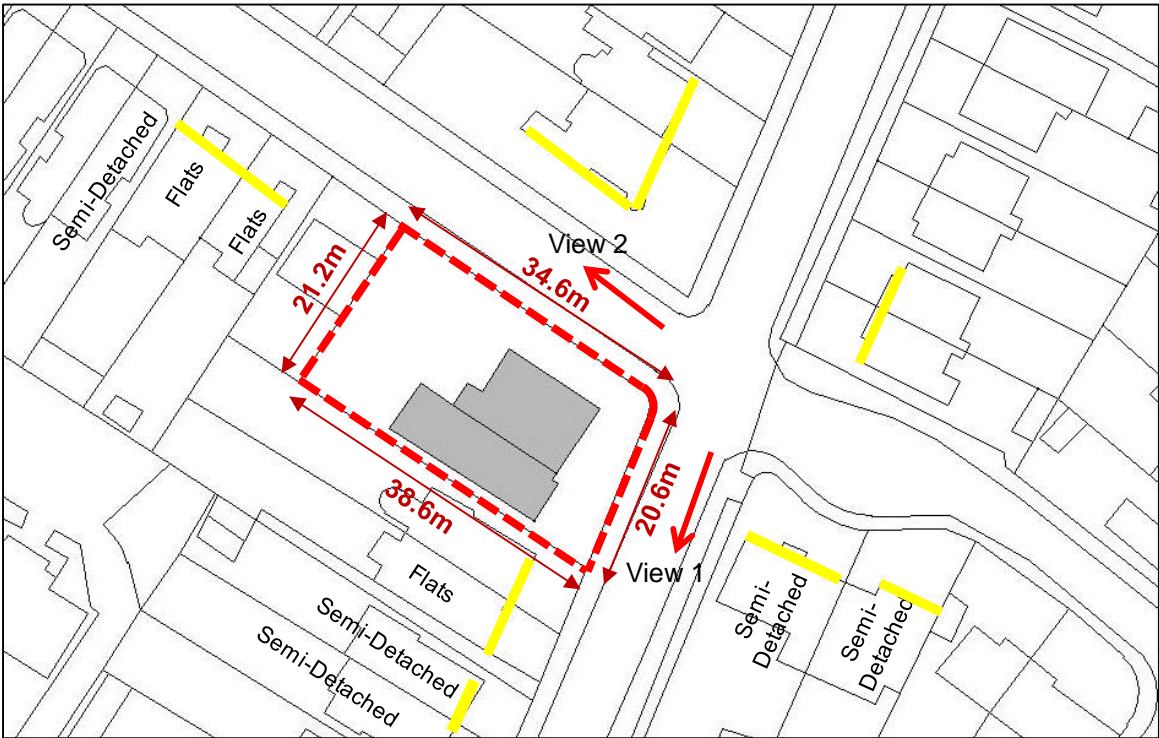
Local Authority






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Application Address

Plot Area Statistics and Surroundings



Plot area	8755 sqft (813.4 sqm)	 Plot boundary
Building Footprint	2778 sqft (258 sqm)	 Existing Building
		 Windows

The property is under Commercial use and most of the buildings on this road are two and three storeyed.

