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25<sup>th</sup> April 2024

*by email only*

Mansfield District Council  
Planning  
Civic Centre  
Chesterfield Road South  
Mansfield  
Nottinghamshire  
NG19 7BH

Dear Sir / Madam,

**FULL PLANNING PERMISSION FOR THE CHANGE OF USE FROM RESIDENTIAL (C3) TO SPECIALIST ACCOMMOATION (C2), INCLUDING AN EXTENSION, GARDEN ROOM AND INTERNAL IMPROVEMENTS AT 110A LITTLE BARN LANE, MANSFIELD, NG18 3JT**

**Introduction**

The purpose of this Covering Letter is to support an application for full planning permission by Lidder Care Group Limited for the change of use of a residential dwelling to specialist accommodation including an extension, garden room and internal improvements. The subject property is identified as 110a Little Barn Lane, NG18 3JT. The specialist accommodation would be occupied by Lidder Care to deliver residential care that is designed for occupants who are capable of independent living but that require a supportive environment to meet identified needs.

The accompanying Operation Statement prepared by Lidder Care Group Limited sets out the context within which the application is made and the management of the specialist accommodation including number of staff on site at one time. This Planning Covering Letter sets out the main planning considerations, together with a reasoned justification of the merits of the scheme when assessed against relevant local and national planning policy and other material considerations. A Technical Highway Note has also been submitted demonstrating that the proposals provide sufficient parking, and the access is safe from a highway perspective.

The Planning Letter concludes that the proposal would represent a positive reuse opportunity, contributing to a more diversified housing choice and supply within the built framework of Mansfield. The proposals would strongly accord with the provisions of the

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Development Plan and National Policy. In particular, the proposals would not result in the character of the site being harmed in respect to the change of use and the alternative residential use will promote social cohesion and choice within the local community. It is emphasised that the use of the property will remain as a residential dwelling, albeit with professional assistance coming in to support residents with care needs.

As stated above a description of the site and proposals can be found in the accompany Operations Statement. In terms of planning designations, the subject site is located within the defined settlement boundary of Mansfield. The site is not subject to any statutory or other (non-planning designations such as flood risk) that would require special consideration. The site lies in flood zone 1 so is at the lowest risk of flooding.

### **Planning History**

The site comprises of an existing residential dwelling and is therefore classed as previously developed 'brownfield' land.

The applicant wishes to utilise the dwelling for specialist accommodation purposes.

In terms of relevant planning history, the bungalow is set back from Little Barn Lane to the rear of 110 and was granted consent in October 2007 under planning reference 2007/0865/ST.

A later application was granted planning permission for a single storey rear extension, raised decking and access ramp to the garden area under planning reference 2017/0402/HHA in July 2017. Permission was required for such works as the original consent for the bungalow revoked permitted development rights relating to extensions of the dwelling.

Evidently, the dwelling has evolved overtime to cater for the occupiers of the residential dwelling. The applicant simply wishes to deliver a moderate extension to the bungalow on the front elevation, with the proposed built form not exceeding the existing built form where an existing bedroom is located.

### **Planning Policy and Assessment**

Section 70(2) of the Town and Country Planning Act 1990 states that in the determination of applications '*The Authority shall have regard to the provisions of a development plan, so far as material to the application, and to any other material consideration*'. Similarly, Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise.

For the purposes of this application, the relevant part of the development plan comprises of the Mansfield Local Plan (adopted September 2020). A number of other documents including Supplementary Planning Documents are also material considerations. The National Planning Policy Framework ('NPPF') is a material consideration in determining the application.

The Local Plan Policies Map identifies the site as falling within the main settlement envelope, there are no other designations located on the subject site which require consideration.

### ***Mansfield Local Plan***

Policy S1 presumption in favour of sustainable development states the Council will work proactively with applicants to seek solutions to ensure that proposals contribute to sustainable development and approved where possible, and will contribute towards improvements to the economic, social, and environmental conditions in Mansfield District.

*Assessment: Although the proposals seek to change the use of a residential dwelling, the application seeks to deliver an alternative use of residential accommodation which brings social and economic value to a residential area. Social improvements in the form of social cohesion and economic conditions through employment of staff to operate the home.*

Policy S2 looks at the spatial strategy stating that Mansfield urban area is where new housing and other facilities will be concentrated.

*Assessment: The application site is located within the urban area of Mansfield within a highly sustainable location with a bus stop in accessible walking distance and surrounding amenities.*

Policy P1 refers to achieving high quality design and states that development proposals, including conversions, will be supported where they contribute positively to the creation of inclusive and accessible well-designed buildings and places.

*Assessment: The conversion of the dwelling seeks to maintain the appearance of the dwellinghouse and does not exceed the existing footprint of the property. As such it is an appropriate and acceptable distance from existing dwellings.*

*The accompanying elevations illustrate minimal change to the bungalow and retains the accessibility features installed such as the ramp. The external changes are in-keeping with the appearance of the building and the residential area. The proposed extension and improvement works have been thoughtfully designed to respect the amenity of*

*neighbouring properties, in particular 110 Little Barn Lane. The scale and proportions of the front extension is considerate and sensitive to the surrounding properties. An appropriate distance is maintained between existing residents and the subject site. Principally, this is a residential development in a residential area which addresses neighbouring properties in a way that is entirely appropriate to a suburban environment of this type and the specialist home setting.*

Policy H6 refers to development proposals for specialist housing which falls within use class C2 such as residential accommodation which will be supported on sites within existing or proposed residential areas provided they are:

- a) Conveniently situated in relation to local retail, community services and public transport facilities; and
- b) Are of a design, layout and accessibility suitable for occupation by people with disabilities and people with care needs.

