
PLANNING STATEMENT

52, THE BANKS, BINGHAM, NG13 8BT

SEPTEMBER 2023



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1.0 INTRODUCTION

- 1.1 Claire Pendle Planning has been commissioned by Mr C Lamin to prepare and submit an application for full planning permission for the change of use part of No.52 The Banks to holiday accommodation and the use of the existing annexe as a managers dwelling.
- 1.2 This Planning Statement sets out the relevant planning policy in respect of the scheme and assesses the benefits and harm of the proposal in respect of the planning balance required under Paragraph 11 of the Framework.
- 1.3 The Statement should be read in conjunction with the plans, elevations and application forms accompanying the application.

2.0 THE SITE AND SURROUNDINGS

- 2.1 The application site is located on The Banks in Bingham and comprises a two storey split level dwelling set within a large garden. The plot extends to approximately 0.1 hectares and the dwelling is located towards the front of the plot with a forecourt providing off-street parking. The land rises significantly from the road to the rear boundary of the site and the house is built into the slope with the main living spaces accessed via steps from the parking area. A separate annexe is located on the ground floor and has a separate entrance and small garden to the east. The main dwelling has accommodation on the upper floor with its gardens to the front and rear.
- 2.2 No.52 has four bedrooms on the first floor together with a kitchen and living space. The annexe has a single bedroom, bathroom and an open plan living/kitchen space.



Fig.1: Location of the property

- 2.3 Vehicular access to the site is from The Banks into a large forecourt to the front of the property which provides parking for at least six vehicles. There is also a single integral garage available for parking.

The Banks is a 30mph road with on street parking servicing predominantly residential properties. It also provides an access to Toot Hill School which lies to the south of the dwelling.

- 2.4 To each side of the property are detached dwellings which are set in large grounds. To the west is No.50 The Banks which is a traditional cottage currently undergoing a renovation whilst to the east is No.54 The Banks which is a twentieth century detached bungalow set back from the road in a large plot. There are mature trees and vegetation on the boundaries and within the gardens of all three dwellings. Opposite the site is open space which is currently in use as a paddock.
- 2.5 The property is located within the town of Bingham where there are day to day facilities and services such as primary and secondary schools, a number of supermarkets and shops, a small town centre with a library, shopping, doctors, dentist, etc. There are regular bus and train services from Bingham to Nottingham, Newark and Grantham and the surrounding villages.
- 2.6 The site is within flood zone 1 (low risk of flooding) and within Bingham Conservation Area. It is not within the vicinity of any designated site of ecological interest.

3.0 THE SCHEME

- 3.1 Full planning permission is sought for the change of use part of No.52 The Banks to holiday accommodation and the use of the existing annexe as a managers dwelling.
- 3.2 The proposal would involve the use of the main dwelling as holiday accommodation with the annexe being occupied by the manager of the accommodation. The holiday let would be restricted to the upper floor of the dwelling creating a four bedroom property with kitchen, lounge/diner, 2 bathrooms and garden. The property is likely to be able to sleep 8 guests (plus a cot). The intention is for the property to be let predominantly for 1-2 week stays with no period longer than 28 days.
- 3.3 In order to properly manage the holiday let, a manager will be living in the ground floor apartment and would be onsite to manage the holiday let, including greeting guests and being onsite to deal with the needs of the guests similar to serviced accommodation. Additional employment would be created by the appointment of a cleaner and gardener to maintain the property on a weekly basis.
- 3.4 The dwelling is currently being refurbished and is likely to be available to let from early spring 2024, subject to achieving a planning permission, and available to let throughout the year. The property will be fitted with solar panels (on the rear roof slopes) and an electric car charging point as part of the refurbishment.
- 3.5 The applicant has identified that there is a shortage of holiday accommodation, and in particular self-catering accommodation for families, within the Bingham area. This is confirmed within the Local Plan which seeks to increase overnight stays in the Borough. The accommodation lies within easy access, including by public transport, to a number of popular tourist attractions including Trent Bridge Cricket Ground and Nottingham Forest's City Ground sports stadiums, the National Water Sports Centre and the Grantham Canal, Nottingham Transport Heritage Centre and Great Central Railway and also those

outside the Borough including the Vale of Belvoir and Belton House. The property is also a five minute walk from Bingham town centre which has good local facilities, public houses and restaurants and excellent rail and bus links to Nottingham.

