

**TOWN AND COUNTRY PLANNING ACT****HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT**

<b>DISTRICT:</b>	Ashfield	Date received	17/02/2025
<b>OFFICER:</b>	Sophie Sales		
<b>PROPOSAL:</b>	Change of use from office to hmo and dormer to rear	D.C. No.	V/2025/0078
<b>LOCATION:</b>	198 Beardall Street, Hucknall, Nottinghamshire, NG15 7JU		
<b>APPLICANT:</b>	Mr Nigel Bonham		

This application seeks permission for the change of use of an existing circa 150 sq m office building to form a six-bedroom, six-person house in multiple occupation (HMO) at 198 Beardall Street, Hucknall. No changes are proposed to the existing site access or car parking arrangements. 6 car parking spaces are available, and 4 cycle parking spaces are proposed.

The cycle parking spaces are proposed in two existing outbuildings to the rear of the property. The buildings appear cramped and may not be suitable for efficient cycle storage along with providing secure cycle equipment storage facilities. Alternative facilities may be required. This issue can be controlled by planning condition requiring submission of details for approval.

The Nottinghamshire Highway Design Guide (HDG) requires that HMOs should provide parking at a rate of 1 space per bedroom with 1 visitor space per 3 bedrooms unless evidence is provided that demonstrates a lower parking provision is appropriate on a case-by-case basis. This level of provision exceeds what is provided and what would be required for the extant use (circa 3 spaces).

The site is located close to Hucknall town centre in a location with easy access on foot and by cycle to a range of employment, retail, leisure, education, and service facilities. Frequent bus services and Hucknall railway and NET station are also within easy walking or cycling distance. Cycle parking provision will also mitigate the shortfall below the minimum parking standard. Given these circumstances, and provided that the occupation of the HMO is limited to no more than 6 people, a relaxation in car parking provision below the normal HDG standard would therefore be acceptable to the highway authority.

The highway authority would therefore have no objection to this planning application subject to the following recommended planning conditions:

1. Occupation of the development hereby permitted shall not exceed 6 persons.

REASON: In the interest of highway safety.

2. No part of the development hereby permitted shall be brought into use until provision has been made within the application site for the secure, covered parking of cycles and secure cycle equipment storage facilities in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall not thereafter be used for any other purpose and shall be maintained for the life of the development.

REASON: In the interest of furthering sustainable travel.

SD; NCC HDC; 27/2/25.