

**THE PLOUGH (FORMER PUBLIC HOUSE)
MAIN ROAD DEEPING ST. NICHOLAS
SPALDING PE11 3EN**

**PROPOSED CHANGE OF USE TO RESIDENTIAL (C3)
TO PART OF GROUND FLOOR
OF FORMER PUBLIC HOUSE**

FOR

S.DUNGARWALLA



PLANNING STATEMENT
February 2018

PROPOSAL

Planning consent is sought from South Holland District Council for a Change of Use of part of the ground floor of premises to create a self contained residential unit. As the last use of the premises was Class A4 (Drinking Establishment) it is necessary to obtain formal Planning Permission for the change to residential.

THE SITE

The application site is located adjacent to the Main Road in the village of Deeping St. Nicholas and is located within the development boundary for the settlement.

The proposal relates to part of the ground floor of the large premises and the application includes relevant drawings to identify the area involved and the proposed changes which are confined to internal alterations only.

The building, with car park and land to the rear, ceased operating as a Public House many years ago and the premises had fallen into disrepair. The Applicants purchased the vacant property in 2012 and are keen to refurbish the premises and site to include a mix of residential and retail (see Planning History).

PLANNING HISTORY

In 2006 Planning Permission was granted (H03-0986-06) for a building on the site to provide 'overnight accommodation'. That consent was never implemented.

In 2012 Planning Permission was granted retrospectively (H03-0737-12) for residential accommodation to the first floor. That use is current.

An application for a new development of 3 Retail Units with residential accommodation above was submitted (H03-0770-12) but withdrawn in December 2012.

In December 2017 Planning Permission was granted for Change of Use of part of the ground floor to provide a retail unit (H03-1111-17). That use is to be implemented by the Applicants in the near future.

THIS PROPOSAL

Now that consent has been granted for a retail use on part of the ground floor it leaves the remaining area of the ground floor unused. The most logical use of this part of the building is for residential accommodation, potentially as accommodation for the manager of the adjacent shop unit.

The layout would provide a two bedroomed self-contained property and would involve no external alterations to the building. Access to the accommodation will be via the existing access on the front of the building which serves the existing upstairs accommodation. Independent rear access is also available which will allow occupants to have convenient access to an existing amenity area where refuse bins etc. can be stored.

There is parking available to the rear of the site to serve the new accommodation which would be independent from allocated parking to the proposed shop.

Given the previous use of the building, the conversion to residential is relatively straightforward with all main services available and existing fenestration being suitable for domestic use.

CONCLUSION

This application is to effectively allow appropriate and sensible re-use of the remaining part of the building in order that these prominent premises can be fully refurbished and fully occupied.

The intended use is sustainable within the settlement of Deeping St Nicholas, being located along a bus route, and the potential to be used as accommodation for a manager / staff for the adjacent shop would be ideal for several obvious reasons.

We therefore look forward to the Local Planning Authority processing this application to a favourable decision at the earliest opportunity.