- 3.6 The applicant is happy to have the use of the holiday let controlled by the normal occupancy conditions suitable for a holiday let. Details of the draft Terms and Conditions for the accommodation can be provided if required.

4.0 PLANNING POLICY

- 4.1 Section 38(6) of the Planning and Compulsary Purchase Act 2004 requires that the determination of applications and appeals under the Planning Acts should be in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 In this instance, the Development Plan comprises the Rushcliffe Local Plan Part 1: Core Strategy (adopted December 2014) and Rushcliffe Local Plan Part 2: Land and Planning Policies (October 2019).
- 4.3 The relevant Development Plan policies are set out below in addition to relevant national planning policy contained within the National Planning Policy Framework and the Planning Practice Guide.

National Planning Policy

- 4.4 The National Planning Policy Framework (NPPF) sets out the Government's national policies on different aspects of spatial planning in England. It is a material consideration in the determination of all planning applications.
- 4.5 Paragraph 7 of the Framework states that 'The purpose of the planning system is to contribute to the achievement of sustainable development.' The Framework goes on to say 'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways.' These objectives are economic, social and environmental.
- 4.6 In terms of the economic objective, Chapter 6 'Building a strong, competitive economy' advises that 'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.'
- 4.7 Specifically at paragraphs 83 and 84 of the Framework, the needs of the rural economy are addressed, advising that '*Planning policies and decisions should enable:*
- a) *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*

c) *sustainable rural tourism and leisure developments which respect the character of the countryside; and*

d) *the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.'*

4.8 Paragraph 109 relates to transport and traffic and clarifies that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

Local Planning Policy

4.9 The Development Plan for the site comprises Local Plan Part 1: Rushcliffe Core Strategy (December 2014) and Local Plan Part 2: Land and Planning Policies (October 2019).

4.10 Relevant policies from the Development Plan are:

Local Plan Part 1: Rushcliffe Core Strategy:

- Policy 1: Presumption In Favour Of Sustainable Development
- Policy 2: Climate Change
- Policy 3: Spatial Strategy
- Policy 5: Employment Provision And Economic Development
- Policy 10: Design And Enhancing Local Identity
- Policy 13: Culture, Tourism And Sport
- Policy 14: Managing Travel Demand

Local Plan Part 2: Land and Planning Policies:

- Policy 1 - Development Requirements
- Policy 15: Employment Development
- Policy 22: Development Within The Countryside
- Policy 31: Sustainable Tourism and Leisure

4.11 There is no adopted Neighbourhood Plan for Bingham.

5.0 ASSESSMENT OF THE SCHEME

5.1 Full planning permission is sought for the change of use part of No.52 The Banks to holiday accommodation and the use of the existing annexe as a managers dwelling.

Principle of Development

5.2 The NPPF supports 'sustainable growth and expansion of all types of business in rural areas.' In addition, local Planning Policy within Policy 13: Culture, Tourism And Sport of the Rushcliffe Local Plan

Part 1: Core Strategy states that the 'Provision of culture, tourism and sporting facilities of an appropriate scale will be encouraged throughout Rushcliffe' subject to new tourism development being 'focused in or adjoining district centres.'

- 5.3 The application site is within Bingham, described as a 'Key Settlement' and identified for significant growth within the Local Plan Part 1: Core Strategy. The town has a wide range of shops, public houses, restaurants and other services making it a sustainable location for holiday accommodation. The guests using the accommodation will support the economy and local services and facilities of the town. Therefore, given the location of the site in Bingham, the principle of holiday accommodation in this location is acceptable.
- 5.4 Further details of the approach for new tourism development are provided within Policy 31: Sustainable Tourism And Leisure of the Local Plan Part 2. This states that the Borough Council will maximise the potential of tourism and leisure in the Borough and increase opportunities for residents and visitors by supporting tourism and leisure developments in various ways, including:
- development of new tourist and leisure attractions, including the provision of new accommodation to facilitate the opportunity for overnight stays; and
 - development of attractions and accommodation that are well connected to other tourist and leisure destinations and amenities, particularly by public transport, walking and cycling.
- 5.5 The proposed accommodation will facilitate overnight and longer stays in an attractive and desirable town where day to day facilities and services are within walking distance in Bingham town centre.
- 5.6 In addition, visitors staying at the accommodation can easily travel to nearby attractions within the Borough on public transport, including Nottingham City Centre and the sporting facilities in West Bridgford. The accommodation is also well related to visitor attractions outside the Borough in the Vale of Belvoir and beyond which are popular with both walkers and cyclists. The accommodation will help to facilitate this type of tourist use into the area making use of the immediate access into the Vale and its attractions.
- 5.7 The accommodation will also provide part time employment for 2-3 people undertaking the management of the guests, cleaning and gardening.
- 5.8 To conclude, holiday accommodation of this type within the Bingham area is currently limited and given the location of this sustainable settlement so close to a number of tourist destinations, the proposal meets the criteria set out in Policy 31: Sustainable Tourism And Leisure of the Local Plan Part 2

