

GSS24054- 60 Victoria street – cover letter

Introduction:

This document has been produced to support a full application for 60 Victoria street. The proposal is for a change of use from a hot food takeaway (sui generis), to 1 No. residential dwelling (class C3), and for the change of fenestration.

Site:

The site comprises a four storey mid terrace property that includes a takeaway at ground floor and residential above. The residential unit comprises of a 3 bedroom apartment. The property also has a basement level. It is situated on the Western side of Victoria Street, within the defined settlement limits of Glossop.

Existing:

The surrounding area is largely residential with some commercial uses such as shop units along Victoria Street. The site is not within a conservation area and it is flood zone 1, and is therefore in an area with low flood risk. This property dates from the Victorian era and is not considered to be at risk from contamination based on its previous uses.

The floor areas are:

Ground floor – 51.5sq.m

First floor 48.7sq.m

Second floor – 21.9sq.m

The total floor area: 122.1sq.m

Planning history:

The site has been subject to one recent planning application which was granted.

Reference – HPBC/2024009020 – 25/07/2024

Proposal:

Proposed development – application to determine if prior approval is required for the change of use from a hot food takeaway to 1 No. residential dwelling.

The proposal is to support a full application for 60 Victoria Street. The proposal includes the change use application and the change of fenestration. The change of use application involves converting the property into residential accommodation to enable the whole building to be combined into one residential property. The existing front elevation is not suitable for C3 residential dwelling, as the fast food restaurant has a large shop window. This area is wanted to be used as a dining room/ lounge, and therefore, a change of fenestration is suitable and should be permitted. The design will be matching the window design to the design of the neighbouring properties. The reason for this application is because on the class M application that was previously granted, change of fenestration was not allowed.

The ground floor would comprise of a living room, a dining room, a kitchen and a WC. The first floor layout would be reconfigured, creating an additional bedroom out of the existing living room. The alterations would result in a 3 bedroom property.

Conclusion:

We believe that the change of fenestration should be permitted as the current elevation is not suitable to be residential dwelling due to the large front shop window. As the proposal is compliant with the conditions, the full application, including the change of use and change of fenestration should be accepted.