

Design Statement in support of a planning application for extensions and alterations to 57B Mill Street, Barwell

1.0 Introduction

- 1.1 This report has been prepared to support a planning application for internal works to the existing dwelling.
- 1.2 This is a change of use application as the site is an existing dwelling and the internal alterations are proposed to support this use.

2.0 Location

- 2.1 The site is located on Mill Street in Barwell.
- 2.2 The site is in a suburban residential area in Hinkley surrounded by a range of housing styles from varying dates. The character of the houses are predominantly 2 storey houses with render and brick external finished and tiles pitch roofs.
- 2.3 The property is render with brick details and brick built extensions to the rear. There are no changes proposed to materials.
- 2.4 Mill Street is a two-way street with uncontrolled parking on both sides.
- 2.5 This is a small site with an area of 104.76sqm.
- 2.6 The existing building is sat back from Mill Street by approximately 6m with 2 parking spaces to the front and 2 spaces to the side.



Application site

3.0 The proposal

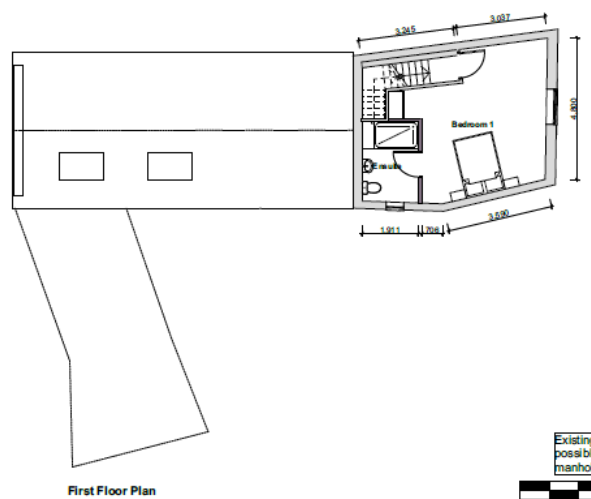
- 3.1 The internal work will include an open plan living space, with a ground floor bedroom/bathroom, utility, WC and a first-floor bedroom with an ensuite.
- 3.2 There will be no increase in height or additional windows, therefore there will be no additional overlooking impact on neighbouring properties.
- 3.3 There is a private amenity space to the south. The garden is small which is suitable for the applicant and their needs.
- 3.4 The site has been previously used as offices; however, the property has been on sale for residential use and had no interest from commercial purchasers.
- 3.5 The site is a two-storey property with a single storey extension to the rear which was assumed to be added later.

4.0 Planning and site history

- 4.1 Planning applications 24/00339/FUL have recently been submitted however due to the change of use a design statement was required.
- 4.2 Previous planning history shows there was an extension to printing works in 1979 and an extension and elevational alterations to offices in 1997. There have been no further alterations since, and we assume the site was a residential dwelling originally.



The site



Proposed plans



Proposed Elevations

5.0 Need

- 5.1 The proposal will improve the applicants living experience because of their limited mobility.
- 5.2 The open living spaces and ground floor facilities will give the applicant some independence. Also, the small private amenity space will be manageable for the applicant to maintain.
- 5.3 There are no changes externally, all the work will be done internally.

6.0 Parking and Highways

- 6.1 The site currently has 2No. parking spaces accessed off Mill Street.
- 6.2 The applicant will be able to do a 3-point turn to drive forward out of the driveway. However, it is also common to reverse onto Mill Street, which is a 30mph speed limit.

7.0 Conclusion

- 11.1 The proposal is a change of use from printing work/offices to residential use, which is more appropriate for the location and size of the dwelling. There is limited parking on site as it is a suburban area. The amount of parking available is also more suited for residential use.