

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H04-0033-19 **Applicant:** Mr M Griffiths

Proposal: Conversion of un-occupied, detached two-storey shop with store above into one-bedroom dwelling with minor alterations

Location: Rear: 11 Church Street Donington Spalding

Terminal Date: 5th April 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
17	Providing a Mix of Housing

National Guidance

National Planning Policy Framework 2019

NPPF 2019.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

This application seeks Full Planning Permission for the proposed conversion of a disused building to residential development.

The proposals involve the conversion of an existing building to a single dwelling, modest in size, with no extensions to either the volume or footprint of the existing building to achieve the conversion.

The site is located to the rear of 11 Church Street, Donington.

The site is close to the High Street and close to the heart of Donington. The Village of Donington is well served with a range of facilities and services within close proximity to the development site. The High Street comprises of a variety of different uses and local services ranging from residential to shops, food and drink, community uses, etc.

The site is within the Donington Conservation Area and is close to the Listed 'Red Cow' which recently received planning permission and LBC for conversion to residential units.

Of less visual value, but of equal significance in terms of planning consideration, is the rear of the site. The appearance and overall visual amenity to the rear is less characterful despite still being within the boundaries of the Conservation Area. Land uses to the rear consist of housing (Barnsdale Mews) and commercial units of light industrial/engineering nature.

The site is accessed from Church Street, this entrance is shared by neighbouring businesses along with adjacent residential properties and gives access to the Red Cow development. The adjacent land is an area which had been used as over flow car parking by the local community, informally for many years. However, the land is privately owned and forms part of the red line development site for the Red Cow.

11 Church Street sits in front of the building and is within the applicant's ownership and is blue edged.

The site is in Flood Zone 1.

The Development Plan

South East Lincolnshire Local Plan - Adopted: March 2019

Policy 01 Spatial Strategy

Policy 02 Development Management

Policy 03 Design of New Development

Policy 17 Providing a Mix of Housing

Key Policy:

Policy 29: The Historic Environment

Policy 29 states that "Distinctive elements of the South East Lincolnshire historic environment will be conserved and, where appropriate, enhanced"

Policy 29 goes on to say;

"B. Conservation Areas

Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character, appearance and setting. Proposals should:

2. Retain architectural details that contribute to the character and appearance of the area."

These proposals conserve the distinctive qualities of the Conservation Area and are compliant with Policy 29.

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

National Guidance

National Planning Policy Framework (NPPF), Feb 2019

Paragraph 11 - The presumption in favour of sustainable development
Section 16 - Conserving and enhancing the historic environment

Planning Practice Guidance (PPG), 2014

The proposals are considered to comply with all local and national guidance and policy.

Donington Parish Council

No response

LCC County Highways & Flood Authority

Does not wish to restrict the grant of planning permission.

SHDC Environmental Protection

No Comment.

Public

No representations received.

The key material issues for considerations in this application are:

- Principle;
- Design & Character of the development and impact upon the Conservation Area
- likely impact upon residential amenity of nearby residents;
- Highway and Car Parking;

Principle

The site is located within the defined settlement limit of Donington as outlined in the South East Lincolnshire Local Plan 2019.

The site is within settlement limits and on brownfield land - this development comfortably complies with the relevant policies set out above as it is existing brownfield land located within a well serviced village centre.

The issue of sustainability and land suitability is clear given the location of the site along High Street, a well established service and retail centre for Donington. The proposal meets with local and national policy objectives in ensuring developments are concentrated in areas well served by amenities in order to reduce the need for regular motorised trips for basic necessities. There is not considered to be a policy objection to the development in principle. As such, as per the provisions of the NPPF, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies outlined in the NPPF as a whole; or specific policies in the NPPF indicate that development should be restricted.

Design & Character

The Council is committed to the promotion of good design which respects the character of the area and maintains local distinctiveness.

The design is acceptable and the interventions in the building are sympathetic and acceptable, there would be no harmful impact upon the character and appearance of the area and the qualities of the Conservation Area will be protected.

Amenity

There is only one residential property which would be significantly or materially affected by the development which is 11 Church Street, in the applicant's ownership currently.

To protect against overlooking the West elevation first floor window should be obscure glazed. Otherwise there would not be likely to be any adverse amenity issues, there have been no objections to the application.

Highway & Car Parking

County Highways have no objection to the proposal and the parking and access arrangements are considered acceptable.

Conclusion

The development is considered to be sustainable in nature and to comply with NPPF guidance and will help deliver housing. This is a development which should go ahead without delay in accordance with the NPPF.

Recommendation: APPROVE.