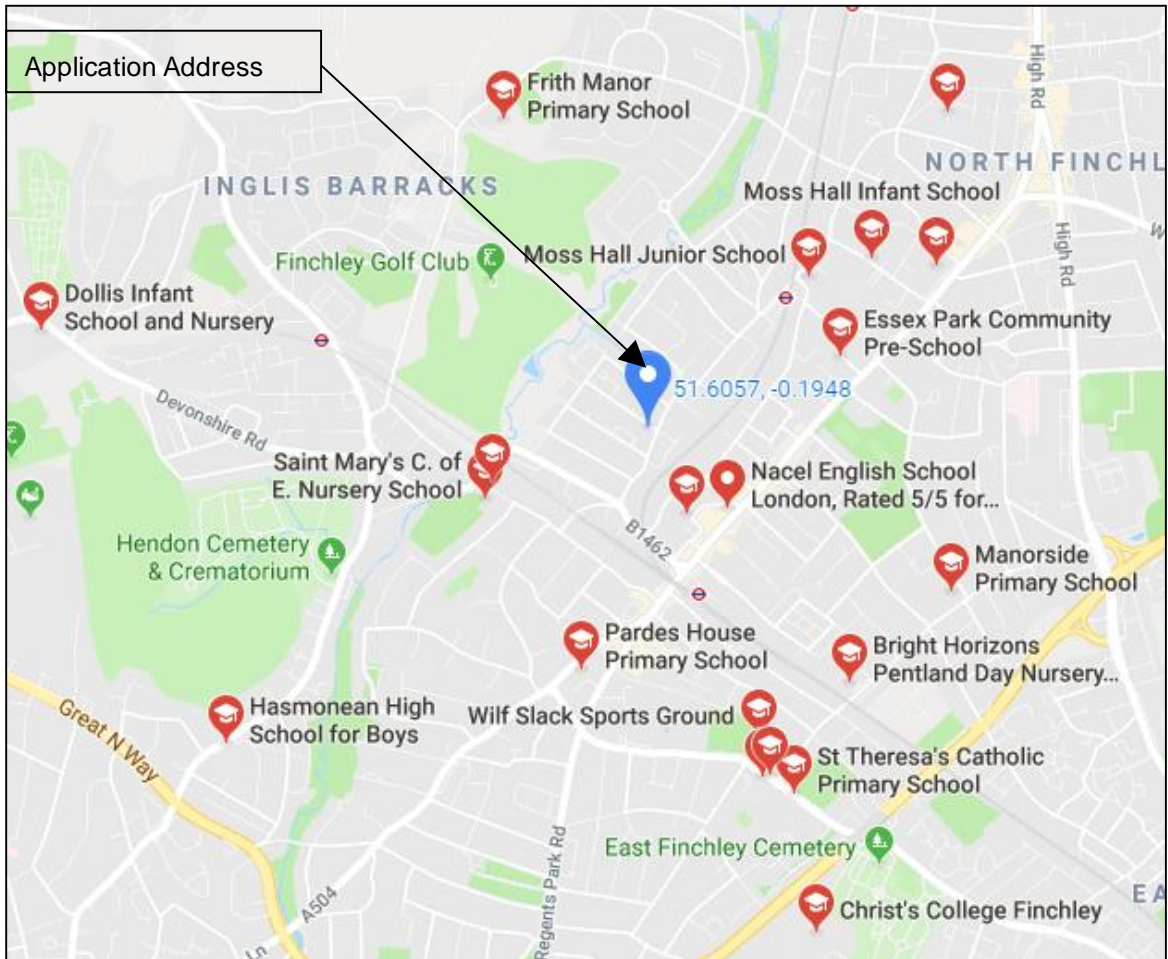


Population Statistics

Radius	Population	Households
100m	161	63
250m	2007	803
500m	5451	2161
750m	10840	4286
1km	18069	7284



Facilities Nearby



The map above shows nearby school locations, for more information click the links below



[Train Stations](#)



