

1. Introduction

1.1 Applicant: Matthew Saunders

1.2 Site Address: The Old Surgery, High Street, Handcross, RH17 6PM

1.3 Proposal: Change of use from B1 (Office) to C3 (Dwelling House) and associated minor internal and external alterations.

1.4 Current Use: B1 Office (Former Surgery)

1.5 Proposed Use: C3 Residential Dwelling (Four-Bedroom House)

2. The Site and Context

2.1 Location: Briefly describe the location on High Street, Handcross.

2.2 Current Structure: The building is a former surgery, currently configured as office space (B1). The proposal is contained entirely within the existing building envelope.

2.3 Proposal Rationale: To return the building to its original/intended residential use, providing accommodation for the village. The conversion involves a light-touch renovation with minimal external impact.

3. Design Proposal and Sustainability

3.1 Scale and Layout: The building will be converted to a four-bedroom residential dwelling, utilising the existing structure efficiently.

3.2 External Works and Thermal Improvements: The property has recently benefited from the replacement of all existing windows with double-glazed UPVC units, significantly improving the thermal performance and energy efficiency of the building, supporting its long-term residential use.

Window Alteration: Replacement of the existing rear fire exit door with a standard window for the Master Bedroom, improving amenity and security while maintaining the new UPVC aesthetic.

Rear Porch Conversion: Conversion of the existing rear porch into a pantry/storage area.

3.3 Internal Works (Very Minor Scope):

Structural: Installation of a minimal number of stud walls only. No major structural alterations are proposed to the main fabric.

New Amenities: Installation of a new kitchen, a downstairs bathroom (in the current lavatory area), and an upstairs shower unit.

Refurbishment: Complete replacement of flooring and full redecoration throughout.

4. Traffic and Parking Impact

4.1 Reduced Traffic Generation: The change from a commercial B1 Office to a single C3 Residential Dwelling will result in a significant reduction in vehicular movements to and from the site.

This reduction in activity will have a positive impact on local traffic flow and highway safety on High Street, Handcross.

4.2 Parking Provision: Existing car parking hardstanding will be partially retained to serve the dwelling.

A substantial part of the car park will be converted into a formal vegetable garden, enhancing residential amenity and reducing the amount of hardstanding.

5. Access and Amenity

5.1 Access: Pedestrian and vehicular access points will remain as existing.

5.2 Residential Amenity: The dwelling provides high-quality living space and dedicated private amenity space (garden).

6. Conclusion and Summary

The proposal constitutes a light-touch conversion returning the building to a sustainable residential use.

The conversion will have a positive effect on the local road network by significantly reducing daily traffic generation.

The works are minimal, resulting in negligible impact on the external appearance of the building.

The change of use is supported and will result in a positive contribution to the local housing stock.