

DA20064 – 3A KING’S ROAD Planning and D&A Statement

DATE	03 SEPTEMBER 2020
APPLICANT	LOVE TEETH DENTAL
PROPOSAL	CHANGE OF USE OF FIRST FLOOR TO D1
DEVELOPMENT ADDRESS	3A KING’S ROAD, M25 0LE, PRESTWICH, MANCHESTER

1. Introduction

- 1.0. This statement is prepared in support of a Planning Application for the change of use of the first floor to be used as part of the ground floor dental surgery D1.

2. Site

- 2.1 The site is located on King’s Road, which is predominately residential with some commercial parades in established locations along the road.
- 2.2 The parade of shops in this location form part of the Sedgley Park district centre and is home to a mix of commercial uses.
- 2.3 The ground floor has always been a commercial premises. It was changed from A1 to D1 in 2015 (59403).
- 2.4 The first floor is currently being used as an apartment. It is unclear when this use started as there doesn’t appear to be any planning history for this use. It is assumed that the first floor was originally ancillary to the ground floor commercial use. For the purpose of this application, we are referring to the current use as C3.
- 2.5 The ground floor is accessed from Kings Road. There is ramped access for at the main entrance for disabled level access. The first floor is accessed externally from a side entrance.

3. Proposal

- 3.1 The proposal is to convert the first floor from the current residential use to D1. The spaces will be ancillary to the ground floor. The requirement for additional space for staff has been apparent for some time. The motivation for the move now is the additional requirement for social distancing between staff within the practice and the availability of the space. No building work is proposed other than move the stairs to access the first floor internally. Otherwise the first floor will not be changed. The first floor will be used for the following uses. Staff room, shower room, kitchen and offices.
- 3.2 There are no proposed changes to the external aesthetic of the building anywhere.
- 3.3 The proposal doesn’t anticipate any increase in overall traffic or travel journeys to and from the premises so there will be no impact on surrounding highways for traffic or parking.

4. Conclusion

- 4.1 It is likely that the first floor as originally part of the ground floor commercial premises. The proposal will only restore the building to its original use. The loss of a small single residential apartment above a commercial premises will not have a detrimental impact on the supply or choice of housing in the local area. The commercial premises have been very successful since its opening a few years back. The facility provides a vital need in the community in a sustainable location. The use of the first floor for back office and staff facilities will help with the efficiency of the practice which in turn will benefit the local community further.