

Design and Access Statement

**PROPOSED WORK:
CHANGE OF USE FROM (RESTAURANT) TWO STOREY
DWELLING TO GROUND FLOOR RESTAURANT
AND SELF-CONTAINED FIRST FLOOR FLATS ABOVE**

behalf of

Mr & Mrs Czopek

At

144 HIGH STREET, SCUNTHORPE, DN15 6EN

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**DESIGN AND ACCESS STATEMENT
FOR A CHANGE OF USE FROM RESTUARANT SINGLE
DWELLING
TO ONE SELF-CONTAINED FLATS ABOVE EXISTING
RESTEURANT**

Introduction

It is the intention of the owner of the property mentioned above to seek Planning Permission for the proposed conversion and associated refurbishment of the property into one self-contained apartments above existing restaurant. This design and access statement are indented as a combined statement to address the requirements for the Planning Approval, along with justifying the proposed works.

It will also give an illustrative idea of how the development will be undertaken and demonstrates that the applicant has considered what is appropriate and feasible for the site—this design and access statement focus upon identifying the design parameters and principles for the change of use. However, as the proposed works only involve internal alterations to the existing property and the creation of one self-contained apartments content of this statement is relatively brief.

Planning assessment

The property itself terraced house, presently consists of restaurant areas and function rooms at the first floor as on attached plans. The two-storey dwelling covers a floor area of approximately 120 m² internally. The proposal is to split the ground floor and first floor into two separate areas. Newly created first floor flat will use the existing side front entrance to the property (currently not in use) and erected to the side steel staircase. The ground floor restaurant will continue use existing main front entrance. It is intended that the ground floor will consist not change existing layout and usage of restaurant area and separate kitchen. Created first floor Flat will consist of two bedrooms, Lounge, bathroom, a Dining/kitchen area. It can be seen from the detailed plans which accompany this application that the proposed layout requires minimal internal alterations to the existing floor layout to be successful. All necessary services are readily available on site with all foul water being disposed of via the existing mains drain and surface water via the current arrangements. In the rear yard landlord intent to erect single garage to the rear yard of the property.

The intended use of the apartments will be primarily aimed at landlord use.

Reasonably sized apartments on long term basis. The proposal of two-bedroom apartments being considered is appropriate for the size of the space available within the existing dwelling, without having to look at any further extension of the property. Due to the

location of the existing building, its distance from nearby properties, roadways and footpaths, it is not envisaged that the building works will have any significant disruptive effect on any neighbours, road/footpaths users along with the surrounding environment.

Design principles & Planning Policies

Section 54A of the Town and Country Planning Act 1990 indicates that application shall be determined in accordance with the development plan unless material considerations indicate otherwise.

The sites within the statutory land use plan as defined by the North Lincolnshire Development Plan (UDP), and as such specific policies contained therein are considered to be of particular importance to the determination of this application. This being mainly those within the Population and Housing (PH) series of policies. The final submission has taken into account the relevant information and guidance contained therein along with those contained within the associated Supplementary Planning Guidance (SPG) documents.

The application site is not part of a conservation area.

There is no relevant site history.

The site is located in a Residential area, as stated within the North Lincolnshire core strategy.

Opportunities

The proposal provides a development which is well integrated into the existing settlement. Ensure the structure is retained for future generations. Provide a valuable service to the local community.

Design's proposals - The main issue

A principle of use: The site is currently allocated as restaurant; therefore, the proposed use is changing first floor residential use and a ground floor continuation of the current usage.

Amount of Development:

It is not proposed as part of this application to increase in any way.

The existing floor area of the property, the intention is to divide internally appropriately existing property, into two separate areas. As a result, there will be not any alterations to the existing external front elevation of the building. The scale of the proposed dwellings will

contain within the existing building structure. The current number of rooms on the ground floor will remain unchanged, first floor flat will create additional bedroom as on attached drawings. All flat will use the existing front door to the property and existing hallway to share between all flats. The apartment on the first floor will use the newly created side external staircase.

Flood Risk assessment

The environment agency has confirmed that the site is an area classified as being at High risk from surface water. Surface water flooding, sometimes known as flash flooding:

- happens when heavy rain cannot drain away,
- is challenging to predict as it depends on rainfall volume and location,
- can happen up hills and away from rivers and other bodies of water
- is more widespread in areas with more rigid surfaces like concrete

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information. This flood risk summary reports the highest risk from surface water within a 20m radius of this property.

High risk means that each year this area has a chance of flooding of greater than 3.3%. This information is suitable for identifying which parts of counties or towns are at risk, or have the most risk, the approximate extent and depth of flooding

It's unlikely to be reliable for a local area and very unlikely to be reliable for identifying individual properties at risk.



The impact upon the residential amenity of neighbours:

As there are no significant external alterations to the building's exterior, the proposed change of use would not adversely affect the privacy currently enjoyed by the neighbouring dwellings. No new windows are overlooking the adjacent properties other than those that presently exist.

Highways issues:

The proposal is for one-bedroom flat; therefore, the need to provide a parking space is not required. There is allocated rear yard parking space to the site. It is the intention of the investor to erect a single garage to the rear yard. However, as the site is within walking distance of shops, Post office, pubs and restaurants, the need for owning a vehicle is somewhat diminished.

Access:

The existing access arrangements to the site will remain unchanged.

Summary

The scheme, having regard to the design and layout of the existing property along with positioning of other properties in the immediate area, is considered to be suitably designed and could be undertaken and integrated without significant effect on the amenities of the local area or the existing residents nearby.

On the above basis, it is maintained that this Design and Access statement accords with the requirements and should be considered with the accompanying plans. With adherence to the principles identified in this document, the proposed change of use can be accommodated on the subject site which will blend in with the character and setting of the local area and will not adversely affect the neighbouring properties. Therefore, it is advised that a grant of planning permission is justified for the proposal, which accords with local and national policies. This concludes the design and access statement.