



Ashfield
DISTRICT COUNCIL
MAP SCALE 1: 1250
CREATED DATE: 10/07/2019

COMMITTEE DATE 24/07/2019 **WARD** Central and New Cross

APP REF V/2019/0386

APPLICANT Ashfield District Council

PROPOSAL Outline Application with all Matters Reserved for the Demolition of Existing Building and Construction of a Maximum of 1 Dwelling

LOCATION 39 Walton Street, Sutton in Ashfield, Notts, NG17 4GF

WEB-LINK <https://www.google.com/maps/@53.1286968,-1.2528726,18z>

BACKGROUND PAPERS A

App Registered: 14/06/2019

Expiry Date: 08/08/2019

Consideration has been given to the Equalities Act 2010 in processing this application.

This application has been referred to Planning Committee because the Council is the applicant.

The Application

This is an application for outline planning permission with all matters reserved for the demolition of an existing vacant industrial building and the construction of a dwelling on land adjacent to 37 Walton Street, Sutton in Ashfield.

Consultations

Site Notices have been posted together with individual notification to surrounding residents.

No comments have been received from local residents or statutory consultees in respect of the proposed development.

Policy

Having regard to Section 38 of the Planning and Compulsory Purchase Act 2004 the main policy considerations are as follows:

National Planning Policy Framework (NPPF) 2019:

Part 12 – Achieving Well Designed Places

Ashfield Local Plan Review (ALPR) 2002:

ST1 – Development

ST3 – Named Settlements

HG5 – New Residential Development

SPD Residential Design Guide

SPD Residential Car Parking Standards

Relevant Planning History

None.

Comment :

The application site comprises of a redundant, two storey industrial style building which has in the past been used for storage purposes.

The site is located within a predominantly residential area, just outside of Sutton in Ashfield's town centre, and is bounded by existing residential development on all sides.

Properties within the vicinity of the site vary in terms of size, type and design, with examples of terraced, semi-detached and detached properties found within the immediate locality of the site.

The main issue to consider is whether the principle of a dwelling in this location is acceptable.

Principle of Development:

The application site is located within the main urban area of Sutton in Ashfield, where the principle of development is considered acceptable, providing no other material planning considerations indicate otherwise.

The site is located off Walton Street, adjacent to number 37 Walton Street, and to the rears of numbers 67-73 St Michael's Street.

The application site is of a similar plot size to that of properties located to the south of the site.

The indicative layout plan provided with the application demonstrates that a suitably designed, two storey scheme could be achieved on the site, which would not result in any detrimental impacts upon the residential amenity of neighbouring occupiers by way of massing, overshadowing or overlooking, nevertheless the design of the dwelling and the positioning of windows will be carefully assessed at the reserved matters stage.

Whilst indicative only, the plans show that a new dwelling could be approximately 8.5m in length and 5m in width, as per the existing building, whilst the overall height of the building would be increased by approximately 0.5m in height.

The main difference between the existing building and a proposed dwelling is the siting within the plot. To ensure that appropriate off-street parking can be accommodated for any future dwelling, the dwelling is likely to be sited approximately 1m further back than the existing building. This minor difference in siting is considered unlikely to raise any concerns in respect of a massing or overshadowing impact on the neighbouring property.

Appropriate private outdoor amenity space can also be appropriately accommodated on the site for one dwelling, in line with the requirements outlined in the Council's Residential Design Guide SPD 2014.

The indicative plan also identifies that acceptable off-street parking can also be provided in accordance with the Council's Residential Car Parking Standards SPD 2014.

Conclusion:

The application site is located within a predominantly residential area, within close proximity to Sutton in Ashfield's town centre. The proposed development site offers the opportunity for the construction of one new dwelling in a sustainable, main urban area location.

Furthermore, the site is considered to be of a sufficient size to accommodate one dwelling, whilst meeting the Council's requirements in respect of outdoor amenity space and off-street parking provision.

It is therefore recommended this application be granted planning permission, subject to the below conditions:

Recommendation: Approval – Conditional Consent

CONDITIONS

1. The formal approval of the Local Planning Authority shall be obtained prior to the commencement of any development with regard to the following Reserved Matters:
 - (a) Layout
 - (b) Scale
 - (c) Appearance
 - (d) Access
 - (e) Landscaping

2. Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
3. The development to which this permission relates shall be begun not later than the expiration of 2 years from the final approval of the Reserved Matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
4. This permission shall be read in accordance with the following plans: Site Location Plan Scale 1:1250, Received 15/05/19. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.
5. The Reserved Matters details for access should demonstrate that appropriate vehicles parking can be provided within the site.
6. The Reserved Matters details for landscaping shall also detail the proposed treatment of the sites boundaries, and a phasing scheme for the implementation of the boundary treatment.
7. Drainage details and plans for the disposal of surface water and foul sewage shall be submitted with the Reserved Matters and shall be implemented in accordance with the approved details before the development is first brought into use.

REASONS

1. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended.
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4. To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.
5. In the interest of highway safety.
6. To ensure both the satisfactory appearance of the completed development and an adequate level of amenity for the dwellings in question.

7. To ensure the development provides a satisfactory means of drainage, in order to reduce the risk of creation or exacerbating a flooding problem, and to minimise the risk of pollution.

INFORMATIVE

1. The applicant/developer is strongly advised to ensure compliance with all planning conditions, if any, attached to the decision. Failure to do so could result in LEGAL action being taken by the Ashfield District Council at an appropriate time, to ensure full compliance. If you require any guidance or clarification with regard to the terms of any planning conditions then do not hesitate to contact the Development & Building Control Section of the Authority on Mansfield (01623 450000).