



COMMITTEE DATE 22/03/2023 **WARD** Stanton Hill and Teversal

APP REF V/2023/0103

APPLICANT J Zadrozny

PROPOSAL Change of Use from Shop with Flat Above to Ground Floor Flat With Flat Above

LOCATION 33, High Street, Stanton Hill, Sutton in Ashfield, Nottinghamshire, NG17 3GG

WEB-LINK <https://www.google.com/maps/place/33+High+St,+Stanton+Hill,+Sutton-in-Ashfield+NG17+3GG/@53.1416691,-1.279222,19.88z/data=!4m6!3m5!1s0x487996941b78b2f1:0x87d6db08bea53e44!8m2!3d53.1415751!4d-1.2793088!16s%2Fq%2F11jt6j9mww>

BACKGROUND PAPERS A, B

App Registered 23/02/2023 Expiry Date 19/04/2023

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

This application has been referred to Planning Committee in the interests of transparency as the applicant is a member.

The Application

The application site comprises of an attached building with a shop at ground floor and flat at first floor located on High Street in the main urban area of Stanton Hill, Sutton in Ashfield. Within the vicinity of the site the properties are mainly residential with commercial properties further along High Street.

This is an application for the change of use from a shop with a flat above to a ground floor flat with flat above.

As part of the proposed change of use the following external alterations are proposed:

- Front elevation
 - o Removal of shop front and replace with two windows serving combined lounge, dining room and kitchen
 - o Render frontage where shop front was
 - o Install velux window

- Side elevation
 - o Make good render on brickwork infill
 - o Insert high level window serving combined lounge, dining room and kitchen
 - o Remove window in roof space and replace with 2 windows
 - o Install window at ground floor to serve bedroom 2
- Rear elevation
 - o Install velux window
 - o Replace flat roof at rear with pitched roof with velux window

Consultations

Individual notification of surrounding residents has been carried out.

No written representations have been received.

Policy

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

Ashfield Local Plan Review (ALPR) (2002)

ST1 – Development

ST2 – Main Urban Area

SH4 – Local Shopping Centre

HG8 – Residential Car Facilities, Houses in Multiple Occupation, Bedsits, Flats and Hostels

National Planning Policy Framework (NPPF) (2021)

Part 2 – Achieving sustainable development

Part 5 – Delivering a sufficient supply of homes

Part 8 – promoting healthy and safe communities

Part 9 – Promoting sustainable transport

Part 12 – Achieving well-designed places

Supplementary Planning Documents (SPD)

Residential Design Guide

Residential Extensions Design Guide

Residential Car Parking Standards

Teversal, Stanton Hill and Skegby Neighbourhood Plan 2016-2031

Relevant Planning History

V/1976/0752 – Installation of New Shop Front – Conditional

V/1979/1044 – Outhouse Extension and Alterations – Conditional

Material Considerations

- Principle of Development
- Visual Amenity
- Residential Amenity
- Highway Safety

Principle of Development

The application site is located in the main urban area of Stanton Hill, Sutton in Ashfield where the principle of development is considered to be acceptable, providing no other material planning considerations indicate otherwise. In addition to this the site is located on the edge of the local shopping centre, The immediate neighbouring property appears to have converted to residential use approximately 15 years ago.

Visual Amenity

As discussed as part of the proposed change of use various alterations are proposed to the elevations of the property.

The materials proposed for the alterations to the elevations are brick and render and concrete tiles are proposed for alterations to the roof, with a small area of grey cladding to the rear on the proposed pitched roof gable.

The proposed alterations to the property which includes making good the existing render are considered to be acceptable. Within the vicinity of the site are properties which vary in materials and design. It is considered that the proposal would not have a detrimental impact on visual amenity or the character of the street scene.

Residential Amenity

The Council's adopted supplementary planning document, 'Residential Design Guide' (2014) sets out minimum standards for internal room sizes and outdoor amenity spaces. Both flats will provide two bedrooms and a shower room. The ground floor flat will have a combined kitchen, living room and dining room whilst the first and second floor flat will have a separate kitchen, living room and dining room. It is considered that both of the proposed flats would provide acceptable internal standards for future occupiers.

To the rear of the property is a small area of outdoor amenity space and the site is within the 'Local Shopping Centre'. Although the outdoor amenity space would be limited, due to the site's proximity to amenities and services, this is considered to not be detrimental to the health and well-being of future occupiers.

One new window is proposed on the side elevation of the property at ground floor facing No. 1 Springwood Terrace however it will be sited facing the boundary and due to the angle of the property will face the blank element of the neighbouring gable wall therefore no concerns are raised in relation to overlooking. Two windows in the side elevation will remain at first floor and the window at second floor (attic) will be removed and replaced with two smaller windows. There is a window at first floor to

the rear of the side elevation of No.1 Springwood Terrace however the windows in the side of the application property will overlook the blank part of the neighbouring gable. In addition to this the level of overlooking that may occur would be no more than what is already experienced at the site from the existing flat.

The proposed pitched roof on the single storey element of the property is considered unlikely to have an impact on either of the adjacent neighbours due to its siting and will mimic the roof of No.31.

Overall, it is considered that the proposal would not result in a detrimental impact on neighbouring properties and provides an acceptable level of amenity for future and existing occupiers.

Highway Safety

One off-street parking space exists to the side of the property. The site is located within the 'local shopping centre' of High Street and within close proximity to a bus stop.

Converting the ground floor from a shop to a flat is also considered likely to reduce the number of vehicles that could be expected at the property along with a reduction in comings and goings that would also usually be associated with a retail use.

Due to the sites location close to amenities and other sustainable means of transport and taking into account its previous use it is considered that the lack of off-street parking would not result in a detrimental impact on highway safety or the capacity of the highway network.

Conclusion :

On balance, the proposed development is considered to be acceptable. It is considered not to have a detrimental impact on the character of the street scene or visual amenity of the area and will result in an improvement to the front elevation of the property. In addition to this it is considered that it would not have any detrimental impact on the residential amenity of existing and future occupiers. Whilst there may be a lack of off-street parking, due to the sites location and previous use it is considered unlikely that this would have an impact on highway safety.

It is therefore recommended that this application is granted planning permission, subject to the conditions detailed below.

Recommendation: - Grant planning permission, subject to conditions

CONDITIONS

1. The Development hereby approved shall be begun before the expiration of 3 years from the date of this permission.

2. The materials and finishes to be used for the external elevations and roof of the proposal shall match those used in the construction of the existing building.
3. This permission shall be read in accordance with the following plans:
 - Site Location Plan, received 22/02/2023
 - Proposed Side & Rear Elevations, Drawing No 513:PR:03 Rev A, received 24/02/2023
 - Proposed Section & Front Elevation, Drawing No 513:PR:02 Rev A, received 24/02/2023
 - Proposed GF, FF & SF Floor Plans, Drawing No 513:PR:01 Rev A, received 24/02/2023

The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.

REASONS

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.
2. To ensure the satisfactory appearance of the development.
3. To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.

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).