DESIGN AND ACCESS STATEMENT

PROPOSED CONVERSION OF FORMER PACKHOUSE TO DWELLING

AT

SILVERWOOD GARDEN CENTRE BROWNS GATE LONG SUTTON SPALDING, PE12 9AU



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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 conversion of the existing Pack House building on site to a dwelling. The dwelling, if permitted, would be used to accommodate Jack's daughter and family, so that they may stay close, as a family unit. This has become of increasing importance to the family since experiencing the effects of the pandemic and in particular lockdowns. The family all work closely together and support the on-site business's.

The site and business on site have had to adapt to meet the changing needs. Last year the Council permitted the change of use of a building on site to accommodate much needed officer space for the numerous business ventures running from the site. This positive support of the business has seen the business grow and remain prosperous in this difficult financial climate.

The site itself consists of Silverwood Garden Centre and parking area, the office building with associated yard and parking and the Pack house. The Pack house was originally the site of the Garden Centre before it outgrew the building and relocated to the larger facility to the rear of the site. The applicants, over a number of years, have made numerous attempts to rent the Packhouse to other ventures but even in the better financial climate there was only one tenant (model car maker) and this tenancy was short term and now with the financial effects of the pandemic, unlikely to continue. The Pack house is now severely under-used and becoming a little run down due to being vacant.

The recent events have not only highlighted the precarious nature of business but also seen a downturn in rental returns for industrial and commercial units. The drive of this application, however, is rather more personal, with the family now recognising the importance of having family close. The conversion of this unit to a dwelling would provide an affordable option for the applicant's daughter and family so that they may be only a short distance from the main family home- being close to their grandchildren

is of particular importance to Mr and Mrs Tyrell and they feel that this is an opportunity to help their daughter and utilise a vacant building.

1.1 Documents

This planning application is supported by the following documents:

Design and Access Statement;

