

## Delegated Report

Application Number: V/2025/0492

Address: 22 High Street, Stanton Hill, Sutton in Ashfield, Nottinghamshire, NG17 3GA

Description of Works: Alterations and Change of Use From Shop and Flat to Dwelling

The Application	Alterations and Change of Use From Shop and Flat to Dwelling
Policy Considerations	<p><b>Ashfield Local Plan Review (ALPR) (2002)</b></p> <ul style="list-style-type: none"><li>• ST1 – Development</li><li>• ST2 – Main Urban Area</li><li>• HG5 – New Residential Development</li><li>• SH4 – Local Shopping Centre</li></ul> <p><b>National Planning Policy Framework (NPPF) (2024)</b></p> <ul style="list-style-type: none"><li>• Part 5 – Delivering a Sufficient Supply of Homes</li><li>• Part 8 – Promoting Healthy and Safe Communities</li><li>• Part 9 – Promoting Sustainable Transport</li><li>• Part 11 – Making Effective Use of Land</li><li>• Part 12 – Achieving Well-Designed Places</li></ul> <p><b>Supplementary Planning Documents (SPD)</b></p> <ul style="list-style-type: none"><li>• Residential Design Guide (2014)</li><li>• Residential Car Parking Standards (2014)</li><li>• Guide For Converting Shops to Residential (2019)</li></ul> <p><b>Other Supplementary Documents:</b></p> <ul style="list-style-type: none"><li>• Nottinghamshire County Council Highway Design Guide</li></ul>
Relevant Planning History	None
Summary of comments received	<p><b>NCC Highways:</b> The number of bedrooms and parking spaces will not change as a result to the development. Access to the existing parking space is via an existing dropped kerb crossing.</p> <p>The development is not likely to have an adverse impact on the public highway and therefore the highway authority has no objections to this development.</p>

	<p><b>Severn Trent Water:</b> No objections to the proposal. One suggested condition and informative included in comments.</p> <p><b>Resident Comments:</b> One comment of objection has been received from a resident. The reasoning for the objection is that the area is already heavily populated with properties, such as HMOs and it would make more sense to keep the property as commercial due to its location on the high street.</p>
Comments on above	<p>Highway &amp; drainage impact will be discussed in the main body of the report.</p> <p>Whilst the concerns within the resident objection are understood, the local authority currently has no local planning policy relating to the conversion of commercial premises into residential. Nevertheless, each application should be considered on its own merits.</p>
Summary	<p><b>The Site and Application:</b></p> <p>The application site consists of a two-storey terraced property located on High Street, Stanton Hill, the site area boasts a mixture of both residential and commercial uses. The previous use of the site was a dessert shop however it appears that this use has ceased from around 2023. The site is within a designated local shopping centre and is within the main urban area as outlined within the ALPR (2002).</p> <p>The application seeks consent to convert the ground floor of the premises into residential, the first floor of the building as existing is for residential use. The application also seeks consent for alterations to the front elevation.</p> <p><b>Visual Amenity:</b></p> <p>The site is a local centre within Stanton Hill, and the street scene is made up of numerous uses along with buildings that differ in scale and design.</p> <p>The only significant visual change proposed to the building would be to the front elevation. This will include removing the shopfront and the installation of a door and window, along with rendering the front elevation in white.</p> <p>Amended plans have been secured to the front elevation, the location of the front door, size and location of the ground floor window have been altered to give the front elevation a more balance appearance. A window header and cill have also been secured on the ground floor window to match the window on the first floor.</p> <p>A singular ground window on the rear elevation is also proposed which shall serve the living room.</p> <p>It is considered that the design of the front elevation is acceptable and is inkeeping with the character of other residential properties on High Street, for this reason it is considered it would not have an adverse</p>

impact upon visual amenity.

**Residential Amenity:**

As part of the application process, an assessment has been undertaken to establish the impact upon the amenity of residents. This relates to massing, overshadowing and loss of privacy.

