Proposed Change of Use of Commercial Premises
to Create Three Residential Units

West Drove North Gedney Hill
PE12 0NT



Planning Statement

June 2017

The Proposal

This Planning Application seeks permission for a Change of Use of disused commercial premises to create residential accommodation in the form of 3 terraced single storey dwellings. There is no increase in building footprint or any alteration to the height of the building.

The Site

The application site is located adjacent to the Gedney Hill Golf Club, which is located to the north of the village. The property fronts onto a public highway, West Drove North, and has existing residential properties adjacent.
To the rear of the site is the golf course.

Planning History

The subject building was originally a bungalow that over the years was extended and altered to become the Clubhouse to the Golf Club incorporating offices, function rooms, changing rooms and restaurant facilities.
In 2003 planning consent was granted for a purpose built Clubhouse facility to be erected on the opposite side of West Drove North. This facility has since been extended to cater for the increased popularity of this established local business.

The original clubhouse has seen different uses since 2005 –
a restaurant and take-away facility operated at the premises until 2007 when the business unfortunately ceased trading.



2009

In 2009 permission was granted for an educational facility but this facility closed in 2015. The building was then acquired by its original owner, Mr. C. Britton.

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In 2016 Planning Permission was granted for the Change of Use of a part of the commercial premises to create 2 residential units (H07-0454-16). This consent has been implemented and has brought back into use what had become disused buildings.

This current application seeks to logically complete the conversion of the remainder of that extensive building by creating 3 residential dwellings which will provide spacious 3 bedroomed units with parking provision and private garden amenity.

The Proposal

The extent of the conversion works is restricted to internal alterations and some adjustment to existing external openings to facilitate a satisfactory scheme of residential accommodation.
Each property will have its own parking provision at the front of the building with more than 2 spaces per dwelling available.
The entrances to the dwellings are convenient to the parking area and will be constructed to meet the relevant Part M access criteria.

Each dwelling will have a private rear garden area as indicated on the plans.

The building has the benefit of existing utilities supplies and foul drainage which is to an existing private treatment works. Surface Water drainage which is unaffected by the proposal, is to existing soakaways.

Highways

Given the previous uses on the site and the infrequent traffic flow along the highway it is not envisaged that the proposal will create any adverse impact on highway safety. There is ample parking provision within the site curtilage and additionally there is the large car park adjacent which serves the golf club which could be utilised (under same ownership of Applicant).

Refuse Collection

Provision is made within the garden areas for the storage or refuse and satisfactory access is provided for residents to place refuse at highway edge on day of collection.

Flood Risk

The recently approved conversion in July 2016 was accompanied by a Flood Risk Assessment & Flood Warning & Evacuation Plan dated 19th May 2016. It is considered that this information remains relevant to this application. An updated version is provided to reflect the recently updated SHDC SFRA (March 2017).

Conclusion

Policy HS16 of the South Holland Local Plan, 2006 makes provision for the re-use of redundant rural buildings for residential use, subject to the LPA being satisfied that the building is unsuitable for employment use or that there is no demand for suitable employment use in the locality. The building should also be capable of sympathetic conversion without the need for significant extension or alteration.

Paragraph 55 of the NPPF, 2012 indicates that LPA's should avoid isolated homes in the open countryside unless there are exceptional circumstances. This includes where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.

An element of the former clubhouse / restaurant / educational facility has already been successfully converted to provide residential accommodation and this current application is a logical second phase of that conversion to bring back into use the remaining empty buildings.

This development will ensure appropriate and continuous use of the redundant buildings with no adverse impact on amenity of adjacent dwellings or the locality.