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**CHANGE OF USE, CONVERSION AND EXTENSION TO CREATE A SINGLE DWELLING
LUTTON MARSH METHODIST CHURCH
GUYS HEAD ROAD
LUTTON MARSH
SPALDING
LINCS
PE12 9NP**

FOR

SOUTH LINCS METHODIST CHURCH



PLANNING, DESIGN & ACCESS STATEMENT
RE-SUBMISSION

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**CHANGE OF USE, CONVERSION AND EXTENSION TO CREATE SINGLE DWELLING
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This application is to acquire Town and Country Planning Permission for change of use, conversion and extension to the former Lutton Marsh Methodist Church to create a single residential development the benefit of South Holland Methodist Circuit.

We originally had an enquiry in 2021 about converting the Church to a single dwelling however as the area is listed as "Danger for All" by the Environmental Agency a conversion was not possible due to the habitable floor levels being 1-2m above existing ground levels.

The building was put up for sale shortly after. There have been many enquiries regarding the building however these seem to fall under as the uncertainty of conversion or change of use will not be supported by the Environmental Agency.

Therefore, we have been tasked with producing a scheme to be supported by the Environmental Agency, Planning Department and Building Control.

We received refusal to application H12-0560-25, since then we have created a few schemes and carried our informal discussions with the planning officer, Jacob Btyan. It was felt that the reduced floor area and reduction in eaves and ridge height will look less intrusive / significant in relation to the original building.

The scheme shows the single storey extension to the North of the building removed, which was a later addition, allow for a 1 ½ storey extension consisting of non-habitable accommodation on the ground floor, much as:

Garage

Utility

Hallway, entrance and lobby

Shower Room

Garden room.

This allows the main Church building character and appearance to remain the same allowing for the habitable accommodation to be in the first-floor extension, which consists of:

Kitchen, dining and lounge

One bedroom

Shower Room

The following section of this statement is as suggested by the “Commission for Architecture and the Built Environment” (CABE):-

USE

The former use of the building was a Methodist Church built between 1940 to 1950. Unfortunately, due to the decline in the requirement for small Methodist Church's this building has remained empty for many years.

Successful Planning Applications have been approved for the conversion of the following Methodist Church's to residential dwellings within South Holland:

Holbeach Drove – H09-0697-24

Gosberton Clough – H08-0166-25

This change of use, conversion and extension will create a one Bedroom single dwelling with garaging, parking and driveway along with an adequate garden.

AMOUNT

With the rear extension to the existing Church, it will create a one Bedroom single dwelling which will provide for first floor living accommodation to comply with the Environmental Agency's requirements. All non-habitable accommodation will be on the ground floor allow for an extensive entrance hall to keep the historic character of the building.

LAYOUT

The layout of the proposed one-bedroom single dwelling will allow the living accommodation within the first-floor element of the extension.

The ground floor will create garaging and non-habitable accommodation for the future owner, allowing them full access into the garden.

ACCESS

A new access consolidated access, drive and turning will be provided to the proposed garage to the Northeast side of the site.

To keep the historic character of the Church the existing door to the South will allow front door access into the building, into the ground floor non-habitable accommodation or a staircase to the first floor living accommodation.

FLOOD RISK

The existing area where the change of use, conversion and extensions are taking place is in Flood Zone 3 “Danger for All” therefore a Flood Risk Assessment is required and submitted to support this application. All habitable accommodation will be at first floor level.

No changes to the ground floor levels of the building or surrounding area is required.

CONCLUSION

The proposed works would maintain the existing Church appearance, which is key to the character of the streetscape.

The proposed conversion and extension will allow the empty disused building to remain back of the area and allow for a unique single dwelling to be produced.

G R Merchant Ltd
October 2025.