



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Supporting Statement for:

**Conversion of first floor into 7 self-contained
apartments**

At:

**1 Forest Road, Ollerton, Newark On Trent,
NG22 9PL**

**Prepared by Planning By Design on behalf of
Pardis Design & Construction Ltd.**

Site and Surroundings

The site comprises the first floor of a commercial unit on the corner of Forest Road and Sherwood Drive in Ollerton district centre. The building is a modern flat roof commercial unit constructed out of brick and render with commercial units at ground floor (currently a Well+ Pharmacy and Bargain Booze convenience store). The first-floor space is not currently in use.

Surrounding buildings to the east and west are in commercial use at ground floor, within the primary shopping frontage for the district centre. Further to the south on Sherwood Drive are community facilities such as a Church and Town Hall with residential properties to the north and beyond the commercial units to the east, south and west.

The building does not lie within the conservation area, nor is it at risk of flooding.

Planning History

There have been a number of applications relating to the shop front installations, but there are no applications of direct relevance to residential conversions. There was one application in 1995 for the change of use from storage to leisure use (ref. 95/51321/FUL).

Proposal

Planning permission is sought to the conversion of the first-floor to 7no. self-contained apartments. Solar panels and a green roof are proposed a sustainability and visual amenity measures to improve the building's efficiency and reduce any visual impact of the building in its current state.

The floor plans submitted show the insertion of windows on the north, east and western elevations to allow natural light and ventilation into the proposed units.

The seven units provide the following:

- 3 x 1-bedroom units;
- 3 x 2-bedroom units; and
- 1 x 3-bedroom units.

All bedrooms and habitable rooms will be served by windows. Access will be provided by two staircases within the building, with the main access being from the eastern elevation. No off-street parking is proposed, with ample parking on neighbouring roads.

Pre-Application Engagement

Pre-application advice was sought and provided by the Council on 22 November 2022 (ref. PREAPP/00271/22). The Council accept this development could be accepted in principle.

The Council confirmed the building is of no architectural merit and does not currently contribute positively to the street scene given it is not in a good state of repair and has blank elevations in the public realm. The proposed development submitted at pre-application stage proposed additional windows to the street facing elevations that the Council confirmed are unlikely to be harmful if proportioned to reflect the existing windows on the building and consideration should be given to re-render the existing first floor façade. The rendering of the external façade was not discussed by the Client, although it is encouraged by the Council to consider when submitting a planning application.

The Council confirmed any adjacent premises or occupiers would not be adversely affected by the proposed development, as the site is surrounded by mixed uses and the proposal will be retain the commercial use at ground floor level. The Council suggested submitting a noise assessment and mitigation strategy, although the Applicant considers the assessment is not appropriate for this level of development because the types of commercial uses at ground floor likely close early and would not cause harm during night-time hours. Nevertheless, should the Council insist on the submission of a noise assessment, the Applicant is happy to submit a Noise Report as part of a planning condition.

The Council suggested the submission of transport information. A Transport Assessment has been prepared by the Applicant and concludes site-specific parking is not required for this development, and proposes cycle parking provision. This document, along with the supporting drawings support this planning submission.

Planning Policy

National Planning Policy Framework (2021)

National planning guidance, which is a material planning consideration, is largely detailed within the National Planning Policy Framework (NPPF). For decision making, the NPPF advises that local planning authorities should look to approve sustainable development proposals that accord with an up-to-date development plan without delay.

Newark and Sherwood Council Development Plan

The adopted development plan comprises:

- Core Strategy (2019)
- Allocations and Development Management (2013)
- Policies Map (2019)

The site is not allocated for specific development, nor are there any planning designations that restricts development at the site.

Planning Considerations

Principle of Development

The conclusions of the pre-application advice confirms the Council accept this development is acceptable in principle.

