
1.0 Description

This statement has been prepared in support of an application for Full Planning Permission for the erection of an extension to an existing building formally in Class E Commercial Use. The works are of a relatively minor nature and this statement is proportionate.

2.0 Location

The site is located to the rear (south) of 2 Blacker Road in the centre of Mapplewell. The aerial image below shows the approximate site location edged in red with adjacent land within the applicant's ownership edged blue. A Site Location Plan is included with the application documents.

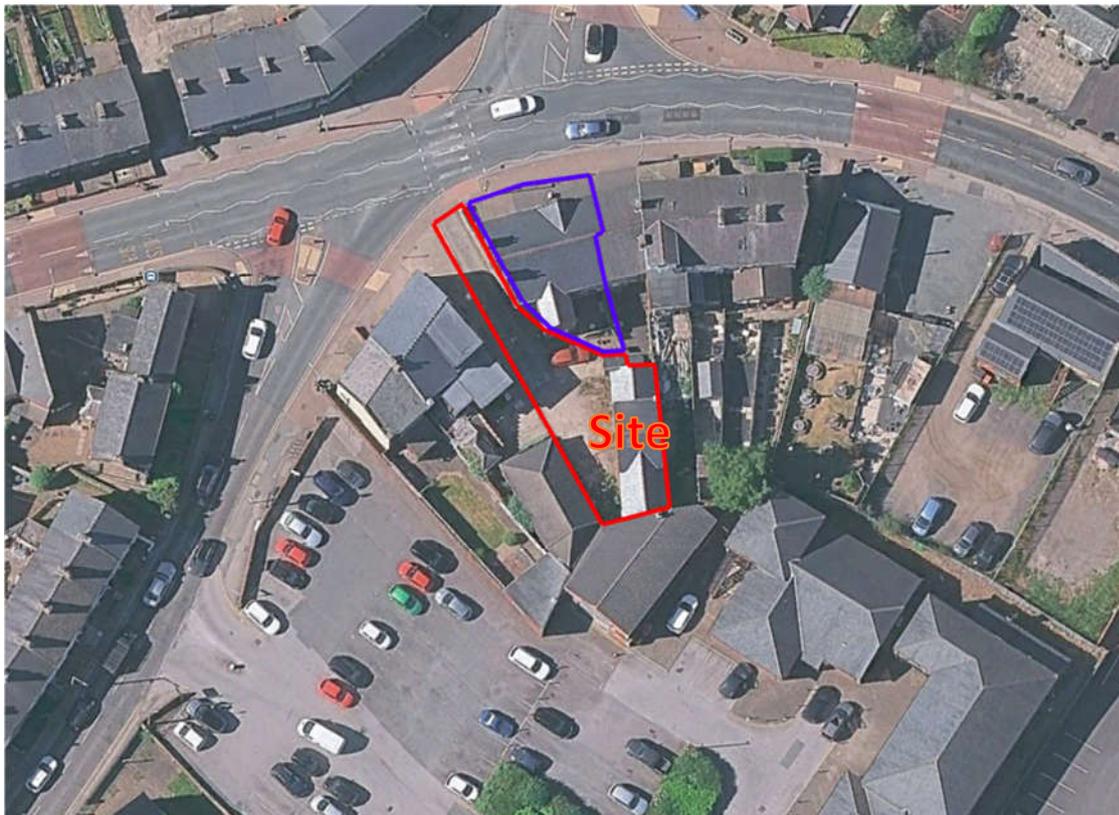


Fig 01.

Aerial View of the site with development site edged red and any adjacent land in applicant's ownership edged blue.

3.0 Assessment

3.1 Use

The site is located within an area of commercial and residential use. There is a range of brick outbuildings that have previously been used as a butcher's shop, preparation and storage in associated to the former butcher's shop at 2 Blacker Lane which now operates as a hairdressers.

- Planning permission ref: 2018/0221 was granted in April 2018 to craft retail units.

The applicant's agent has discussed the site with the council and agreed that the existing site/buildings should be considered to be in Use Class E. This allows for a range of commercial uses appropriate for a mixed commercial and residential area.

DESIGN AND ACCESS STATEMENT

The proposals allow for two extensions to the existing building. One is very small and located adjacent to the north end of the buildings and the other is infill at the south west corner of the site. The existing building and proposed extensions will be one of the various uses included in Use Class E.

3.2 Amount

The site area is approximately 241sqm, the existing buildings have a gross internal area of 80sqm and the proposed extension will add a further 24sqm giving 104sqm in total.

3.3 Layout

Proposals utilise an existing access from Blacker Lane for vehicles and pedestrians. Level access is available via the existing access. The proposals do not affect existing parking arrangements however limited parking will be available on site and restricted to occasional deliveries, which is not uncommon with village centre commercial use. Public parking is available close to the site at Fountains Parade, just off Spark Lane within 50 meters walking distance of the site.

3.4 Scale

The size and scale of the existing outbuildings and their door and window openings remain largely unaffected whilst introducing a single storey stone-built extension to provide some additional accommodation and toilet facilities. The proposals respect the original openings and features of the original building and sit comfortably within the courtyard setting.

3.5 Landscape

The existing site is completely devoid of trees and landscaping. Some improvements to the external surfacing is shown on the submitted plans and a small area of landscaping has been indicated.

The area biodiversity value of the site prior to any works is 0BU. The site has no pre-development biodiversity value and therefore the site is exempt from Statutory Biodiversity Net Gain as it is not possible to calculate a 10% increase from zero.

In order to help provide biodiversity enhancements, a bat box and two house sparrow nest boxes have been incorporated into the design plans, in line with the requirements of the NPPF.

3.6 Appearance

The principal extension infills a small, awkwardly shaped corner of the site and has been designed with a flat roof. To the outer, north elevation, a blue slate pitched roof has been added to help disguise the flat roof and match the blue slate roofs of the existing building. Natural stone has been used on the north elevation of the extension in contrast to the brick of the existing buildings to help enhance the appearance and this approach is similar to the mixed stone and brick elevations of the adjacent buildings.

Existing window openings have been retained to the existing buildings with minimal alterations although two roof lights have been added to the west elevation.

Doors and windows will be in dark grey and gutters and rainwater pipes will be in black. The buildings will be fitted with secure locks to provide high levels of security.

The alterations will revitalise a range of 'tired' outbuildings enhancing the local area.

4.0 Access

The site is close to the city centre in a highly sustainable location with access to local services and public transport links. Level approach to the site and within the site is available for wheelchair users.

5.0 Summary

The proposals are in keeping with adjacent buildings, the proposed use is consistent with the commercial uses within the area, its scale, mass and density is proportionate and its design and use of materials is similar to existing buildings within the area.

MBooth Design