



**DESIGN AND ACCESS STATEMENT
CHANGE OF USE AND
APPLICATION TO VARY CONDITION 12 OF H11-0372-16
TO ALLOW
THE RETENTION OF THE EXISTING DWELLING AND ITS CHANGE OF USE FROM A
DWELLING TO THAT OF OFFICE/STORAGE IN CONNECTION WITH A BUSINESS.

SILVERWOOD GARDEN CENTRE BROWNS GATE LONG SUTTON SPALDING**



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1. INTRODUCTION

Simmonds Planning Ltd. have been instructed by Mr & Mrs J Tyrrell of Silverwood Garden Centre, Browns Gate, Long Sutton to prepare and submit a planning application for the change of use of the existing dwelling on site and the subsequent removal of condition 12 of H11-0372-16. This would allow the retention of the dwelling so that it may be used as an office in connection with the number of business ventures ran from this site.

On the 30th June 2016 permission was granted on site for a replacement dwelling which at the time of writing this statement is partially built. The site itself consists of Silverwood Garden Centre, the dwelling subject to this application, and a number of other outbuildings which have been used for other local businesses. The replacement dwelling has been built at the far end of the site away from the business activities and the existing dwelling house.

It is this growth and success of the business that has necessitated this application to change the use of the existing dwelling to that of office/storage so that a building that is structurally sound, established in the street scene and in need by the owner for the business is fully utilised and not demolished in line with an existing condition.

1.1 Documents

This planning application is supported by the following documents:

Design and Access Statement;

Site Plan

Floor plans

2.0 THE PROPOSAL

The full application is for a change of use from a dwelling to that of office/storage and the subsequent removal of condition 12 of H11-0372-16 which requires the demolition of the dwelling – a copy of this decision notice is attached at the end of the Design and Access Statement for ease of reference

2.1 THE CHANGE OF USE

The existing dwelling is located to the side of the garden centre and enjoys a separate access off Browns Gate and has a generous amount of parking which would accommodate a number of cars; the screenshot of the site below demonstrates the suitability of the access and the extent of parking which can be suitably utilised by this change of use.



The dwelling is set back from the road but enjoys an open position in this street scene and is part of this built vista along Browns Gate.

The dwelling is structurally sound and requires very little in the way of reconfiguration to allow it to become fully usable as an office building. Although as part of the permission for the replacement house, this unit was conditioned to be demolished it is respectfully put to the Council that the replacement dwelling sits some distance from this unit on the far end of the site and this building could be fully utilised to support a local business venture rather than demolished to leave a vacant blot in the street scene.

It was not the applicants original plan to retain this building as well as the replacement dwelling back in 2016 when the permission was granted, however recent events and

the evolution of the businesses ran from this site has resulted in the increased need for onsite office accommodation and it would appear to be the most sensible and environmentally friendly solution to utilise an existing building.

The applicant currently runs 3 successful business ventures and the current office arrangements are inadequate and the dwelling can easily be converted to create office space on the ground and first floor for the 6 employees requiring office space along with an area for meetings and visitors. This will also allow for any future expansion and an increase in staff.

2.2 THE REMOVAL OF CONDITION

The existing dwelling was to be demolished under condition 12 of H11-0372-16 for the replacement dwelling on site which states:

Within 3 months of the first occupation of the dwelling hereby permitted, the existing dwelling on the site shall be demolished and all rubble and associated materials cleared from the site.

Reason: To ensure that the existing dwelling is demolished. This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

It is considered that the main planning purpose of this condition and the reason for imposing the condition (in other words - what useful planning purpose is served), is that it is aimed at preventing the occupation of two dwellings, both the existing dwelling and the new dwelling as permitted.

The applicant can confirm that the domestic residential occupation of this dwelling will be ceased upon the occupation of the new dwelling, however the change of use of this dwelling to that of an office will not only utilise a perfectly usable structure but also provide much needed office space to serve the onsite business.

The site comfortably accommodates the retention of this building and is located within a cluster of outbuildings and existing premises, but it is far removed from the new replacement dwelling that is being built under the permission.

The requested change of use to that of offices/storage would remove the necessity of this condition and allow a valuable building to be utilised in the support of the growing business on site which benefits the site and the economic growth of the community.

3.0 SITE LOCATION AND PHYSICAL CONTEXT

The site is located on the rural outskirts of Long Sutton and is a well-established site with a long-standing garden centre which has grown and increased in popularity which also offers an outlet for other local business ventures.

The site's location and boundaries are shown on the enclosed site location plan

4.0 PLANNING POLICY

The proposals are supported by national planning guidance and by Local Plan policy, which makes it clear that the rural economy should be encouraged to grow to provide sustainable economic growth and jobs.

4.1. THE NATIONAL PLANNING POLICY FRAMEWORK (THE “NPPF” 2019)

It sets out Central Government's planning policies for England and how these are expected to be applied.