*Assessment:*

*A) The site is sustainably located in close proximity to a bus stop on Jenny Becketts Lane with frequent routes into Mansfield Town Centre and Sutton in Ashfield. There is a community allotment in close proximity and various amenities such as a church, gym and convenience store.*

*B) The design and layout is designed fully in accordance with Part M of the Building Regulations, meaning all parts of the property will be fully wheelchair accessible and internal finishes to an accessible standard to promote independence of residents.*

Policy E1 refers to enabling economic development which will be supported especially when involving inward investment into the district.

*Assessment: The application would deliver much needed residential care that supports independent living and creates new jobs compliant with Paragraph 85 of the NPPF, which seeks to support economic growth and productivity.*

Policy NE2 refers to biodiversity and geodiversity and states development proposals will be supported where they seek to deliver a net gain in biodiversity across local and landscape scales.

*Assessment: The proposal seeks to retain the garden area of the property which will be managed and enhanced. The proposed garden room is located on the existing concrete slab*

*and sheltered area, whilst the front extension is situated on existing hardstanding which is not an on-site habitat.*

Policy IN9 looks at the impact of development on the transport network states development proposals will be supported provided:

- a) They do not endanger highway safety and allow for satisfactory access and egress from the highway and internal movements within the site;
- b) And significant impacts on the highway network can be suitably mitigated; and
- c) They do not impact on the safe operation on the rail network.

*Assessment: The application is accompanied by a Technical Note prepared by M-EC. Given the nature of the development and location of the site, the level of car parking demand and anticipated traffic generation are unlikely to be significant and accords with the parking standards as set out in the Nottinghamshire Highways Design Guide. Provision for cycle storage is provided in the rear garden in the secure shed which is accessible via the side access from the front of the property. The scheme promotes sustainable transport which accords with Paragraphs 108-113 of the NPPF.*

Policy IN10 states development proposals will be supported where there is appropriate provision for vehicle and cycle parking, including meeting the needs of the disabled. Provision should be designed so that it is an integral part of the development, does not dominate the public realm and:

- a) Meet the minimum standards and design requirements set out in adopted guidance; and
- b) Incorporates sustainable urban drainage paving systems where appropriate.

*Assessment: The accompanying Operational Statement sets out that one health care professional will be on the site at one time, 2 spaces allocated for residents, although it is unlikely that residents will have access to a car and 1 visitor space allocated. The parking provision is wholly acceptable for the specifics of this scheme and no significant adverse highway or pedestrian safety issues would arise; therefore, the change of use accords with Paragraph 114 of the NPPF.*

### *National Planning Policy Framework*

The NPPF provides a statement of planning policy at a national level and is a significant material consideration in the determination of planning applications. At its heart is a presumption in favour of sustainable development. Among other things, it provides for several objectives relevant to the proposal, including:

- The achievement of sustainable development (para 8)
- A presumption in favour of sustainable development in planning related decisions (para 11)
- The need for a plan-led planning system, with plans providing a positive vision for the future of an area and a framework for addressing economic, social and environmental priorities (para 15)
- The avoidance of significant adverse impacts on the plan's economic, social and environmental objectives (para 32)
- Significantly boosting the supply of homes and meeting identified housing need including an appropriate mix of housing where it is needed to address **the needs of groups with specific housing requirements** (para 60)
- Requirement to access the size, type and tenure of housing needed for different groups in the community, including **people who are less able** (Para 63)
- Create conditions in which businesses can expand and adapt to contribute towards building a strong, competitive economy (para 85)
- Planning policies and decisions should recognise and address specific locational requirements of different sectors (para 87)
- Decisions should aim to achieve healthy, inclusive and safe places which promote social interaction; are safe and accessible; and enable and support healthy lifestyles (para 96)
- Promoting sustainable transport and local parking standards and highway safety (Paras 108-113)
- Achieving appropriate densities and the efficient use of land (para 129)
- Achieving well designed places (paras 131 and 133)

*Assessment: The reuse of an existing dwelling is considered to be a form of sustainable development. To ensure that the needs of groups with specific housing requirements including those who are less able and unable to live fully independently such as what is being proposed. Evidently, the proposals strongly accord with national policy.*



## **Summary**

Planning permission is sought for the change of use of a residential dwelling to specialist accommodation including an extension, garden room and internal improvements.

The proposals represent a positive re-use of an existing building that would not be detrimental to the amenities or function of existing neighbours.

It has been demonstrated that there be would no adverse impacts of any significance upon matters of importance in respect to the change of use that might otherwise outweigh the significant benefits that would arise, in particular delivering much needed specialist housing in the built envelope of Mansfield. Local and national Policy recognises and encourages the provision of specialist accommodation.

The application has been positively prepared and sought to understand and respond to site constraints, in term minimising and mitigating any potential adverse impacts.

For the reasons set out, the overall planning balance weighs heavily in favour of the application and should be supported by the local planning authority and therefore we request that planning permission is granted without delay.

Yours faithfully

A solid black rectangular box used to redact the signature of the Principal Planner and Urban Designer.

**Jessica Hird BA(Hons) MA MRTPI  
Principal Planner and Urban Designer**