



PRIOR APPROVAL IS NOT REQUIRED

The Determination of the Local Planning Authority is that prior approval is NOT REQUIRED for the development described below, which is permitted by Town & Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3 (Class O).

Re: Prior notification application for the change of use from office (Class B1) to 31no. dwellinghouses (Class C3).

At: 99-100 Victoria Road
Old Town
Swindon
SN1 3BE

Agent: Mr Brian Mullin
Applicant: Blewbury Court Ltd
Application number: S/PRIORC/18/0544
Date of Decision: 24th May 2018

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990.

2. The proposed residential units shall be designed to meet the internal and external ambient noise levels contained in British Standard 8233:2014 (or later versions) which currently require:

Resting 35 dB LAeq,16hour

Dining 40 dB LAeq,16hour

Sleeping 30 dB LAeq,8hour

45dB LAFmax

Reason: In the interests of amenity.

3. Prior to occupation of the residential units, a pre-occupation validation noise survey shall be conducted in order to demonstrate that the noise mitigation measures detailed are effectual in reducing external noise to an acceptable level and a certificate of compliance by an approved acoustic assessor should be submitted to the Local Planning Authority to demonstrate that the standards required under BS 8233:2014 have been achieved. The survey shall demonstrate compliance with the following criteria:

Resting 35 dB LAeq,16hour

Dining 40 dB LAeq,16hour

Sleeping 30 dB LAeq,8hour

45dB LAFmax

Reason: In the interests of amenity.

Informatives

1. This approval shall be in respect of the following drawings: Site A - Existing 1F Plan (drawing 2295(02)105, dated 14/03/18); Site A - Existing 2F Plan (drawing 2295(02)205, dated 14/03/18); Site A - Existing BF Plan (drawing 2295(02)B05, dated 14/03/18); Site A - Existing Elevations (drawing 2295(02)E05, dated 14/03/18); Site A - Existing GF Plan (drawing 2295(02)G05, dated 14/03/18); Existing MF Plan (2295(02)M05, dated 14/03/18); Site A - Location Plan (drawing 2295(08)001, dated 13/03/18); Site A - Existing Block Plan (drawing 2295(08)002, dated 13/03/18); Site A - Proposed Block Plan (drawing 2295(08)003, dated 14/03/18); Site A - Proposed 1F Plan (drawing 2295(08)105, dated 14/03/18); Site A - Proposed 2F Plan (drawing 2295(08)205, dated 14/03/18); Site A - Proposed Elevations (drawing 2295(08)E05, dated 14/03/18); Site A - Proposed GF Plan (drawing 2295(08)G05, dated 14/03/18); Proposed MF Plan (drawing 2295(08)M05, dated 14/03/18); Design and Access Statement (Job ref 2295 Rev A, dated 14 March 2018) and Schedule of Accommodation (dated 17-Feb-18); received by the Local Planning Authority on the 26th March 2018.

2. i. A 30 minute protected escape route from each of the flats is required, which includes 30 minute fire resisting construction between each flat and the escape route in terms of walls and ceilings, and FD30 fire doors to each flat.

ii. Interlinked mains powered smoke detectors with integral battery standby supply are required in the communal areas such as hallways and landings .

iii. An interlinked heat detector is required in each flat which opens onto the escape route and non-interlinked smoke alarm in the room/lobby opening onto the escape route to protect the sleeping occupants of the flat.

vi. The fire detection system needs to be interlinked between each floor and each flat to ensure the actuation of one detector will actuate all interlinked sounders in the building.

v. The final exit door and each of the front doors to the flats must have a security lock of the mortice type with a cylinder lock capable of being opened from the inside without the aid of a key.

vi. Emergency lighting should be installed in order to highlight any changes in level or direction in the communal areas and to illuminate the final exit point in the event of a loss of power during a fire.

3. The Wiltshire Police Crime Prevention Design Advisor wishes to advise on matters relating to internal security and details of the postal arrangements. For further information please contact Amanda.Clarke@Wiltshire.pnn.police.uk or telephone 101 extension 38719.

4. Please contact gazetteers@swindon.gov.uk or ring 01793 466378 for information and advice regarding the registration of new or revised property addresses. The naming of streets and addressing of properties within the Borough, is controlled by Swindon Borough Council under the Town Improvement Clauses Act 1847. The Act is used to make sure that any new street names, building names and numbers are allocated logically and that a unique and unambiguous address is provided for every property within the borough.

5. The applicant should be advised that occupants of the flats, with the exception of disabled persons only, shall not be permitted to obtain from the Council a parking permit to park any vehicle within the local Residents Parking Zones, or any replacement parking scheme established and operated by the Council in the area. The applicant should therefore ensure that all prospective residents are made aware of the lack of parking available to the property prior to occupation.

6. This does not convey any approval for consent, which may be required under the Building Regulations, for this you should contact Building Control on (01793) 466070.

Authorised by Richard Bell
Head Of Planning, Regulatory Services,
Heritage & Libraries

Decision Dated: 24th May 2018

