

Proposed Change of Use from Storage Building
to create Residential Dwelling
Blazegate Lutton Spalding Lincs PE12 9HJ
for Mr. E Harris



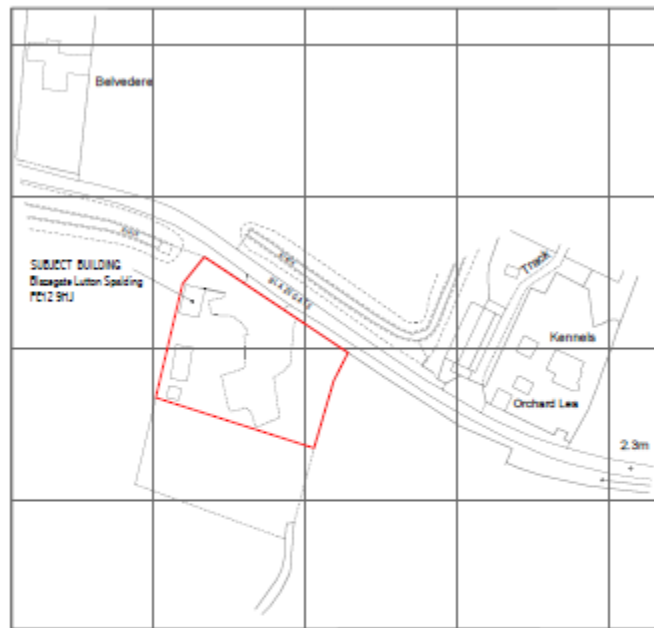
PLANNING STATEMENT

November 2025

PROPOSAL

This is a Full Planning Application seeking consent for a Change of Use to create a residential dwelling with conversion of an existing brick built traditional storage building on land at Blazegate Lutton.

THE SITE



The site is located in open countryside located approximately 750 metres south-west of Lutton. The area is characterised by agricultural fields interspersed with sparse dwellings and agricultural/commercial buildings.

The nearest neighbouring properties are residential located approximately 75 metres to the east and west of the site on the opposite side of Blazegate.

The site itself is an established area of development, with evidence of development on the site going back to the 1990s. The site enclosed with fencing which partially obscures the existing buildings within the site. Vehicular access is already established through previous use.

The subject building is located towards the front of the site and is of traditional agricultural building form and construction materials.

RECENT PLANNING HISTORY

H06-0695-24 - Repairs and re-roofing on existing building and new timber framed building - Retrospective. Approved 27/11/24.

H06-0204-25 – Change of Use/Conversion and Extensions of Brick Storage Barn to Residential Refused -13th May 2025

THE SCHEME

Following the recent refusal of planning for a Change of Use to the existing brick storage barn a revised proposal has been prepared to address the reasons for refusal under H06-0204-25. A meeting was also held with the Local Planning Authority to discuss the principle of change of use to create a residential dwelling at this location.

The previous proposal under H06-0204-25 was deemed to be in conflict with Policy 23 of the South East Lincs Local Plan which deals with The Re-use of Buildings in the Open Countryside for Residential Use. That scheme proposed significant extension to the host building which would have resulted in a 220% increase in floor area – contrary to Policy.

It is acknowledged that whilst the host building did at some time occupy a larger footprint, as evidenced by foundations, this is not considered relevant in the qualifying criteria under Policy 23.

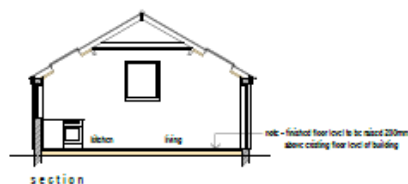
Therefore the scheme now proposed is restricted to a conversion of the existing building with no extension required. The resultant design utilises existing the existing openings to the building and provides residential accommodation to satisfactory space standards for a one bedroomed dwelling. The building is structurally sound and benefits from a roof structure and pantiles that were installed approximately 5 years ago with those works regularised by consented works under H06-0695-24.

The traditional cut timber roof structure results in raised collar headroom inside which enables the floor level to be raised without any structural alterations to mitigate potential flood risk to the building and future occupants. This is specifically addressed in the accompanying FRA.

The external walling comprises bonded brickwork but the bricks are ‘commons’ and therefore not the most attractive in appearance. It is therefore proposed to introduce traditional external cladding as indicated on the submitted plans.