Paragraphs 7 and 8 define the commitment to sustainable development based on three dimensions:

“An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

“A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

“An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Key to this application is within Section 6 and is headed - ‘Supporting a prosperous rural economy which states at Paragraph 83:

Para 83. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

Paragraph 84 states:

Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

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- 4.2 What is key in the NPPF is positive planning to support existing rural business ventures and the sustainable growth of business both through the conversion of existing buildings and well-designed new buildings. The proposals are clearly compliant with this national guidance as the development put forward will help maintain local business activity and contribute to rural prosperity and future job creation. The change of use of this building will only require internal changes which are demonstrated in the submitted floor plans, therefore in this regard the building will remain sensitive to its existing surroundings and will be sustainable in achieving all 3 of the NPPF objectives.
- 4.3 The National Planning Policy Framework is quite clear in its aim to encourage the rural economy to grow and the reuse of this building to support the needs of a rural business is compliant and in the spirit of national guidance in this respect.

4.4 The Development Plan

South East Lincolnshire Local Plan, March 2019

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.

It is considered that the most pertinent plans to this appraisal is as follows:

Policy 1 - Spatial Strategy

Policy 2 - Development Management

Policy 3 - Design of New Development

Policy 30 - Pollution

- 4.5 Policy 2: Development Management, in particular mentions a number of considerations to be taken into account when considering a planning application:

Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
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2. quality of design and orientation;
 3. maximising the use of sustainable materials and resources;
 4. access and vehicle generation levels;
 5. the capacity of existing community services and infrastructure;
 6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
 7. sustainable drainage and flood risk;
 8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and
 9. impact on the potential loss of sand and gravel mineral resources.

4.6 Policy 3 concentrates on the important design considerations of development:

Policy 3: Design of New Development

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
 2. distinguishing between private and public space;
 3. the landscape character of the location;
 4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
 5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
 6. the lighting of public places;
 7. ensuring public spaces are accessible to all;
 8. crime prevention and community safety;
 9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
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- 10.the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
 - 11.residential amenity;
 - 12.the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
 - 13.the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
 - 14.the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
 - 15.the appropriate use or reuse of historic buildings.

4.7 Policy Conclusions

The most pertinent planning considerations will be addressed separately further on in this statement but with regards to national policy this proposal is compliant in providing support and continued prosperity to a rural business. The reuse of a building to provide an office to an existing onsite business creates very little in the way of harm; amenity remains unaffected and in terms of highways and flood risk this is an existing dwelling and the change of use creates no increased risk. The Council is respectfully asked to consider the proposals compliance with Local Plan policy and the national planning guidance contained within the NPPF and that it does not undermine the objectives of that planning policy and guidance and would cause any additional harm.

5.0 OTHER MATERIAL CONSIDERATIONS

Access and Highways

The development would continue to be served by the existing road infrastructure and there is no likely additional impact from the change of use and retention of the building. The site is well set out with clear visibility for access and egress and provides generous parking arrangements for employees within the site and even more versatility with regards to park when looking at the larger extent of the site within the applicants ownership.

The wider site already has a use of a garden centre and other associated activities and the change of use to an office would have little effect in terms of an increase in cars and users of the highway.

Flood Risk

The site is within a flood risk area – Zone 3 as is a large extent of Long Sutton. As this is a proposed change of use from a dwelling to office accommodation this would constitute a significant reduction of flood risk vulnerability and the Council is respectfully asked to consider the Flood Risk Assessment submitted with this application.

Landscape/Visual Impact

There would be no material adverse visual or landscape impacts. The site is already characterised by the dwelling and the backdrop of the Garden Nursery and associated business enterprises on site. The external appearance would not be altered, and it is only the internal arrangements which will receive minor alterations to accommodate the proposed which will include amendments to allow disabled access for employees and visitors to the offices.

Archaeological Heritage

There are no known heritage or archaeological impacts.

Socio-economic

The proposals will support the growing business which is an important source of economic activity and employment which in these uncertain times is more important than ever in a planning balance.

Ecology

There is no reason why the proposed development should have any material impact upon ecology in the local area. There would be no impact upon any ecology in the wider area.

The building is still in use as a dwelling and regularly accessed by the applicant and family and is secure and watertight. With the works proposed being internal there is no reason to suspect any ecological activity or use by protected species.

6.0 Conclusion

Taking into account the above, it is considered that the proposal is sustainable and will benefit South Holland in terms of supporting a growing business which in turn boosts economic capacity and activity in a rural area.

The proposal is not harmful to amenity, does not severely effect highways and will not be harmful to the environment or ecology. It will however make good use of a perfectly good building which ordinarily would be demolished which can support a thriving rural business.

The Council is respectfully asked to consider the benefits of the proposal and its general conformity to both national and local plan policy requirements.

Angela Simmonds
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Simmonds Planning Ltd.

For and on Behalf of Mr & Mrs J Tyrrell
August 2020.
