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Notification of Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3)

Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 3, Class O

Development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order from a use falling within Class B1(a) (offices) of that Schedule

Development is not permitted where the building is on Article 2(5) land, is a Listed Building or is within the curtilage of a listed building or the site is, or contains, a Scheduled Monument, or is or forms part of a safety hazard area or military explosives storage area.

Publication of notifications on planning authority websites

Please note that the information provided on this notification and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Oliver"/>		
Last name:	<input type="text" value="Davis"/>				
Company (optional):	<input type="text" value="Mulberry Tree Holdings LTD"/>				
Unit:	<input type="text"/>	House number:	<input type="text"/>	House suffix:	<input type="text"/>
House name:	<input type="text" value="Yew Tree Barn"/>				
Address 1:	<input type="text" value="Mulberry Hill"/>				
Address 2:	<input type="text" value="Chilham"/>				
Address 3:	<input type="text"/>				
Town:	<input type="text"/>				
County:	<input type="text" value="Kent"/>				
Country:	<input type="text" value="UK"/>				
Postcode:	<input type="text" value="CT4 8AH"/>				

2. Agent Name and Address

Title:	<input type="text"/>	First name:	<input type="text"/>		
Last name:	<input type="text"/>				
Company (optional):	<input type="text"/>				
Unit:	<input type="text"/>	House number:	<input type="text"/>	House suffix:	<input type="text"/>
House name:	<input type="text"/>				
Address 1:	<input type="text"/>				
Address 2:	<input type="text"/>				
Address 3:	<input type="text"/>				
Town:	<input type="text"/>				
County:	<input type="text"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text"/>				

3. Site Address Details

Please provide the full postal address of the application site.

Unit:	<input type="text"/>	Building number:	<input type="text"/>	Building suffix:	<input type="text"/>
Building name:	<input type="text" value="Ross House"/>				
Address 1:	<input type="text" value="Ross Way"/>				
Address 2:	<input type="text" value="Folkestone"/>				
Address 3:	<input type="text"/>				
Address 4:	<input type="text"/>				
Postcode:	<input type="text" value="CT20 3UJ"/>				

4. Description of the Proposed Development

What is the net increase in dwellinghouses proposed by the development? The number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

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Please describe the proposed development, including relevant information covering transport and highways impacts of the development; contamination risks on the site; flooding risks on the site; and impacts of noise from commercial premises on the intended occupiers of the development:

We propose to convert the existing Ross House B1 Office building into 16 individual Residential apartments under GPDO class O. The building will consist of 12 x 2 bedroom apartments and 4 x 1 bedroom apartments. These apartments will be 6 x 2 bed and 2 x 1 bed to each floor, as can be seen with the floorplans which will accompany this application.

The site will contain 19 parking spaces, 1 for each of the 16 apartments and 3 visitor spaces. A site plan with parking layout also accompanies this application.

Access to the site is from two access points from Ross Way. The first of which is a shared access for Ross House, Channel Rider Training and Saga. The secondary access point is a private access point specifically to Ross House only. Ross House as offices had capacity for 52 Cars at any one time, this proposal significantly reduces the traffic load to and from the site.

We have employed MRL Acoustics LTD to complete an Acoustic Noise Test, this was done from the first floor South West corner, closest to the sources of most noise to Ross House which is the Veolia Waste Disposal site & Channel Rider. Results accompany this application.

The building is not listed.

The building presents no flood or contamination risk.

We understand that whilst the drawings attached feature (in some instances) a bin store, that we will have to make a separate application for planning to install this on site. We request therefore that the bin store featured in any drawing relating to this application is not considered part of this application.

If the building was not in use on 29th May 2013, when was it last in use?

Date (DD/MM/YYYY)

What was the use of the building on 29th May 2013 or the last use before that date?

Offices for both the NHS and SAGA.

5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

- All sections of this notification completed in full, dated and signed (typed signature if sent electronically). A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of our accredited suppliers using our [Buy-a-Plan service](http://www.planningportal.co.uk/buyaplan) (www.planningportal.co.uk/buyaplan)
- The correct fee

