

Planning Statement: Change of Use from Residential Dwelling to Cafe Bar at 4 Newcastle St, Mansfield

Location and Address:

4 Newcastle St, Mansfield, NG18 1TH

Introduction:

This planning statement is submitted in support of the application for a change of use from a vacant 2-bed residential dwelling to a cafe bar at 4 Newcastle St, Mansfield. The proposed development is situated at the top of Newcastle Street, adjacent to the A6009 Rosemary Street, in a mixed-use setting.

Size and Layout:

The existing building is a two-bed residential dwelling, currently vacant and in need of renovation.

Proposed Use:

The proposed development includes a two-storey rear extension. Although the building requires significant investment, the development is designed to bring it up to modern standards.

The intended use is a cafe bar with daytime operating hours from 0700 to 2300 hours, Monday to Sunday. The establishment is designed to accommodate 52 covers, with 36 at ground floor level and 16 at the first floor, the majority of which are located within the proposed two-storey rear extension.

Parking and Traffic:

Due to the limited land associated with the building, on-site parking and servicing are not feasible. However, the site is centrally located with ample public parking in the immediate vicinity. The premises are also within reasonable walking distance of the bus stations.

Noise and Hours of Operation:

Operating hours are proposed from 0700 to 2300 hours, Monday to Sunday. These hours are maximum and subject to reduction based on operator discretion. Considering the location in an area with moderately high road traffic noise levels, the arrival and departure of patrons are not expected to alter the character of the area, staying within the No Observed Adverse Effect Level (NOAEL).

The hours are a maximum and can be reduced by the operator from those stated. They are therefore likely to be operated on a trial basis in the first instance to assess the likely demand and may be reduced from those set out in the licence.

Design and Aesthetics:

The proposed extension to the rear of the building will utilize materials matching the existing structure, ensuring minimal impact on the surrounding areas.

Community Impact:

The cafe bar will contribute to the local community by creating employment opportunities, thereby enhancing the town's employment offer.

Utilities and Services:

The proposed development is not expected to have any adverse impact on utilities and services.