Proposed elevations



Section through building showing existing traditional roof structure

RELEVANT PLANNING POLICY

Principle of Development and Sustainability

Policy 1 of the South East Lincs Local Plan deals with the settlement hierarchy within the District in terms of directing development to appropriate and sustainable locations. The application site is located within open countryside.

Policy 1 states that in "*the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits*"

It is considered that the nature of this specific proposal will represent betterment to this part of the District with the change of use of a building and its surroundings to create a residential dwelling and the cessation of commercial type activities connected with the previous uses on the site.

Principle of Conversion

Policy 23 of the SELLP relates to The Reuse of Buildings in the Countryside for Residential Use, all of which must be met. This policy states that "proposals for the conversion of existing buildings which are located outside defined settlement boundaries to residential use will be permitted provided that:

- 1. the building is structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding;*
- 2. the building is of architectural or historic merit or makes a positive contribution to the character of the landscape, to justify conversion to ensure retention;*
- 3. the proposal is in keeping with its surroundings;*
- 4. the design is sympathetic to the character and appearance of the building in terms of architectural detailing and materials of construction; and*
- 5. development leads to an enhancement of the immediate setting of the building"*

It is now considered that the current proposal satisfies all of the above criteria and will make a positive contribution to the visual amenity of this part of the District with the re-use of a disused building in the open countryside.

TECHNICAL CONSIDERATIONS

Flood Risk –

In common with much of South Holland District the application site is located within Flood Zone 3 on the Environment Agency Flood Map.

The previous application was considered to present an unacceptable flood risk to future occupants however

a new Flood Risk Assessment has been prepared and informed by spot levels taken on and adjacent to the application site.

The application site is elevated from the adjacent highway and as mentioned earlier in this statement it is proposed to raise the finished floor level of the building by 200mm which positions the accommodation at 500mm above road level without any adverse impact on the building or its surroundings.

Please refer to the accompanying FRA for details of mitigation for the current application.

Highways

The previous proposal raised no concerns for the LCC Highways other than they wish to see the existing access upgraded to LCC Standard Specification. There is ample parking provision for the proposed dwelling along with room for vehicles to turn within the site to emerge onto Blazegate in a forward gear.

Refuse

Domestic waste and recycling storage and collection arrangements will be in accordance with SHDC Refuse Policy with collection available from kerbside on day of collection.

Foul drainage –

It is proposed to install a package treatment unit within the curtilage as indicated on the submitted layout plan. The treated outfall from the treatment unit is to be directed to proprietary crate soakaway system sized and located in accordance with relevant legislation and subject to infiltration testing carried out in accordance with BRE Digest 365 to prove suitability of the ground for infiltration and the volume of soakaway to be installed.

Surface Water –

The roof water discharge is unaffected by the internal change of use to the building and is directed to soakaways.

Ground Conditions – Potential Contamination

The previous application was supported by a Screening Assessment at the request of SHDC Environmental Protection and this has been included in the current application.

There is no visual or historic evidence of contamination on the site and as a minor conversion project there is no requirement for any significant excavation or disturbance of the site in order to carry out the conversion.

It is therefore considered that if a Condition were to be attached to any Planning Consent it would be reasonable for it to be a precautionary condition i.e. in the event of encountering any contaminated material then the Local Authority are to be informed and appropriate mitigation / remediation measures proposed for Local Authority approval.

Historic Environment Impact

No objections or Conditions were requested under the previous application by the Historic Environment Officer and it therefore considered that this application is also satisfactory in terms of historic environment

Biodiversity Net Gain

Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) requires developers to deliver a minimum of 10% Biodiversity Net Gain using standardized biodiversity units measured by statutory biodiversity metrics. This is often referred to as the mandatory requirements for Biodiversity Net Gain.

However as per the previous application the development is considered to be exempt under the de- minimis exemption as outlined part 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024

An exemption statement has been submitted, as is the requirement under the legislation

CONCLUSION

This is revised proposal following the recent refusal of a scheme that involved significant extensions to an existing storage building. The current application seeks permission to convert a modest building into a one bedroomed dwelling with minimal alteration required to the existing structure.

This current application also addresses the flood risk issue raised previously with site specific levels now identifying that the finished floor level of the building can be raised up to position the accommodation at 500mm above existing road level.

The sympathetic refurbishment of the host building will enhance the character of this rural location and provide a modest energy efficient dwelling.