planningissues
TOWN PLANNING AND ARCHITECTURE

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Ref: LB/Calne_Unit4
Planning Portal Ref: PP-12560449

Planning Services
County Hall,
Wiltshire Council,
Bythesea Road,
Trowbridge,
Wiltshire,
BA14 8JQ

25th October 2023

Dear Sir/Madam;

Re: Change of Use of Commercial Unit 4, Orchard Lodge, The Pippin, Calne. SN11 8RN.

Following construction and first occupations of Churchill Retirement Livings Orchard Lodge, the application seeks planning permission for the change of use of retail unit 4 to residential accommodation.

Orchard Lodge originally included 4 retail units within the approved scheme and this application seeks the change of use of unit 4 only. This would leave 3 units on the wider site.

Through the marketing of the site and the retail units, it is transpiring that there is limited interest in the retail units. Having sort the opinion of estate agents, they have advised that unit 4 has the poorer setting of the unit options due to its disconnection from Phelps Parade. We therefore seek to change the use of that unit to residential as the market signals are showing that unit 4 will not sell or be lettable as a retail unit.

As per the built retail form, there is currently 281 sqm of retail floorspace – equating to an additional net 100 sqm from the previous hardware store located on site. Therefore, this change of use application seeks to reduce the quantum of retail floorspace by 78 sqm. As such, the site still achieves an increase in retail floorspace from what was previously on the site. Therefore, in line with the previous conclusions in the Committee Report for application 19/03435/FUL, the proposal is broadly compliant with CP38 (Retail and Leisure) and CP8 (Calne Spatial Strategy).

As part of this change of use application, unit 4 is now proposed as a residential apartment. This residential unit is easily accessible from the communal corridor, and subsequently enables the remaining retail units to be concentrated to the north-eastern aspect of the building. The introduction of a further residential unit subsequently also aids in demonstrating a Housing Land Supply, whereby the Council currently have 4.6-years (as set out in the May 2023 Housing Land Supply Statement).

In addition to the above, the site falls within the Calne Conservation Area. As such, the elevational treatment of the north-eastern façade has been altered minimally, this includes alteration of the retail entrance door to a bedroom window. This matches the window and

fenestration detail of the first-floor windows above. As such, there will be no impact to the Calne Conservation Area.

The application includes the following plans:

- Location Plan – 10100CN-PA200
- Existing Ground Floor Plan – 10100CN-PA103 Rev A
- Existing Elevations 1 – 10100CN-PA107 Rev D
- Proposed Ground Floor Plan – 10100CN-PA103 Rev C
- Proposed Elevations 1 – 10100CN-PA107 Rev E

From the approved plans, the changes include:

- Change of use of retail unit 4 to residential apartment.
- Removal of external door along eastern wall (facing onto The Pippin) of retail apartment 4, and alteration to bedroom 1 window.

If you have any queries, or if you require any further information, then please do not hesitate to contact me.

Yours faithfully,

Lauren Bishop
Planner

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