

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
7d	20/00965/FUL	17 Stansfield Road Todmorden West Yorkshire OL14 5DN	Change of use of ground floor from A1 shop to C3 (dwelling)	<p>The ground floor unit was the Basharat Mini Market and Convenience Store which has now closed. On the first floor there is a 4-bedroom living unit. It is proposed that the ground floor space and the first floor living space will become one dwelling.</p> <p>It is proposed that the 85sq metre ground floor shop will be converted to living accommodation: kitchen, dining space, two living rooms and a toilet. It is stated that the area is mainly a residential area.</p> <p>It is proposed that the ground floor will be altered somewhat as the existing shop front opening will be blocked up and that a new window will be installed in the kitchen. The existing signage and external shutters on Dalton St will be removed and the walls made good to match the existing coursed stone. The existing doorway on Crescent St will be blocked up to form a new window.</p> <p>Although the building is not listed, it is in the Todmorden Conservation area. It is proposed that the changes will not impact on the historic fabric of the building.</p> <p>There are no highway objections to the application.</p> <p>The building is in flood risk zone 3 although it has not recently flooded (including Dec 2015). The EA predicts that the main flooding risk is from surface water, although the flood maps show that this property has a low risk of flooding. The mitigation measures will include an allowance for climate change, using flood resilient materials with low permeability to at least 300mm above finished floor level, such as infilling openings with natural stone and lining with lime plaster. No low level vents will be installed. Anti-flooding valves will be installed to W.C. and kitchen wastes. No low-level vents will be installed, and all electrical sockets will be installed at higher level to prevent destruction during a flood. Whilst this will not eliminate the risk of flooding, this will minimise damage and aid drainage of flood water, clean up and drying out of the building should a flood occur</p>

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