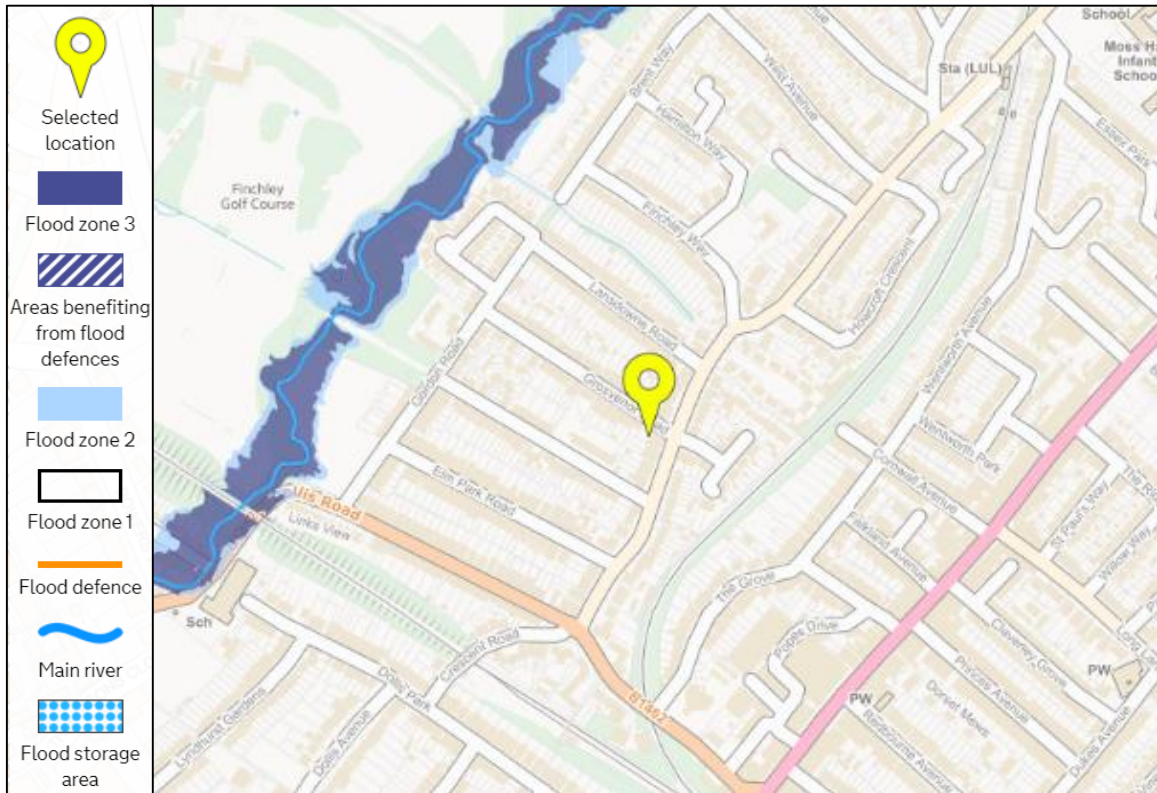
[Bus Stops](#)



[Schools](#)

