

Planning Statement



Full Planning application for proposed windows and doors and replacing shop frontage

This statement has been prepared by Peter Philip Developments on behalf of the client/applicant to supplement the application for the Conversion of the C3 Unit into 2 Self Contained Flats at the proposed development site - **23 High Street, Mansfield Woodhouse, NG19 8BB**

The following policies are relevant to the scheme;

National Planning Policy Framework

Mansfield District Local Plan

- Policy S1: Presumption in favour of sustainable development
- Policy S2: The spatial strategy
- Policy P2: Safe, healthy and attractive Development
- Policy P7: Amenity

Each of the above policies were used when designing and developing the proposal for Mansfield District Council.

PROJECT PROPOSAL

This statement has been prepared by Peter Philip Developments on behalf of the client/applicant to supplement the application for 23 High Street which is a 3-storey, detached, stone built property located within the Mansfield Woodhouse Conservation Area and designated District Centre. The site was previously comprised of 2 no. independently accessed commercial units to the ground floor which were last occupied by a hairdresser and a dental surgery with associated storage and staff space to the upper floors. We sent a previous application off for Prior approval to change from these retail units to create 4 self contained 1 bed flats to which was approved under permitted development. This application is for changes to windows and doors, including replacing the store front and adding additional windows and doors.

PLANNING HISTORY

Our previous application - 2023/0564/PNSCOU - PRIOR NOTIFICATION FOR A CHANGE OF USE FROM RETAIL (USE CLASS E) TO CREATE 4 NO. 1 BEDROOM SELF CONTAINED FLATS (USE CLASS C3) - UNDER THE TOWN AND COUNTRY PLANNING (PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

SITE & CONTEXT



Fig 1 - 23 High Street, Mansfield Woodhouse, NG19 8BB

The proposed site covers all of the existing curtilidge at 23 High Street, Mansfield Woodhouse, NG19 8BB. The existing build is a semi-detached dwelling, with both dwellings previously being a hair and beauty unit and a private dental practice

. The area itself is predominately residential with several retail units. To the north (front) of the site is a public space path and High Street. To the west (right) is a beauty boutique retail unit and to the east (left) are residential flats. Dwellings in the area are generally two /three storey.