- The site is located within the main built-up area of Ollerton, which is considered to be a sustainable settlement, and the proposed development follows the residential character of the site and its surroundings.
- As the Primary Shopping Frontage will be retained and not altered, the proposed development does not conflict with the District Centre policies. The introduction of a greater appropriate residential presence could also offer the potential to enhance the vitality and viability of the centre and thus could help meet the overall aims of the Development Plan.
- The NPPF states that applications for alternative uses of land and buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

Impact on the Character of the Area

The assessment of the development in terms of impact on character and appearance of the area is assessed both by CP9 of the Core Strategy and DM5 of the Allocations and Development Management DPD.

Policies CP9 and DM5 refer to design. New developments should demonstrate an effective and efficient use of land that where appropriate promotes the re use of previously developed land and optimises site potential at a level suitable to the local character of the area. The current first floor is vacant and of a poor standard. The proposed development will bring a residential presence to the high street that supports the aims of the Core Strategy and reuses previously developed land. There are minimal external changes to allow the building to operate efficiently. Sustainability measures have been proposed to improve the building's efficiency further and provide renewable energy sources to the building and improve the building's visual amenity; future-proofing its value as a residential presence along the high street and district centre as a whole.

In addition:

- The majority of the conversion is internal, with three external changes that will support the operation of the building. Additional windows are proposed to allow natural light and ventilation into the proposed properties. These windows follow the window elevation patterns as other buildings along the high street. The solar panels are a renewable energy resource that is encouraged by local and national Government. The first-floor as a minimum will have energy independence with low maintenance, which can be extended to the ground floor commercial units. The proposed residential use integrates well into its surroundings and has no impact on the streetscene.
- With limited changes externally, the building will remain sympathetic to the character of the high street (Forest Road) and district centre.
- There is an appropriate distance between the rear windows of the subject site and the neighbouring properties on Ruffrd Avenue, avoiding any loss of privacy, particularly with habitable rooms.
- Waste and recycling storage will be provided for each unit and follow existing waste collection arrangements as the current first-floor use.

The introduction of windows into the street facing elevations are unlikely to be harmful as they are proportioned to reflect the existing windows on the building and the external façade will be re-rendered and painted to match the existing.

Amenity

Policy DM5 refers to neighbouring amenity. Although the site is in a local centre location, the types of commercial uses at ground floor do not create excessive levels of noise. These commercial uses including the Post Office and William Hill are likely close early and would not cause harm during night-time hours. There is a local supermarket and fast food shop in proximity to the site, although these uses are unlikely to give rise to significant levels of noise.

In terms of internal space, all habitable rooms would be served by sources of natural light. As such it is considered that future occupiers could be afforded adequate internal living conditions. There will be no external amenity space to serve the future residents, although it is often the case that occupiers of flats in or near town centre locations do not desire or require an area of private external amenity space and residents would be aware of this prior to their occupation. There are also areas of green space available within the wider area such as Yewtree Part to the northwest, such that it is not considered that a lack of onsite provision would be fatal to the overall scheme.

In terms of window-to-window relationships, there is c.21m between the eastern elevation and buildings across the highway on Sherwood Drive and c.25m between the northern elevation and properties across the highway on Forest Road, as such it is not considered that any adverse overlooking impacts would arise as a result of introducing residential use into the first floor of this building. It is not considered likely that any adjacent premises or occupiers would be adversely affected by the proposed development; the site is surrounded

by mixed uses and the proposal appears to be retaining the commercial uses at ground floor level.

Access and Parking

A parking study was undertaken to assess the current on-street parking levels adjoining the site, to determine the impact of the development in relation to current highway capacity, highway safety and neighbouring amenity. It was concluded that the parking and highway impact of development will be minimal and insignificant.

For more information, please see supporting Transport Statement.

Conclusion

The proposal offers additional accommodation that supports the Council's housing and economic strategies, and remains both ancillary and subordinate to the wider district centre aims.

The scale and nature of the proposed development, and its use would not result in any significant impact on the character or amenity of the area and any potential impacts can be controlled by way of appropriately worded planning conditions. On this basis, we respectfully request that the Council supports this application.