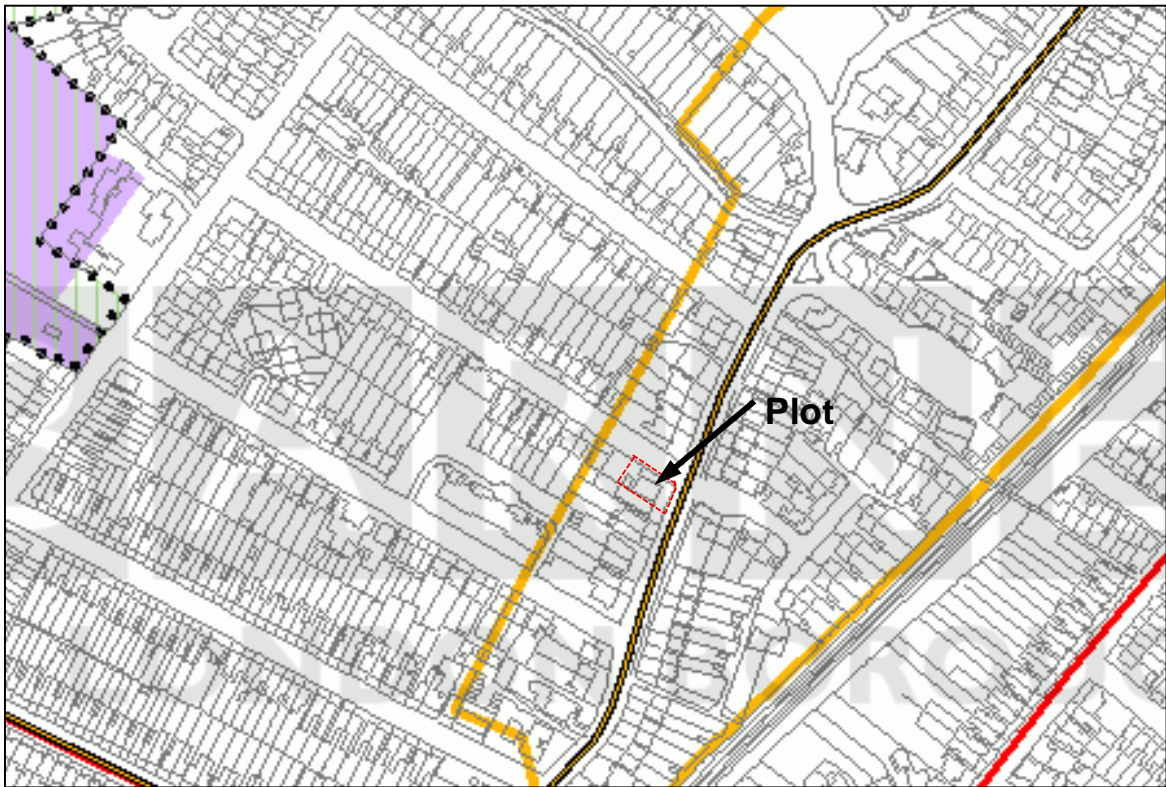


Planning Constraints








- **Flooding**
The property does not come in flood zone
- **Environmental**
Not in Greenbelt or AONB (Area of Outstanding Natural Beauty)
- **Conservation Area**
Not in Conservation Area
- **Trees which effect development**
There are trees in rear garden which may impair development
- **Planning Application**
No history

Policy Map



The property falls under Special Archaeological Significance

	Special Archaeological Significance
	Conservation Area
	Article 4 Directive 1
	Special Advertisement Control
	Site of Borough Importance for Nature Conservation

Policy Map

What implications can archaeology have on development proposals?

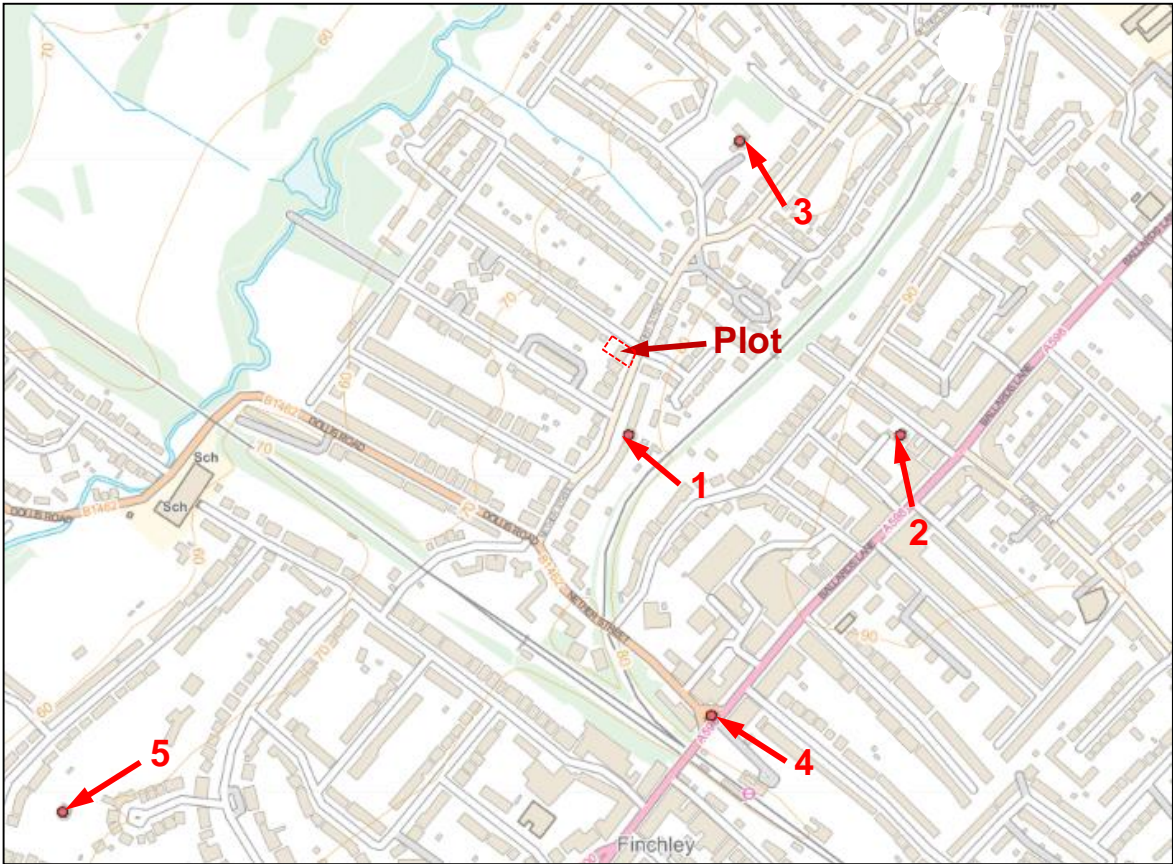
Nationally important archaeological remains, whether scheduled or not, may be affected by development works. Local Authorities are responsible for the protection and recording of these sites, as set out in National Planning Policy Guidance. Records of Archaeological Sites of Interest may be available at a local level from the Local Authorities and their Archaeological Service. The Archaeological Service looks at a database (the Historic Environment Record) of all presently known sites in their area in addition to historical maps and aerial photographs to work out whether archaeological or historical remains may be present. If a planning application is on a site that has possible archaeological importance, the developer may need to carry out an archaeological investigation either as part of the pre-application process, or as part of a condition of planning permission (post-application).

