

Prior Approval Application: Change of use – Class E to Class C3 (Single Dwelling)

Cow Shed Studio, Hammes Farm, Steyning, BN44 3DA

Introduction

The Cow Shed Studio is an existing oak framed building currently in use as Commercial (Class E) space as an artists studio, exhibition space etc and has been this since its construction in 2009. (see Certificate of lawful use or development application No: DC/25/1745)

The Proposal

The proposed design is shown on the Application drawings. Which is a Change of Use from Class E to Class C3 by Permitted Development rights Class MA.

The proposed dwelling house will conform to Nationally Described space standards for its internal habitable spaces as indicated on drawing 22538 – 102 Existing and Proposed floor Plans.

Design

The Proposed Change of Use will have no material change.

The building has a total gross internal area of 113 sq m. The proposed bedroom has a gross internal area of 25 sq m. Therefore sufficient to meet the minimum area required for nationally described space standards. The proposal has built in storage of 5.7 sq m, which also is sufficient to meet the area required.

Conclusion

The Change of use from planning Class E to Residential Class C3 is permitted under Permitted Development rights Class MA. The building is currently Class E which is confirmed by the lawful use or development certificate (ref No: DC/25/1745)

The existing building as a single dwelling meets Nationally Described Space Standards.

It is therefore respectfully requested that this Prior Approval Application for Change of Use to a single dwelling house be approved.

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