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Planning Statement

Proposed Class MA Conversion of Existing Restaurant into 2 x 1 Bedroom Dwellings at 34-36 Warminster Road, Westbury, Wiltshire, BA13 3PE

This statement should be read in conjunction with submitted plans AH2026/23

This statement is to show compliance of proposed gross internal floor area is compliant with the required legislation for conversion under Class MA applications. This states:-

Article 3(9A) of the GPDO 2015 (as amended) - Article 3(9A):

"Schedule 2 does not grant permission for, or authorise any development of, any new dwellinghouse—

(a) where the gross internal floor area is less than 37 square metres in size; or

(b) that does not comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015

The proposed new dwellings will comply as shown below.

Both units are 1 bedroom, 1 storey dwellings with shower rooms, unit 1 is a single person occupancy and unit 2 is a 2 person occupancy. This means unit 1 must have at least 37m² of internal floor space & unit 2 have 50m² to achieve the required standards.

Unit 1 will have a total of 41m²

Unit 2 will have a total of 55m².

Both units exceed the minimum standards.

The national described space standards also state the dwellings must have the following minimum standards:-

A single person, 1 bedroom dwelling must be at least 7.5m² and be at least 2.15m wide

Unit 1 bedroom – 10.2m² & 2.35m wide – thus showing compliance.

A two person person, 1 bedroom dwelling must be at least 11.5m² and be at least 2.75m wide

Unit 2 bedroom – 13.9m² & 3.36m wide, showing compliance.