This investigation would include recommendations designed to ensure that any development does not damage or destroy any potential archaeological remains. However, even if archaeological remains are found this does not necessarily mean that the development cannot go ahead, but by conducting the archaeological survey it ensures that any significantly important archaeological remains are properly recorded and, if necessary, preserved. However, if a development is likely to significantly impact on archaeological remains or historic structures deemed to be of high importance, then the planning archaeologist may recommend to the planning officer that the planning application is refused.

Finding out if archaeological remains are present on a development site

Initial consultations with the planning division will provide the developer with some idea of the archaeological sensitivity of the site. This information enables developers and contractors to identify the existence of archaeological remains that may be affected by their proposals and determines what level of archaeological work is required. This work is undertaken by a professional archaeologist, however, the cost of this rests with the developer. Dependent upon the proposed work and the nature of the archaeological remains there are a number of techniques, which may be applied to a planning application. These range from a basic level of desk-based assessment via a more comprehensive research to a watching brief (the archaeologist observes and identifies any archaeological remains) and finally an archaeological evaluation (including geophysical survey, boreholes or archaeological trial trenches)

Listed Buildings

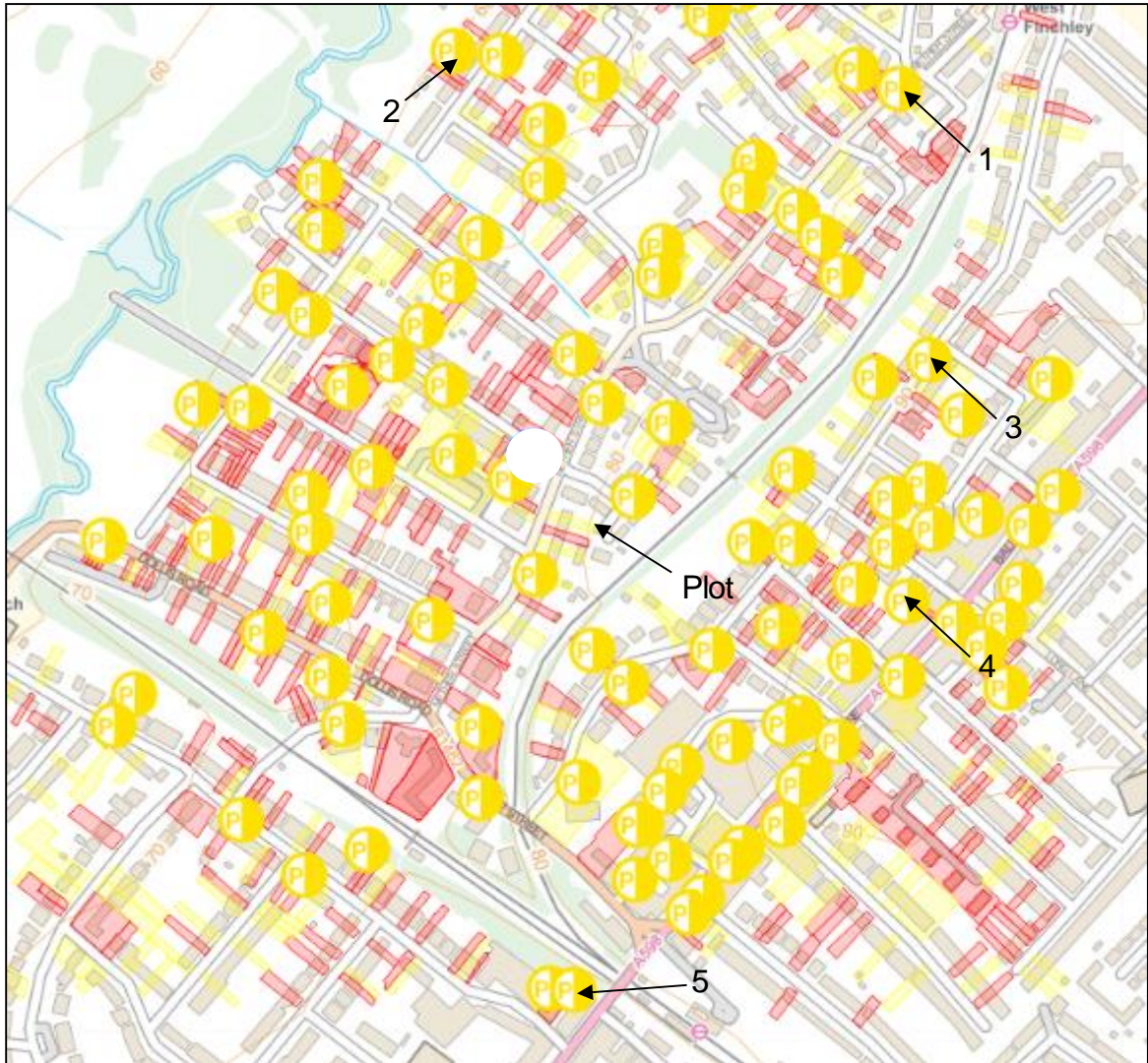


The property is not a Listed building but there are Listed building within 100 m.

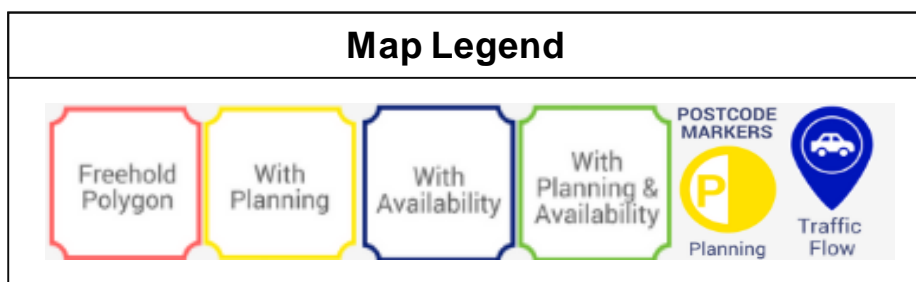
S.No.	Name of Listed Buildings	Grade	Link to Listed Buildings
1	Lodge Cottage	II	Click here to see Listed Building Information
2	Cornwall House	II	Click here to see Listed Building Information
3	Cedar Court	II	Click here to see Listed Building Information
4	Cattle Trough	II	Click here to see Listed Building Information
5	30a, Hendon Avenue	II	Click here to see Listed Building Information



