



Application for Planning Permission.
Town and Country Planning Act 1990

ERE10210/004**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text" value="+44"/>	<input type="text" value="1159348060"/>	<input type="text"/>

Mobile number:

<input type="text" value="+44"/>	<input type="text" value="7967555573"/>	<input type="text"/>
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Fax number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

Has the building, work or change of use already started?

 Yes No**VALIDATED****- 2 FEB 2010****EBC**

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 226 Suffix:

House name:

Street address: COTMANHAY ROAD

Town/City: ILKESTON

County: DERBYSHIRE

Postcode: DE7 8PE

Description:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 446617

Northing: 343702

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

BRICK

Description of *proposed* materials and finishes:

NO CHANGE

Roof - description:

Description of *existing* materials and finishes:

TILE

Description of *proposed* materials and finishes:

NO CHANGE

10. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

UPVC AND WOOD MIX

Description of *proposed* materials and finishes:

UPVC THROUGHOUT

Doors - description:

Description of *existing* materials and finishes:

UPVC AND WOOD MIX

Description of *proposed* materials and finishes:

UPVC THROUGHOUT

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Package treatment plant

Unknown

Septic tank

Cess pit

Other

Are you proposing to connect to the existing drainage system?

Yes No Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

Main sewer

Pond/lake

Soakaway

Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

c) Features of geological conservation importance

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

15. Existing Use

Please describe the current use of the site:

ONE X THREE BEDROOM FLAT AND STORAGE ROOM - BOTH VACANT

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

ONE X THREE BEDROOM FLAT AND STORAGE ROOM

When did this use end (if known) (DD/MM/YYYY)? 01/01/2009

Does the proposal involve any of the following:

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

18. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	2				
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes			1		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

2

Existing Market Housing Total

1

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	1

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

22. Site Area

What is the site area?

200

sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

NA

Is the proposal for a waste management development?

Yes No

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:

Person role: Declaration date: Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Title: First Name: Surname:

Person role: Declaration date: Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Date

<u>Contents</u>	<u>Page</u>
1. Introduction	3
2. Use	3
3. Amount	3
4. Layout	3
5. Scale	3
6. Landscaping	3
7. Appearance	4
8. Access	4
9. Policy Section	4

1. Introduction

- 1.1 This design and access statement has been prepared by Savills on behalf of Georgia Properties (2003) Ltd. It supports an application for full planning permission in relation to the conversion of an existing vacant building. The building currently comprises a three bedroom flat and a separate storage room. The building can however be adapted to create two residential flats.
- 1.2 This statement has been prepared and written in accordance with best practice guidance as produced by CABI and has regard to the relevant saved policies of the adopted local plan in particular policies H1 and H12.

2. Use

- 2.1 In simple land use terms the use of the site has been informed by the predominant nature of its surroundings and the need to secure a long term solution for the occupation of the building.
- 2.2 This area of Cotmanhay is a predominantly residential area and there are many examples of conversions, particularly of former shops to create flats, within the area. There are also many vacant shops in the area where the space above is in residential use. It is considered that residential use of the building will therefore 'sit' comfortably within this context and street scene which, following the buildings renovation, will be an attractive living environment.

3. Amount

- 3.1 The amount of development planned for the site has been influenced by the size of the building and the context of the surrounding area. The planned 2 residential units will create a suitable internal living environment with 1 flat down stairs and 1 flat upstairs accessed via the existing internal staircase. There is therefore no need for new external alterations except the replacement of the existing ground floor windows which front Cotmanhay Road with smaller new uPVC double glazed windows. This will provide better security to the occupier of the downstairs flat.

4. Layout

- 4.1 The layout of the development is dictated by the presence of the existing building. The space at the rear and side of the building will be utilized as amenity 'courtyard' area for residents whilst also being maintained as a secure bin storage area.
- 4.2 The internal layout of the units has a focus of suitable living areas which include kitchen / dining facilities. Both units are also laid out in such a way to allow for free flowing access into the rear courtyard amenity area.

5. Scale

- 5.1 The development will retain the existing building however the internal layout of the property will be changed to create 2 residential flats. The scale of the building will remain as existing due to there being no extensions planned. The proposals have been purposefully worked up to allow for residents to enter the units via the courtyard area at the rear of the building.

6. Landscaping

- 6.1 In terms of hard landscaping the existing buildings are surrounded at the rear by a concrete hard standing area, which will be retained and utilized as the courtyard area as discussed above. To help break up the expanse of any single material this courtyard area will incorporate some new soft landscaping. A suitable area of pot planting is planned to the side of the building which will make this area attractive and inviting.

7. Appearance

- 7.1 As the proposal is to convert the existing building the appearance of this building will remain generally the same. The only change will be the replacement of the large window facing Cotmanhay Road with new uPVC double glazed windows which is principally a security measure.

8. Access

- 8.1 The site is situated along Cotmanhay Road which is the established transport artery linking Cotmanhay with Ilkeston. There is an off street parking area at the rear of the building for four cars.
- 8.2 A public bus service stop is located within 50 metres from the site along the Cotmanhay Road and Ilkeston Train Station is also within walking distance from the site. Overall we consider the accessibility of the site to all public transport modes as excellent.
- 8.3 There is also the option for residents to walk into the town centre during the day or night via well lit pedestrian footpaths. As this proposal will only create one additional dwelling unit (and no change in the number of bedrooms provided within the building) we do not consider that it will create increased car traffic or pressure for on street parking.
- 8.4 As has been referred to earlier in this statement the general movement patterns in and around the site are based on a simplistic free flowing movement with the entrances to buildings located in ways to allow for convenient and easy access.

9. Policy Section

- 9.1 We believe the policies of the adopted local plan relevant to this case to be policies H1 and H12.
- 9.2 Policy H1 encourages housing development within the 'urban framework' (in which the property is situated) if it consists of the conversion of existing properties or the use of neglected or underused premises for residential purposes.
- 9.3 The purpose of the application is to secure a long term solution for the occupation of the property. The property has been vacant for some time and is not in an attractive condition. We have been to the property and consider that it will need a complete scheme of modernisation works in order to bring it up to a suitable living standard.
- 9.4 Policy H12 encourages proposals which would create new housing providing it is in scale and character with the surroundings and adequate amenity space will be created for the new dwellings.
- 9.5 This area of Cotmanhay is a predominantly residential area and there are many examples of conversions, particularly of former terraced houses to create flats and also former shops to create flats with the area. Residential use of the property has already been established by the existing three bedroom flat however as shown on the submitted drawings internal changes can be made so that two one bedroom flats can be provided. The property benefits from a mix of courtyard area and garden area to the side and rear of the building which can be enjoyed by the future occupiers of the property.
- 9.6 It is considered that one bedroom flats would be more attractive particularly in the rental market. Our experience is that a three bedroom flat is often difficult to rent / sell as many people would choose to rent / buy a house instead which would have the added benefit of its own garden.
- 9.7 We trust that the local planning authority will view this proposal favourably and will support the applicant with his proposal to bring this property back into use. A renovation project such as that proposed would prevent the property from being a target for vandalism and possibly 'squatters' but it



will also secure a long term occupation for the buildings and will add to the affordable housing stock in the area which we understand to be very much needed.

