

STATEMENT IN ACCORDANCE WITH POLICY GP.9

■ **Application:**

First Floor: Change of Use of 2-Bedroom Flat from Residential to Office Use to allow expansion of existing Office space.

■ **Sustainable Development:**

a) **Energy and Resources:**

The proposals relate to an existing building structure with no extensions or significant alterations proposed. The following are therefore not applicable.

- Use of resources
- Adverse impact on the environment (location, orientation, construction, etc as all are existing).

Where practical, any alterations to thermal elements or services will be undertaken so that environmental performance is enhanced.

The proposals include provision of electric vehicle charging points for electric and hybrid cars to encourage the regular use of this type of vehicle.

b) **Impact:**

The proposals relate to an existing building with established uses. The office space will be extended within the existing envelope. There will be no adverse impact on neighbouring properties and reference to Conservation Areas, Protected Building or Monuments are not applicable.

■ **Conclusion:**

- Retention and enhancement of an existing facility within an existing envelope is a very sustainable proposal as there will be minimal construction work and therefore limited use of and waste of resources.
- Landes du Marche is a well-established mixed-use site and has good vehicular and pedestrian access from the main road.
- The Flat is an anomaly on what is otherwise a fully commercial, and very busy, site with four substantial businesses operating from it. The commercial activities, particularly at the rear of the site where the Flat is located, are not conducive to a satisfactory residential environment.
- Expansion of the office space is of very limited scope and is required to allow the existing tenant to remain at this location and avoid having to relocate or occupy additional offices.