Comparable Planning Applications



Planning applications since 2000 within 0.25 mile of the application address

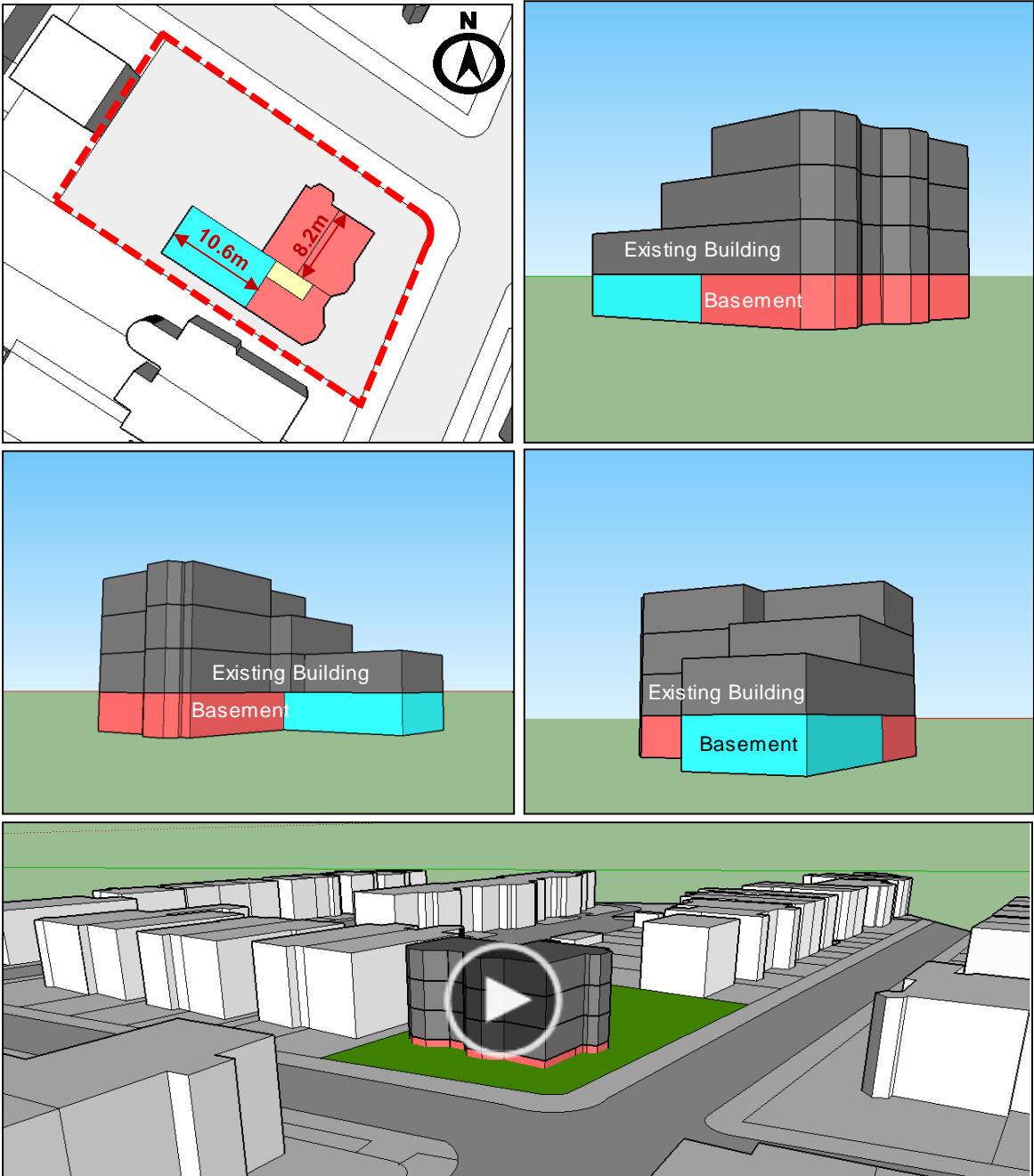


S.No.	Address	Description	Decision Date	Link to application
1	Fursby House	Granted Erection of 2 no three storey semi-detached dwellings involving basement, ground and first floor with rooms in roof space	05/04/2016	Click here for full planning application
2	9 Brent Way	Refused Single storey rear extension including creation of new basement below.	05/11/2013	Click here for full planning application
3	10 Wentworth Avenue	Refused Conversion of existing property into 3no. self-contained flats including a part single, part two storey side and rear extension plus creation of basement with lightwells at rear. Associated amenity space, refuse and cycle storage and provision of 4no. off-street parking spaces	28/11/2018	Click here for full planning application
4	105/105A Ballards Lane	Approved subject to conditions Ground floor rear extension to extend existing retail shop. Conversion of upper floor levels into 10no. self-contained flats including first floor rear extension, extension to roof. Associated refuse/ recycling facilities and 10no. off-street parking spaces. Erection of single storey office building to rear. Amendments include the approved planning permissions contained in planning applications (including a proposed basement)	25/06/2018	Click here for full planning application
5	Basement 375	Prior Approval Required and Approved Change of use of the Basement from B1 (Office) to C3 (Residential) (1 Unit)	13/04/2017	Click here for full planning application

Massing Studies

Type 01 – Conversion of Basement into Studio and 2 bedroom flats

Note: The height of the building mass does not take into consideration the loft space and basement, where there might be potential to add a further space Subject To Planning Permission.