After considering the siting and scale of the extension in relation to neighbouring properties, it is considered that the development would not have an adverse impact in relation to overshadowing and massing.

The ground floor windows on the front and rear elevation have been assessed and considering their location they would not have a significant impact in relation to overlooking.

The residential use would have adequate internal floor space for the property size as per the requirements set out within the Residential Design Guide SPD (2014). The site also does benefit from a rear area that would provide private amenity space.

**Highways & Parking:**

High Street is a local shopping centre, for this reason traffic is consistent throughout the day. On-street parking is restricted in the vicinity of the site.

The number of bedrooms will not be changed from the proposed works and will remain at 3. The property and neighbouring properties benefit from a shared rear access on Albert Street where an occupier is able to park.

The highway authority has been consulted as part of the application process who have provided no objection. It is considered that change of use is unlikely to have a significant adverse impact upon highway safety.

**Drainage:**

Severn Trent have also provided comments during the consultation process. No objection to the application has been given however the following condition has been suggested:

**Condition:** The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority, and the scheme shall be implemented in accordance with the approved details before the development is first brought into use.

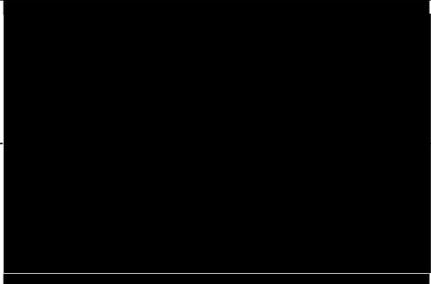
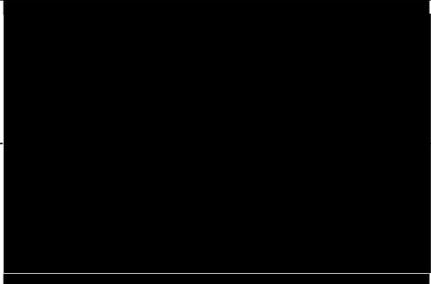
**Reason:** To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

	<p>The above condition has been considered. The proposal does not include any additional built development at the site, and the residential property will utilise existing drainage/sewerage connections. Taking this into account, it has not been considered necessary to include this condition on this occasion.</p> <p><b>Conclusion:</b></p> <p>Having reviewed all the submitted information and assessing this against all relevant policies and material planning considerations, conditional consent is recommended for this application.</p>		
Recommendation	Conditional consent		
Conditions & Reason	Condition Code	Text	Monitor
		<p>The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.</p> <p>The materials and finishes to be used for the proposed front elevation shall match those shown and stated on the application form and approved plans.</p> <p>This permission shall be read in accordance with the following plans:</p> <p>Existing site location plan received 01/09/2025.</p> <p>Amended existing side elevations received 17/10/2025.</p> <p>Amended proposed side elevations received 17/10/2025.</p> <p>Amended existing and proposed front elevations received 17/10/2025.</p> <p>Amended existing and proposed rear elevations received 17/10/2025.</p> <p>Existing floorplans received 20/08/2025.</p> <p>Proposed floorplans received 20/08/2025.</p> <p>The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.</p>	
	Reason Code	Text	Monitor
		To comply with the requirements of	

		<p>Section 91 of the Town and Country Planning Act 1990 as amended.</p> <p>To ensure the satisfactory appearance of the development.</p> <p>To define the terms of this permission and for the avoidance of doubt.</p>	
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Informative	Informative	<p>Informative Text</p> <p>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 &amp; Building Control Section of the Authority on Mansfield (01623 450000).</p>
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Proactive Working	The application, as submitted, is acceptable. In granting planning permission, the District Planning Authority is implicitly working proactively with the applicant.
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	Signed	Dated
Case Officer		29/10/2025
Development Team Manager		29/10/2025
Determined by Service Director Or on their behalf		29/10/2025