

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H05-0128-18	Applicant:	Invicta Rentals Ltd
Proposal:	Conversion of existing terraced dwelling to 2 apartments		
Location:	1 Orchard House Orchard Park Holbeach		
Terminal Date:	3rd May 2018		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
29	The Historic Environment
30	Pollution
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Section 11 - Making effective use of land
 Section 12 - Achieving well-designed places
 Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for the conversion of an existing terraced dwelling to 2 apartments at 1 Orchard House, Orchard Park, Holbeach.

The unit was originally proposed as a 3 bedroom two-storey terraced dwelling, however the applicant is now seeking permission to convert this to two 2-bedroom flats with one at ground floor and one at first floor. Each flat would be accessed via a common hall area with the entrance door remaining in the same position as previously approved.

There would be no external alterations as a result of the proposed change and internal alterations would be kept to a minimum with the only addition being a shower room at ground floor level.

Site Description

1 Orchard House is the southern most unit (Unit 14) in the former health facility building known as Orchard House (Grade II Listed). The wider building benefits from an extant permission for conversion to 14 dwellings and land to the east for 18 new terraced dwellings (application ref. H05-0077-16). Development is at an advanced stage.

History

H05-1079-17 - Conversion of redundant health facility into 14 dwellings and erection of 18 terraced dwellings complete with parking facilities - approved under H05-0563-11 - Modification of Condition 2 to allow amendments to previously approved plans (withdrawn February 2018)

H05-0945-15 - Details of Conditions 2, 3, 4, 5, 6, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 of H05-0077-16 (part approved, part refused July 2016)

H05-0946-15 - Details of Conditions 2, 3, 5 & 6 of H05-0078-16 (approved July 2016)

H05-0077-16 and H05-0078-16 - Conversion of redundant health facility into 14 dwellings and erection of 18 terraced dwellings with parking facilities - approved under H05-0563-11. Modification of Condition 2 of H05-0563-11 to allow amendments to previously approved plans (approved March 2016)

H05-0563-11 and H05-0564-11 - Conversion of redundant health facility into 14 dwellings and erection of 18 terraced dwellings complete with parking facilities (approved November 2011)

Consultation Responses

LCC Highways/SUDS - Does not wish to restrict the grant of permission.

Public (1 comments) - Concern re impact additional dwelling would have on parking provision.

Planning Considerations

The site already has an extant planning permission for residential development (the majority of which is completed) and so the principle of residential development in this location has already been established. Permission is now sought to convert a 3-bed terraced dwelling (Unit 14) to two 2-bed apartments. The key issue to be determined is whether this proposed alteration is acceptable taking into account policy considerations.

Orchard House is Grade II Listed, however no external alterations are proposed and internally the layout would remain very similar to that previously approved. The only addition would be a shower room at ground floor level. The approved access off the southern elevation would be retained for access to both apartments. The proposal is therefore acceptable on character grounds and in accordance with Policies 2, 3 and 29 of the Local Plan.

The floorspace provided for each unit would be commensurate with the other units already approved and there are no alterations proposed that would impact upon the privacy of any occupiers of properties. The proposal is therefore considered acceptable in terms of the standard of amenity to be provided and thus in accordance with Policies 2 and 3 of the Local Plan with regard to amenity.

Concern has been raised regarding the impact that an additional dwelling in this location would have on parking provision. A parking plan has been submitted by the applicant which shows that one vehicle parking space would be provided for each apartment. Re-consultation has been carried out in respect of this parking plan but no additional comments have been received. It is therefore assumed that the original concern has been addressed. Appendix 6 of the Local Plan sets out minimum parking standards for new development and requires 2 parking spaces for properties with up to 3 bedrooms. Based on this, 2 parking spaces would be required for each unit. However, other 2 bed units in the building already only have 1 parking space per unit under the approved scheme. On balance, the proposed arrangements are therefore considered acceptable.

Conclusion

Taking the above into account, the proposal is considered to be in accordance with Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan, as well as Sections 12 and 16 of the National Planning Policy Framework (2019).

The recommendation is therefore for a delegated approval.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based

on the considerations set out in this report.