Highway Safety and Parking

- 5.9 Policy 1: Development Requirements of the Local Plan Part 2 states that 'Planning permission for new development, changes of use, conversions or extensions will be granted provided that certain criteria are met, including that:
- a suitable means of access can be provided to the development without detriment to the amenity of adjacent properties or highway safety and the provision of parking is in accordance with advice provided by the Highways Authority.

- 5.10 The existing dwelling and annexe are set back into the site and there is a large hardstanding to the front which provides parking for up to six vehicles. The annexe has a single bedroom and therefore generates a need for a single space. The four bedroom holiday accommodation generates a need similar to a dwelling of commensurate size for four spaces.
- 5.11 There is no turning space on site but the standards applicable to the holiday accommodation are the same as for the existing dwelling. The Banks is generally a quiet road with the exception of the beginning and end of the school day. Given the existing use as a dwelling, it is not considered that the proposal would result in a significant increase in adverse impacts on the highway network comparative to the existing use.
- 5.12 The proposal is a small scale change of use that will not significantly alter traffic movements and sufficient parking is proposed on site. The proposal is, therefore, acceptable in terms of the requirements of Policy 1: Development Requirements of the Local Plan Part 2.

Amenity

- 5.13 Policy 1: Development Requirements of the Local Plan Part 2 states that 'Planning permission for new development, changes of use, conversions or extensions will be granted provided that certain criteria are met, including that, inter alia 'there is no significant adverse effect upon the amenity, particularly residential amenity of adjoining properties or the surrounding area, by reason of the type and levels of activity on the site, or traffic generated.'
- 5.14 The proposal is for a single holiday let and on site managers annexe. It is located on a residential street close to the town centre of Bingham. The dwelling is set in a large plot adjacent to similar properties which are similarly set within large gardens. The accommodation is aimed at families for 1-2 week stays to take the opportunity of the location so close to a number of tourist facilities as outlined above. The use is low key and similar to the operation of the property as a dwelling.
- 5.15 The accommodation will operation in similar way to a dwelling with a similar type and level of activity on the site. The applicant has chosen to use the annexe on the ground floor as managers accommodation to ensure the smooth running of the holiday accommodation. Given this, it is unlikely that the properties would experience any significant change or loss of amenity as a result of this development.
- 5.16 There are no changes proposed to the internal layout or external appearance of the dwelling and therefore there is no increased risk of harm from overlooking or overshadowing impacts. In addition, the level of traffic generated by the property would be similar to that of a five bedroom dwelling and consequently there should be no increased harm as a result of any increased traffic generation.
- 5.17 As a result the proposal would be in accordance with the requirements of the NPPF and local planning policies set out in the Local Plan Part 1 and Part 2.

6.0 CONCLUSION

- 6.1 The proposal provides the opportunity to create high quality visitor accommodation within a sustainable settlement identified for key new development. National and local planning policies support rural business development of this type provided any harm is minimised.
- 6.2 In this instance, the project would utilise an existing dwelling, requiring minimal alterations, to be suitable for use as holiday accommodation. The use is low key with an on-site manager to deal with guests directly. There is no impact on the character or appearance of the dwelling as no alterations are proposed externally. A safe access and appropriate parking is already available to serve the proposal which is, in effect, serviced accommodation, and given the existing use, large gardens and location and on site manager, there would be no adverse impact on neighbouring properties.
- 6.3 The proposal is therefore in accordance with the requirements of local and national planning policies. Given this the development represents sustainable development and should be permitted.