



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

**New detached dwelling with associated off-street
parking**

at:

**Land adjacent to 3 Park Hall Road, Mansfield
Woodhouse, Mansfield, NG19 8PR**

Design and Access Statement

**Written and prepared by Planning By Design on
Behalf of Simon Morgan**

Date: 20 February 2024

1. Application

Planning By Design (**The agent**) has been instructed to act on behalf of Simon Morgan (**the applicant**) to submit an outline planning application to Mansfield District Council (**the Planning Authority**) for a New detached dwelling with associated off-street parking at Land adjacent to 3 Park Hill Road, Mansfield Woodhouse, Mansfield, NG19 8PR (**the Site**).

In support of this application, the following Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with National and Local planning policies.

2. Site Location

The application site comprises a plot of land located adjacent (north) to 3 Park Hill Road. The site currently has a garage/store building and it is used by occupiers of 3 Park Hill Road. The site is triangular in shape and has access from Park Hill Road with an existing dropped kerb where occupiers of 3 Park Hill Road park vehicle (s).

The site is situated on the west side of Park Hill Road and surrounded by Park Hill Road allotments from the north, rear gardens of Park Avenue Properties from the west and 3 Park Hill Road properties from the south.

The site is located within the settlement boundary of Mansfield, within the Mansfield Woodhouse part of the town and the site is not subject to planning constraints.

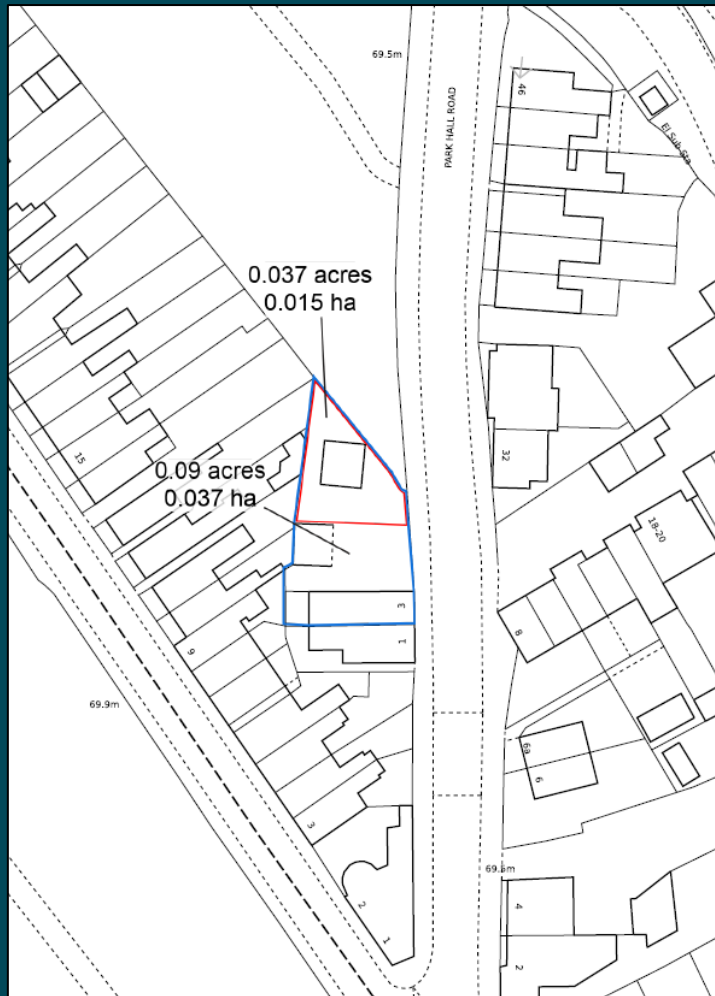


Figure 1: Site Location Plan

3. The Proposed Development

This application seeks outline planning permission for a new detached two-storey 2 bedroom dwelling on the land adjacent to property 3 Park Hill Road. The site is a plot of the land with an existing garage/store used by occupiers of 3 Park Hill Road, applicants in this application.

The proposed dwelling is sized at approx 6.5m long and would match the existing garage dimension in the other direction and it is proposed to be 2 storey. However, the proposed scale that this application proposes can be scaled as per the proposed block plans against the site's existing block plan. Full floor plans and elevations have not been prepared to support this application as the provision of this outline planning application seeks to reserve all matters which will be further explored once the principle of development has been deemed acceptable

4. Planning History

A review of the council's planning database in February 2024 showed no planning history for the application site.

