

72 Highfield Road Nottingham NG72JE

Drawing Number – NM10-24/ P203

Title – Supporting Statement.

Date -21.03.2024

Rev –

Proposed change of use from C4 (House in Multiple Occupation 6 bedroom student property) to Sui Generis' Uses (Large Shared HMOs with 9 bedroom student property).
Proposed rear extension and removal of existing chimneys.

Proposed change in usage – The applicant have purchase No 72 property recently and planning to refurbish the property. On the back of the property there is a tram track and University of Nottingham university buildings. The opposite houses 57, 61 and several other houses on Highfield road are C4 usage. As indicated on the existing floor plans the property is previously occupied by up to 6 students which falls under C4 class. The applicant proposed to change the building usage to Sui Generis with 9 bedroom student accommodation). The existing garage is not sufficient for car parking so we proposed to change it to 10 bike store. The proposed change of use to Sui Generis is due to property being larger than family home with more than 6 bedrooms, being next to tram tracks, no car parking space availability on site.

Proposed rear extension and removal of Chimneys –

The proposed rear extension (drawing NM10-24/P201) doesn't exceed 50% of the total area of the curtilage and is permitted as per **Schedule 2 PART 1 Class A** of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The applicant proposed to remove the obsolete and unused chimneys. We believe the removal of chimneys are permitted under **Schedule 2 PART 1 Class G** of the Town and Country Planning (General Permitted Development) (England) Order 2015.