



Planning Statement

48 Bourne Street

Netherfield NG4 2FH



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1. Introduction

This planning, design and access statement has been developed on behalf of Altitude Audio Visual LTD and accompanies a Sui Generis application for 7 bedroom, 7 person House of Multiple Occupancy at 48 Bourne Street, Netherfield.

An electronic version of this application has been submitted through the Planning Portal and is accompanied by the following drawings:

23126-P-100 - Site Location Plan

23126-P-110 - Proposed Site Plan

23126-P-102 - Existing Plans

23126-P-210 - Proposed Plans

The purpose of this statement is to explain the design process for the scheme and assess the proposal alongside its surroundings and relevant planning policy context.



2. Site Context

The application site is a semi detached property with varying architectural features that contribute towards the street scene it sits within. Access to the property is off the adjacent footpath, there is a concrete path to the front door, where there is an existing garden for outdoor amenity. Car parking is only available on street and dependent on availability. In addition to this, the property benefits from secure covered cycle storage to the rear garden with provision for all proposed occupants alongside a covered external area.

The site falls within Flood Zone 3 which has the highest probability of flooding. However the room proposed to be changed is on the second floor and we see no issue with the additional room as it does not affect the current use.

The site has recently been fully refurbished to a high standard and is now occupied and used as a six bedroom HMO. The refurbishment has included voluntary upgrades to exceed the requirements of Building Regulations by providing soundproofing to all party walls which have passed sound testing, as well as incorporating sustainability measures such as low water consumption fixtures, high U-value performance windows, additional thermal insulation and new efficient heating and hot water system.

The site is close to the city centre and is primarily a residential area with other terraced properties occupied by single households. It is considered that this location is suitable for tenants who can easily commute into the city centre for work and leisure opportunities, which would suit accommodation of this type.

3. The Proposed Development

Full planning permission is sought for the change of use of the existing six bedroom HMO (C4 use) into a 7 bedroom, 7 person HMO (Sui Generis use). There are no external alterations proposed within this application and the increase of occupants from six to seven households is to be considered. This property is being designed as a very spacious and high end HMO for 7 working professionals – consisting of x4 large Studio rooms complete with luxury kitchenettes and on-suites, and x3 Single rooms complete with on-suites only. The property will also include a communal kitchen and communal room with high end fixtures and fitting.

The change of use relates to existing room on the 2nd floor which is currently underused.

In terms of the amenity of the rooms themselves, adequate outlook and natural light is provided with suitably sized windows. Beds, wardrobes, bedside tables, chests of drawers and desks are provided to provide a comfortable living environment. In some rooms this is extended to comfortable sitting and dining furniture.

The reuse of this room would have very little impact on the other rooms, as the percentage of those requiring the shared amenities remains the same due to the provided facilities in these large rooms. Therefore, there would be no building works required to facilitate the approval of this application. The resulting shared amenity spaces still exceed the HMO amenities and spaces standards as set out in the Gelding Borough Council document.

It is considered that the impact of the additional household members within the shared property would be negligible on both the neighbours in terms of noise and disturbance, as well as the effects on the public highway. The preferred strategy is to let rooms to professionals who will utilise the local public transport or cycle to from work thus not increasing the demand on parking within the area.

Maintenance of the property is rigorously and professional managed by a bespoke HMO Specialist Property Management company, with robust HMO experience who are appointed to manage all aspects of the HMO, including referencing tenants, dealing with maintenance issues, and regular inspections to ensure the standard remains high.

3.1 Relevant Planning Policy

Principle & Concentration of HMOs within Surrounding Area

The Nottingham City Aligned Core Strategy was adopted in September 2014 and forms Part 1 of the Local Plan for Nottingham City. Gedling Borough Council is one of three local councils that produced the Nottingham City Aligned Core Strategies.

Core Strategy Policy 1 relates to **Climate Change**. All development will be expected to mitigate against and adapt to climate change including with respect to flood risk.

Core Strategy Policy 8 relates to **Housing Size, Mix and Choice**. “The General Approach” states that Residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes to create sustainable, inclusive and mixed communities.

Core Strategy Policy 10 relates to **Design and Enhancing Local Identity**. This sets out the guidelines that development will need to meet with respect to design considerations.

The Gedling Borough Council Local Planning Document forms Part 2 of the Local Plan for the Gedling Borough. The Local Planning Document details policies to assist in delivering allocated site and the determination of day-to-day planning applications in line with the policies and vision of the Core Strategy.

Local Planning Document 3 relates to **Managing Flood Risk**. Managing Flood Risk states that planning permission will be granted for development in areas at risk of flooding provided that the development does not increase the risk of flooding on the site or elsewhere.

Local Planning Document 32 relates to **Amenity** and states that “Planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures”.

Local Planning Document 37 relates to **Housing Type, Size and Tenure**. This states that “Planning permission will be granted for residential development that provides for an appropriate mix of housing, subject to housing need and demographic context within the local area”.

Local Planning Document 57 relates to **Parking Standards** and states that “Planning permission for residential development will be granted where the development proposal meets the requirements for parking provision set out in Appendix D, or otherwise agreed by the local planning authority. Appendix D reflects the Parking Provision for Residential Development Supplementary Planning Document and the 6C’s Design Guide which give guidance on the parking provisions required for developments.

Local Planning Document 61 relates to **Highway Safety** stating that “Planning Permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movement and the access needs of all people.”



Section 11 of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Section 8 of the NPPF states that planning decisions should aim to achieve inclusive places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other.

The site is located within a defined inner area neighbourhood where there are good links to the city centre creating demand for different types of accommodation. HMO's play an important part in meeting local housing need and the proposal will help to provide for people who may not be able to afford to buy a house or rent a separate flat. The type of accommodation created would serve as a stepping stone into the housing market and is situated in a sustainable location where a choice can be made on transport modes and where there is access to a number of facilities and services.

4. Conclusion

Based on the core and Local Planning Document policies outlined above, it is considered that the application would not be contradictory with Core strategy Policy outlined above, as the property is already a small HMO and so therefore would not increase the concentration anymore than what is already within the vicinity. This application would also not contradict the outlined Gedling Local Planning Document Policies 3, 32, 37, 57 and 61. The property's definition as a HMO would still remain, and so there would be no increase or decrease in the number of HMO's in the area.

Providing an additional bedroom within an existing HMO would also contribute to reducing the demand for further HMO's in the vicinity, as the current market has one additional bedroom to choose from when deciding where to live.

In conclusion, we consider that the planning balance should be tipped in favour of the development as the proposal complies with the aims and criteria of relevant policies from the Development Plan which encourages the objective of creating mixed and balanced communities.