5. Design & Access

Design

As per this outline planning application, final design details have not been confirmed (all matters reserved) however the supplied planning drawings and designs proposed a reasonably scaled structure, in line with the existing landscape character of this area. The proposed new dwelling will seek to be in keeping with the local character of the area but solutions around this can be negotiated during the outline planning stage or reserved matters stage should the Planning Department have any concerns with this aspect.

Access

The proposed development will provide one-off street parking at the side of the dwellinghouse. There is an existing access and dropped kerb which is in use by existing occupiers so there will be no change in that aspect.

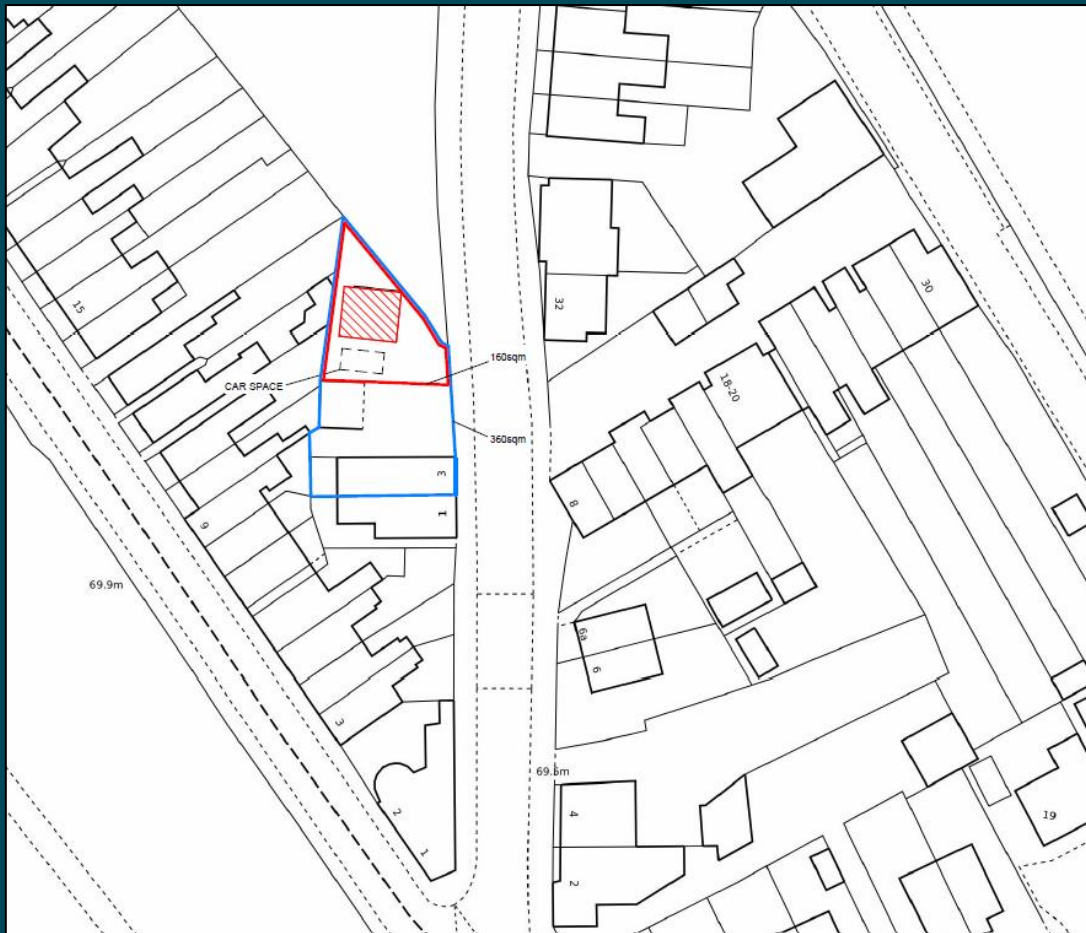


Figure 2: Proposed Block Plan

6. National and Local Planning Policy Context

The following policy and guidance documents are recognized as primary considerations for the decision of the associated application at the site location

- National Planning Policy Framework 2023;
- National Planning Practice Guidance;
- Mansfield District Local Plan 2013 – 2033 (Adopted Sep 2020)

6.1. National Planning Policy Framework (NPPF)

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right

- places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- ii) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
 - iii) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Section 11 of NPPF - Making Effective Use of Land states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.

Planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including

complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

Analysis: The proposed development makes effective use of the brownfield land (previously developed land) situated within the settlement boundary which is in line with section 11 of NPPF. The proposed development seeks to replace the garage/storage building with a more needed dwellinghouse to provide housing supply within the district in a sustainable location. The plot of the land is underutilised and the proposed dwellinghouse will be of greater use to in terms of housing stock within district.

