



# Planning Statement

---

Prepared in support of an outline planning application with all matters reserved for 3No. Residential Dwellings

Land at The Gables  
Welwyn Avenue  
Mansfield Woodhouse  
Nottinghamshire  
NG19 9DR

## **INTRODUCTION**

This statement forms part of an all matters reserved outline planning application for the erection of 3 No. single storey bungalows at The Gables, Welwyn Avenue, Mansfield Woodhouse, Nottinghamshire.

This following statement addresses site location and development proposals and national and local planning policy issues for the proposed dwellings.

## **SITE LOCATION AND DEVELOPMENT PROPOSALS**

The application site (shown edged red on the accompanying Site Location Plan) is an established residential plot at the end of the cul de sac of Welwyn Avenue and lies within a primarily residential area with properties of varying designs and sizes in the immediate vicinity. The site is within the Urban Boundary and close to Mansfield Woodhouse Town Centre and is well placed for ease of access by walking or a short drive to all facilities and amenities located in Mansfield Woodhouse and also close to public transport links to other nearby commercial centres.

The Gables is a large single storey residential bungalow situated within a substantial plot with a drive and access off Welwyn Avenue to a parking area in front of an attached garage. The area around the bungalow consists of lawned areas, trees and planting with tall boundary hedges. There is a newly constructed detached garage just inside the entrance to the site on the right hand side.

The proposal includes the demolition of the existing conservatory on the north elevation to facilitate a private access road to serve three detached residential bungalows on the site along with detached garages and parking areas for each plot.

The indicative position of the three single storey bungalows is shown on the attached layout, they are sited to ensure there is sufficient amenity distance

between the proposed and adjacent dwellings, no windows serving habitable rooms are proposed facing the existing dwellings located on Marples Avenue which sit at a lower level (noted on indicative bungalow layout drawing as 'blank elevation') thus alleviating any overlooking or loss of privacy. It is anticipated that each bungalow will feature three bedrooms, 2 No. parking spaces will be provided to each dwelling via driveways with another space provided within each detached garage. A wheelie bin storage area will be provided at the front of the site for Plot 3 to avoid excessive travel distance to the highway on collection day, plots 1 & 2 are within an acceptable distance of the highway to put out & collect their wheelie bins which can be stored at the side of each dwelling. It is anticipated that Plot 3 may need to be fitted with a domestic sprinkler system due to the limited access for a fire engine to the far end of the site.

There will be sufficient garden/amenity spaces to the front and rear of each plot to meet the needs of the development. Landscaping proposals are indicated on the layout plan and will retain the existing established trees, shrubs and hedgerows to create pleasant greenspace areas within the site. A detailed landscaping scheme would be submitted as part of any reserved matters application, this would also include details of how a net gain in bio-diversity would be achieved, this will include bird boxes, wild ponds, bee hotels & specific planting to encourage wildlife.

This application is for outline permission with all matters to be reserved, therefore the exact scale and specification for the residential dwellings is not detailed in this application, however, it is considered that the dwellings will be single storey, bespoke in design and constructed to a high standard utilising traditional brick facing and tile materials to reflect the character of the surrounding dwellings. Ridge heights will be kept to a minimum to avoid any loss of amenity to surrounding dwellings, no rooms-in-roof spaces are proposed, the floor levels of the bungalows & garages will be discussed with planning officers at a later stage but it is anticipated these will also be designed to minimize impacts on surrounding properties.

## **NATIONAL PLAN POLICIES**

The National Planning Policy Framework (NPPF) revised in July 2021 sets out the Government's planning policies for England, explains how these are expected to be applied and is a material consideration in planning decisions.

Section 11 (Effective Land Use), Paragraph 119 states that decisions should promote an effective use of land in meeting the need for homes whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.

Section 12 (Achieving Well Designed Places), Paragraph 130 states that decisions should add to the overall quality of the area, are visually attractive, sympathetic to local character and history, establish or maintain a strong sense of place, optimise the potential of the site and create safe, inclusive and accessible places.

Section 9 (Promoting Sustainable Transport) Paragraph 110 states that developments should ensure opportunities to promote sustainable transport modes are taken up and any impact on the highway network can be effectively mitigated to an acceptable degree.

It is believed that the proposal meets the aims of the NPPF by ensuring an appropriate sustainable use of land with the intention to provide high quality well designed residential dwellings which respect the character of the local area. Safe vehicle access via a new private road will be provided with no impact on the existing highway network and provision for garaging and parking for each plot is proposed.

## **LOCAL PLANNING POLICIES**

The development site is located within the Mansfield Woodhouse Urban Area as defined by the Mansfield District Local Plan 2013-2033 adopted September 2020

and is considered to accord with the objectives of Policies S2, P2, P7, IN9 and IN10.

Policy S2 aims to ensure development is concentrated in the most sustainable locations. The site is located within the Mansfield Woodhouse Urban Area and is therefore considered a sustainable location.

Policy P2 sets out criteria to ensure safe, healthy and attractive new developments and states that "...development will be supported provided it creates a strong sense of place and is inclusive and accessible and appropriate to its context in terms of layout, scale, density, detailing and materials..."

As previously stated, this is an outline application with matters of siting, scale, design, and landscaping to be agreed at later stage, however, it is anticipated that the proposals will be in line with Policy P2 respecting existing patterns and scale of development by creating residential dwellings in keeping with the surrounding area. The proposed layout of the site will create attractive, efficient, and healthy living spaces.

The development is situated within walking distance to all local amenities, promoting physical activity and the properties will be designed to provide adequate and accessible external storage space for waste, recycling and bicycles. Existing and proposed landscaping and boundary treatments will ensure privacy and aid crime prevention.

Policy P7 relates to amenity and expects that "...proposals for development will be designed and constructed to avoid and minimise impacts on the amenity of both existing and future users..."

Again, design is yet to be agreed, however, it is thought the development can be designed to ensure there are no adverse effects on the living conditions of existing neighbouring residents or the future occupiers of the proposed dwellings. The future design of the dwellings aims to ensure there will be no loss of privacy or loss of amenity through overlooking or overshadowing as the proposed

position of the dwellings will be an acceptable distance from neighbouring properties.

Policy IN9 relates to impact of the development on the highway network and seeks to ensure safe access and movements within the site. As shown on the indicative layout all three proposed dwellings will have access off a private drive for both vehicles and pedestrians and will have minimal effect on the surrounding highway network.

Policy IN10 relates to car parking within developments and requires appropriate provision for vehicle and cycle parking. Again, the layout is indicative at this stage but there are proposed to be detached garages and parking areas to provide at least two car parking spaces per dwelling to meet the needs of the occupiers and includes ample outside areas to provide cycle parking.

## **CONCLUSION**

Taking into account all aspects outlined in this Planning Statement it is considered that overall the proposal would provide high quality dwellings in a sustainable location which integrate well with the surrounding area and would not cause a detriment to highway safety.