Area calculation for new development

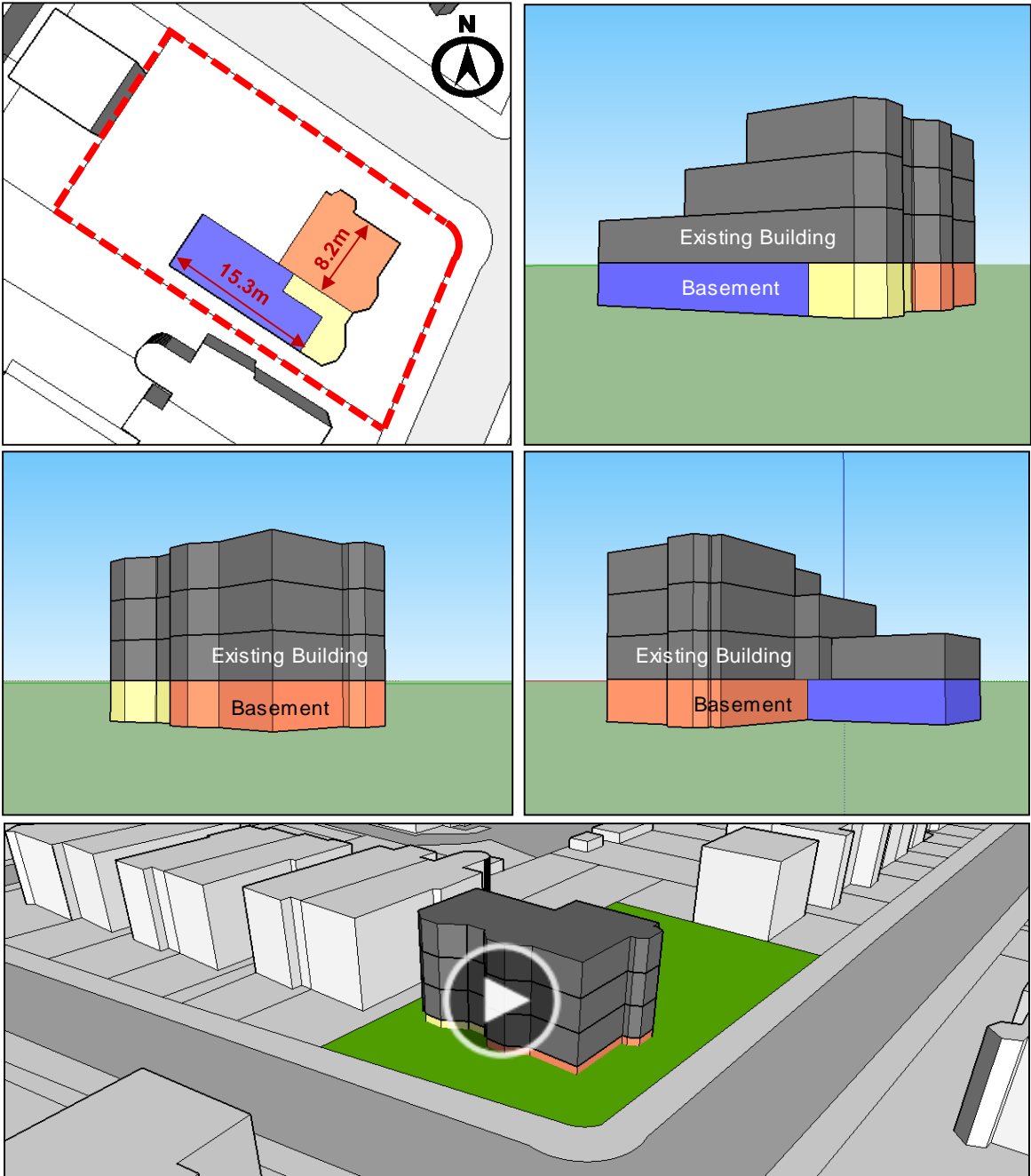
Total No. of Units : 04
 2 bedroom – 1 no. of 686.7 ft²
 Studio – 3 nos. each of 409 ft²
 Foyer Area– 100 ft²
 Habitable rooms in Basement - 5

- Studio
- 2 bedroom
- Foyer Area
- Green space

Massing Studies

Type 02 – Conversion of Basement into Offices.

Note: The height of the building mass does not take into consideration the loft space and basement, where there might be potential to add a further space Subject To Planning Permission.



Area calculation for new development

Total No. of Offices : 02
Office 1 – 885.8 ft²
Office 2 – 840.6 ft²
Foyer Area– 289.5 ft²

- Office 1
- Office 2
- Foyer Area
- Green space

Precedents



[Click here for full planning application](#)



[Click here for full planning application](#)

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