Section 12 of the NPPF relates to achieving Well-designed Places which states that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make the development acceptable to communities

Analysis: This application seeks outline planning approval so approval is in principle for residential development. The details of the design have not been provided and will follow in the reserved matters application. However, the proposal effectively uses a plot of land to create sustainable dwellings.

Paragraph 11 of the NPPF describes the presumption in favour of sustainable development. Additionally, paragraph 11 specifically states that for decision-making this means (amongst other things):

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

In line with the National Planning Policy Framework, Planning by Design kindly request for a timely decision to be made on the proposal. Additionally, Planning by Design welcomes the

opportunity to engage in any relevant discussion with the appointed case officer on behalf of the applicant to address any concerns or further queries.

6.2. Local Planning Policy Context

Mansfield District Local Plan 2013 – 2033 (Adopted Sep 2020)

Relevant policies:

- Policy S1: Presumption in favour of sustainable development
- Policy S2: The Spatial Strategy
- Policy H5: Custom and self-build homes

Policy S1 Presumption in favour of sustainable development

1. The council will work proactively with applicants and other stakeholders to seek solutions to ensure that proposals contribute to sustainable development can be approved wherever possible, and will contribute towards improvements to the economic, social and environmental conditions in Mansfield district.

2. Planning applications that accord with the policies in this Local Plan will be approved without delay unless material considerations indicate otherwise.

3. If there are no policies relevant to the application or the policies which are most important for determining the application are out of date at the time of making the decision, then planning permission will be granted unless material considerations indicate otherwise—taking into account whether:

- a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b. the application of policies within the National Planning Policy Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.

The **Council's Local Plan policy S2 special strategy** aim is to manage planned growth by directing development to appropriate locations, in accordance with the following settlement hierarchy:

- a. Mansfield urban area. Most new housing, employment retail and other community facilities will be concentrated within the Mansfield urban area on previously developed or other surplus or derelict land and sustainable greenfield sites on the edge of the town. Development opportunities should be focused on locations that have good access and connections with greater Nottingham and M1 and on locations that are well-served by public transport.

Policy H5: Custom and Self-build homes

1. Proposals for self-build and/or custom housing will be supported provided the following criteria are met:

- a. it is within the boundary of a settlement or accords with Policy S5 (Development in the countryside);
- b. it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;
- c. it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and
- d. there is no significant adverse impact on highway safety and appropriate provision for parking is made.

Analysis: The site is located within the settlement boundary of Mansfield, within the Mansfield Urban area which is identified as a primary location for growth, housing, retail, employment, etc. The site is located within a residential setting, within the urban area, and therefore considered to be a sustainable location as it is in close proximity to main services, facilities, and public transport stations (bus station) which is literally 10 m away across the road. The site can be considered brownfield land since there is an existing garage/store on site which is proposed to be removed and replaced by a new dwelling. Due to its location, it is considered that the proposal is therefore acceptable in principle as per Policy S2 of the Local Plan.

Policy H5 states that proposals for custom/self-build housing will be permitted within the settlement boundary and subject to meeting design, amenity, and highways aspects of the proposal. The proposal satisfies part a) of policy H5 as it is within the settlement boundary, parts b) and c) are not applicable to this application since the reserved matters in terms of design and amenity have not been part of this application.

In terms of the highways/access/parking aspect of the proposed development, this will be provided as existing with one off-street parking provided. There is an existing access with a dropped kerb which does not need to be altered as part of this proposal and it is considered to be of sufficient size and safe for highway users. The access to and from the site does not cause any highway or pedestrian obstruction and there are good visibility splays for oncoming vehicles.

Given the reasons stated above, it is considered that there is no adverse impact on highway safety and appropriate provision for parking is made.

7. Conclusion

In considering this application, it is hoped that the Planning Authority recognise that the proposed development has been located, designed and scaled appropriately, in line with the site location and surrounding built context. Throughout the past number of years, this area has been subject to a high volume of planning applications for housing developments which can be seen to have enjoyed a high rate of planning success in the form of planning approval which facilitates a strong precedent for development at this location for similar development, such as the proposal requested via this outline planning application made to the Planning Authority.

Furthermore, the proposal for a single dwelling at this location is an appropriate development from a planning policy perspective in accordance with the National Planning Policy Framework along with the Council's Local plan.

As such, we see no reason for the Council to withhold our request for planning permission and kindly request that a reasonable decision is made in line with the developmental objectives of the National Planning Policy Framework.

Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate a grant of permission for this proposal, Planning By Design would welcome the opportunity to communicate with the allocated Case Officer.