Site Plan

Floor plan and elevations existing

Floor Plan and elevations proposed

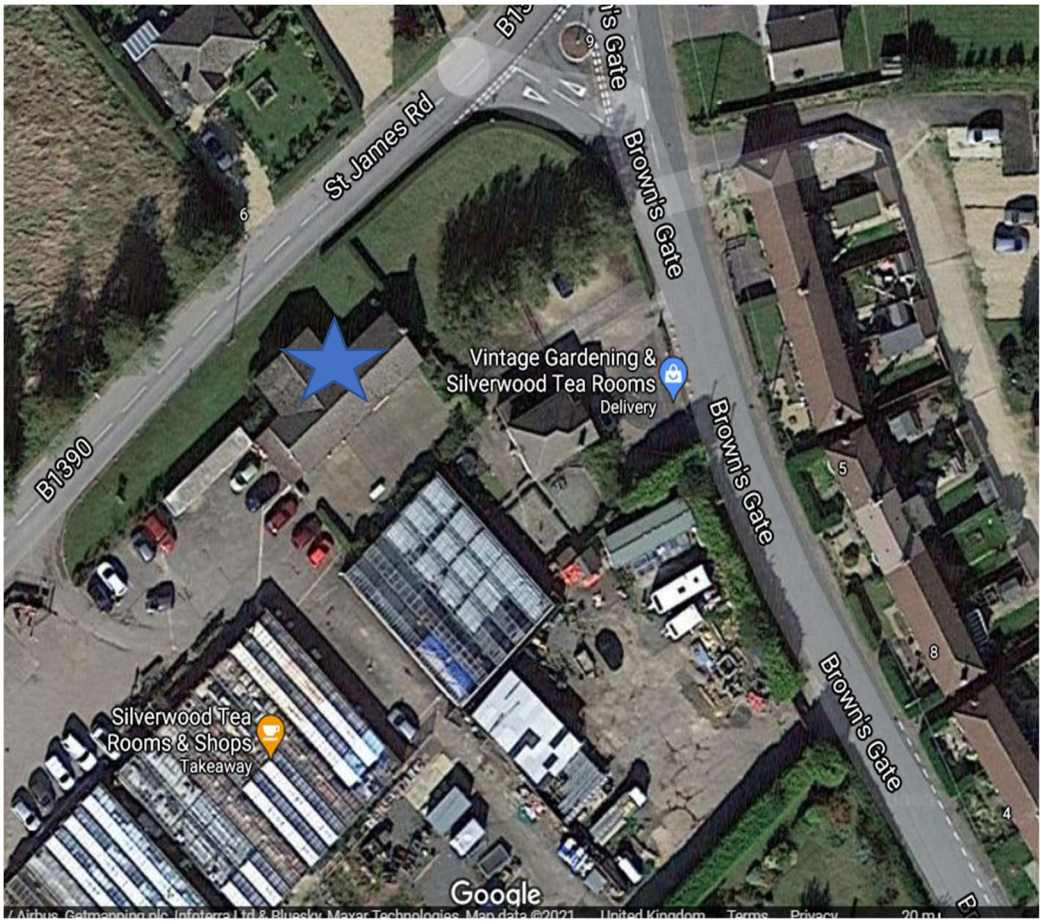
Flood Risk Assessment

2.0 THE PROPOSAL

This is a full application is for the conversion of the existing Packhose to a dwelling with garden area and parking.

2.1 THE CONVERSION

The existing Packhouse sits set back from St James Road. The Garden Centre sits to the rear with the parking to the side of the Packhouse, the Packhouse also has a generous amount of amenity area which is currently set to grass with established hedgerows and boundaries. The google earth image below shows the layout of the site and how the building lends itself well to a domestic set-up.



The site would utilise the existing access to the site off Brown's Gate as this would have the least impact on the highway and provide convenient access and parking arrangements for the dwelling.

The Packhouse is structurally sound and requires modest reconfiguration to allow it to become fully usable as a family dwelling. In terms of external appearance, the Packhouse already very much resembles a domestic unit, with attractive fenestration and features which are more domestic in appearance rather than commercial. Below are a number of external images which demonstrate the existing domestic values of the building.



Image1- view of the front of the unit taken from St James's Road



Image 2- view of the front of the building looking towards the junction of Brownsgate and St James;s Road. The original advertisement for the Garden Centre can be seen on the right of the image.



Image 3- of the existing lawned area adjacent to the Packhouse which would be the garden area. The site boundaries are established and well-maintained hedging.

The applicant currently runs 3 successful business ventures from the site but due to the extent of the site and the internal screening/ boundaries, the Packhouse maintains a high level of privacy. The office sits to the rear of the unit but with an area of parking separating them. Due to the low levels of activity at the office there are no issues with

regards to noise impacts on the dwelling. The Garden Centre is also relatively well screened from the Packhouse with further screening proposed to the rear to establish a clearer boundary.

The area is predominantly residential and opposite the Packhouse is a number of residential units of varying styles. As the Packhouse is an existing building its conversion to a dwelling would have very limited impacts, if any at all, on nearby neighbours. In fact, when considering what the unit could be used for in its commercial capacity, a dwelling would be far less harmful to nearby neighbours.

Internally, the Packhouse lends itself very well to a conversion to a dwelling.
Below are 2 images of the internal arrangements:





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 and it clearly shows how ideal the Packhouse is for a conversion to a dwelling.

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 6and 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.

4.2 What is key in the NPPF is positive planning to support rural 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 utilise a redundant building on site to create a dwelling in a sustainable location. 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. The relevant policies include:

01 Spatial Strategy
02 Development Management
03 Design of New Development
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

Paragraph 127 of National Planning Policy Framework (NPPF), 2019 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting. Policies 2 and 3 of SELLP 2019 (detailed below) amongst other matters seek to ensure that development respects the character and appearance of the area and the relationship to existing development and land uses.

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;
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;
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

In terms of local and national planning considerations relating to design, location and scale, the Council is asked to consider that this proposal reuses a vacant established unit, which in many ways, already resembles a residential unit. The conversion proposes very little in the way of external changes with the conversion consisting of internal changes in order to create a very modest 3 bedroom, 2-storey dwelling.

The conversion of the building not only provides a much-needed home for the applicants daughter but also puts to good use a vacant building which creates very little in the way of harm; amenity remains unaffected and in terms of highways and flood risk this is an existing unit 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 dwelling would use the existing site access which would be shared with the office; the office parking would remain unaffected as the parking area is spacious and can directly access the side amenity area of the proposed dwelling. At least 3 parking spaces can be provided within the site which complies with the Councils parking

standards. The larger extent of the site is within the applicant's ownership which allows for versatility with regards to parking arrangements.

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 conversion of an existing building the proposal is unlikely to increase any flood risk elsewhere. 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 Packhouse 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 reconfiguration to accommodate the proposal,

Archaeological Heritage

There are no known heritage or archaeological impacts.

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 although largely vacant, is still used by the applicant for some storage and is watertight and maintained. 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 reusing a prominent building in the street scene and creating a family home.

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 is being underutilised in the current economic climate.

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
July 2021.