



Planning and Building Control
Gedling Borough Council
Arnot Hill Park
Arnold
Nottingham
NG5 6LU

08th January 2024

Dear Sir or Madam

146 Breck Hill Road, Woodthorpe, Notts

Converting existing approved 9 Studios and 2 nos 2+1 Bedroom flats to 12 studios

This letter has been prepared to accompany a set of amended application drawings.

We trust this letter can be treated as a '*Design and Access Statement*' for the purposes of formal 'validation'.

Context

The application site has the benefit of an planning consent for 9 Studios and 2 nos 2+1 Bedroom flats at No. 146, granted under reference 2021/1420.

The amendments / changes relate to:

- The changing number of units with no alteration of existing layout that was granted.



Residential Amenity

I strongly believe that existing layout which has been granted is so suitable for 12 units. Once the drawings have been assessed, it can be seen that in terms of area, it would be enough to create habitable space.

Design

The character and appearance of the development was a key consideration at the time of the original planning application (2021/1420).

Within this application, there is no changing with existing approval in terms of layout. Taking into account that the proposed changes will just increase the number of units

Planning Policy

The Council's adopted Local Plan promotes sustainable development and seeks to create attractive, safe and healthy environments. The Government's NPPF states that high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development. The NPPF emphasis the need to support sustainable economic growth. The NPPF requires local planning authorities to provide a wide choice of high-quality homes.

Due consideration has been given to ensure that the submitted proposal (see drawings submitted with the application) would not unduly harm the amenity of neighbours or the character and appearance of the area.

I believe that because of no alteration of façade of building, the application will also be granted by the council as before.

I also trust with this information and the application documentation submitted via the planning portal, the application will now be formally 'validated' and progressed favourably to determination.

If you have any questions, please do not hesitate to contact me.

Yours faithfully

Ekin Albayrak