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PLANNING STATEMENT

Mansfield Hand Car Wash, Mansfield Road, Sutton In Ashfield, NG17 4HG

Project: Change of use of Upper Floor Offices above a Car Wash to form 2 No. Studio Flats with internal alteration, car parking, cycle parking and bins.

1. Introduction & Site Context

This statement supports a Prior Approval application for the conversion of existing first-floor office space into two high-quality studio apartments. The site is located on Mansfield Road, a primary strategic corridor within Sutton-in-Ashfield.

The building currently operates as a hand car wash on the ground floor, with the upper floor having served as professional offices for a period exceeding 10 years. The site is situated in a high-amenity urban area with immediate access to local transport links, retail services, and employment hubs, making it an ideal candidate for sustainable residential densification.

2. Socio-Economic Benefits

The proposal delivers several key benefits to the Ashfield district:

- **Housing Delivery:** Contributing two additional units to the local housing supply, specifically targeting the high demand for smaller, affordable starter homes for single professionals.
- **Sustainable Revitalisation:** By repurposing underutilized office space, the development ensures the longevity of the building while



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bringing increased footfall to local businesses on Mansfield Road.

- **Optimal Land Use:** The project utilizes a "brownfield-first" approach, providing new homes without the need for greenfield encroachment, aligning with national planning objectives.

3. Policy Alignment: Ashfield New Local Plan (2023–2040)

As of January 2026, Ashfield District Council is in the final stages of its New Local Plan examination. This proposal aligns with the strategic vision discussed in the public hearings (concluded 14 January 2026):

- **Strategic Growth Corridors:** The Local Plan identifies Mansfield Road as a key corridor for residential growth. This conversion supports the objective of intensifying residential uses along well-connected transit routes.
- **Sustainable Development:** The site's proximity to Sutton-in-Ashfield town center reduces reliance on private vehicles, directly supporting the Council's carbon reduction targets.
- **Compliance with Class MA:** The proposal strictly adheres to the General Permitted Development Order (GPDO) requirements, ensuring that the residential units do not negatively impact the commercial viability of the area while maintaining a high standard of living for occupants.

4. Technical Compliance & Mitigation

The development has been carefully designed to mitigate potential conflicts between the residential use and the ground-floor car wash:



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- **Transport & Access:** Two off-street parking spaces are secured on the south side of Mansfield Road. Furthermore, dedicated indoor cycle storage is provided to encourage non-car travel.
- **Noise & Amenity:** To address the "strategic corridor" traffic and ground-floor operations, the floor structure will be upgraded to achieve 43 dB airborne sound insulation. High-specification acoustic glazing will be fitted to all Mansfield Road elevations.
- **Natural Light:** Every habitable room is served by existing large-scale fenestration, ensuring all occupants receive levels of natural light that meet or exceed the requirements of Paragraph C.2(f) of Class MA.
- **Space Standards:** Each studio unit provides a minimum of 37m² of internal floor area, fully complying with the Nationally Described Space Standards (NDSS).

5. Conclusion

The proposed development represents a sustainable and efficient use of existing building stock. It fulfills all the criteria set out under Class MA of the GPDO and supports the strategic housing objectives of the Ashfield New Local Plan. Given the low flood risk (Zone 1), the absence of contamination risk, and the robust noise mitigation measures, it is our case that Prior Approval be granted.