



Planning Statement

Prepared in support of a full planning application
for a Change of Use from Offices (Class E)
to 2 no. 7-Bed HMO (Class C4) and Single Storey
Rear Extensions

27-28 St John Street
Mansfield
Nottinghamshire
NG18 1QJ

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INTRODUCTION

This Planning Statement forms part of a full planning application for the Change of Use from Offices to 2no. 7 Bedroom HMO and Single Storey Rear Extensions at 27-28 St John Street, Mansfield, Nottinghamshire.

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

SITE LOCATION AND DEVELOPMENT PROPOSALS

The application site (shown edged red on the accompanying Site Location Plan) are 2 no. three-storey stone and brick faced mid and end terraced building located on the south side of St John Street, Mansfield and lies just inside the Conservation Area and just outside the defined Town Centre boundaries of Mansfield. The current use of the buildings are offices; however, soon to be vacant. There is a small forecourt to the front currently used by the occupants as parking for 3 or 4 cars and a large tarmac area to the rear used as a parking area for Banner Jones Solicitors.

The current layout of the buildings provide 3 offices and a kitchen to each ground floors, 3 offices and a bathroom on each of the first floors. and an additional office/storage space on each of the second floors. There are also 2 cellar rooms below ground at basement level

St John Street is made up of a mixture of residential properties and commercial businesses/offices. Immediately to the rear of 27-28 St John Street is a recently approved development for 14 no. new dwellings. This site lies within a short walking distance to Mansfield Town Centre and is well placed for ease of access to all facilities and amenities located in Mansfield and public transport links to other nearby commercial centres.

The proposal is to erect small single storey rear extensions on each of the properties and change the use of them into two 7-Bed HMO's. The HMO's layout (including the proposed extensions) will provide 3 bedrooms and a kitchen on the ground floors, 3 bedrooms on the first floors and 1 bedroom in each of the roofspaces.

Each bedroom will have an ensuite shower room. The cellars are to remain as storage.

The single storey rear extensions will be constructed with blockwork, finished in render to match existing & covered with rubber based flat roofing with matching colour coded soffits & fascia's. The extension materials proposed ensure the exterior appearance is in keeping with the surrounding area & the host building.

Access to each property is from the main front doors with added access at the rear doors from the communal kitchens on the ground floor.

Whilst there is very limited parking for the development, the site is located within close proximity to the town centre and given the nature of the development it is considered sufficient in this instance. Wheelie bins will be provided for each property to the rear as shown on drawing 2023-091(3) (2No. of each type to each property – 8 bins in total).

There will be no change to the exterior front elevation, all existing windows are to be retained. Internally the proposed conversion will be fitted out to a high standard using good quality materials giving pleasant living spaces to the future occupants.

Existing windows to the rear of both properties are a combination of timber and uPVC. See accompanying images. It is proposed to use uPVC for the additional windows proposed for the single storey rear extensions within this scheme.

The existing and proposed elevations and floor plans for the extensions and conversion are shown on the drawings accompanying the application.

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 8 (Promoting Healthy and Safe Communities), Paragraph 92 states that planning decision should aim to achieve healthy, inclusive and safe places which promote social interaction through mixed-use developments, are safe and accessible and enable and support a healthy lifestyle such as access to green areas, sports facilities, local shops and encourage walking and cycling.

Section 12 (Achieving Well Designed Places), Paragraph 126 states that good design is a key aspect of sustainable development which creates better places in which to live and work and helps make development acceptable to communities.

Section 9 (Promoting Sustainable Transport) Paragraph 110 states that developments should ensure opportunities to promote sustainable transport modes, safe and suitable access to the site can be achieved for all users, street and parking area design reflect current national guidance 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 reuse of an existing building to provide much needed safe housing through a high-quality, well-designed house in multiple occupancy. Very limited on site parking promotes sustainable transport modes and causes no impact on the existing highway network. The proposal also supports a healthy lifestyle being in close proximity to all town centre facilities, shops and green spaces and encourages walking and cycling.

LOCAL PLANNING POLICIES

The development site is located within the Mansfield Urban Area as defined by the Mansfield District Local Plan 2013-2033 adopted September 2020 and accords with the objectives of Policies S2, P2, P7, H7, IN9 and IN10.

Policy S2 aims to ensure development is concentrated in the most sustainable locations. The site is located within the Mansfield 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..."

In line with Policy P2 the proposed development integrates and respects existing surrounding uses and contributes to the character of the area by retaining, extending and refurbishing an existing attractive building to provide a high-quality residential HMO. The proposed internal layout will create efficient and healthy living spaces. As detailed above the materials to the single storey extension will match the existing rear elevation to ensure it is appropriate and the exterior appearance is in keeping with the surrounding area.

The development is situated within walking distance to all amenities in the town centre, promoting physical activity and use of sustainable transport means. The external layout also provides adequate and accessible storage space for waste, recycling & bicycle storage. A new 1.8m high timber fence will be provided to form the new rear boundary with the existing car park/new housing development. This boundary treatment 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..."

Living conditions of the residents of the new development have been considered in the internal layout and the provision of facilities. All alterations will be carried out to current Building Regulations standards. Due to the position of the building in a mixed-use area and there being no residential dwellings directly adjacent to the development, no overlooking or loss of privacy will occur.

Policy H7 of the adopted Local Plan states that multiple residential occupation of buildings will be supported where it would be appropriate with respect to the characteristics of the site, contribute to the achievement of mixed and balanced communities and provide adequate internal accommodation and external private

amenity space without significantly adversely impacting on the amenity of adjacent occupiers.

The proposal would provide residential accommodation within easy access of the town centre and would meet the need for this type of accommodation contributing to a mixed and balanced community. As previously stated, the layout of the internal accommodation creates healthy living spaces with adequate facilities and a small private amenity space.

The proposed HMO respects the characteristics of the area and would not harm the amenity of neighbouring properties. It is therefore considered that the property is appropriate for the proposed use and would meet the requirements of Policy H7.

Policies IN9 and IN10 relate to the impact of the development on the highway network and seeks to ensure safe access and car parking.

As discussed above there is very limited car parking space for the development and therefore will cause no detriment to the current highway network. It is also thought that the close proximity to the town centre will encourage car less residents and promote walking and sustainable transport means.

CONCLUSION

Taking into account all aspects outlined in this Planning Statement it is considered that overall, the proposals would provide a good quality house in multiple occupation in a sustainable location which integrates well with the surrounding area.