

From:
Colin Goldsworthy
Round Oak
Tillington
Herefordshire
HR4 8LW



To:

The Planning Department
Herefordshire Council
PO Box 230
Plough Lane
Hereford
HR1 2ZB

Dear Sirs

PRIOR APPROVAL ENQUIRY - REF: 85 ST OWEN STREET, HR4 8LW ~~HR1~~ 2JW

This application is being made to determine that the conversion of the above property from an office to dwelling house, B1 to C3, is permitted development and will not require prior approval.

Description:

A.

The building is an end of terrace house, located on the corner of St Owen Street and Daws Road. It was built in 1911 and is a typical Edwardian brick built house structure.

Planning permission was granted 10 February 1999 for the change of use from dwelling to office. SC990010PF. This permission was made personal to me so that following my vacation of the building it would automatically revert back to a dwelling house.

On the 18 July 2006 another permission was given to remove condition 2 (the personal use by me) because I wanted to put the building into a SIPP and this could not be done with condition 2 in place.

On the 19 February 2019 another permission was granted to allow a wider use of the offices because I wanted a new tenant and the restrictive use was causing letting problems.

This application is now being made because it is proving difficult to relet the property as offices and it should be far easier to sell as a dwelling.

In order to convert the building back to a dwelling there are no external alterations required. Internally a bathroom that was taken out will be replaced.

B.

Please find attached an ordnance survey extract showing the location and boundaries of the property.

C.

See above for my address details.

D.

My email address is: okx.colin@gmail.com

E.

The building is not at risk from flooding and there are no critical drainage problems.

F.

There is a parking space at the rear and is accessed from Daws Road. This existed when the property was purchased. Traffic movements will in my opinion reduce following the change of use back to dwelling house. I had as many as five people working there and we had visits from clients, representative etc. during working hours.

Enclosed is a cheque in the sum of £96 this being the application fee.

If any further information is required please contact me via the address, email or either of the following telephone numbers:

01432 760665

07526 945355.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Colin Goldsworthy', with a small horizontal line to the right.

Colin Goldsworthy.