PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

Proposed Loft Conversion at: 27, Wardentree Lane, Pinchbeck, Spalding, PE11 3UF

Planning Statement

Written and prepared by Planning By Design on Behalf of Dionisie Iovoaea

Application

Planning By Design (**The agent**) has been instructed to act on behalf of Dionisie Iovoaea (**the applicant**) to prepare and submit a householder planning application to South Holland District Council(**the Planning Authority**) for a proposed loft conversion (**the proposal**) at: 27, Wardentree Lane, Pinchbeck, Spalding, PE11 3UF (**the site**). In support of this application, the following Planning Statement has been constructed to demonstrate the suitability of this proposal in relation to the site context and evaluate the proposals accordance with National and Local planning policies.

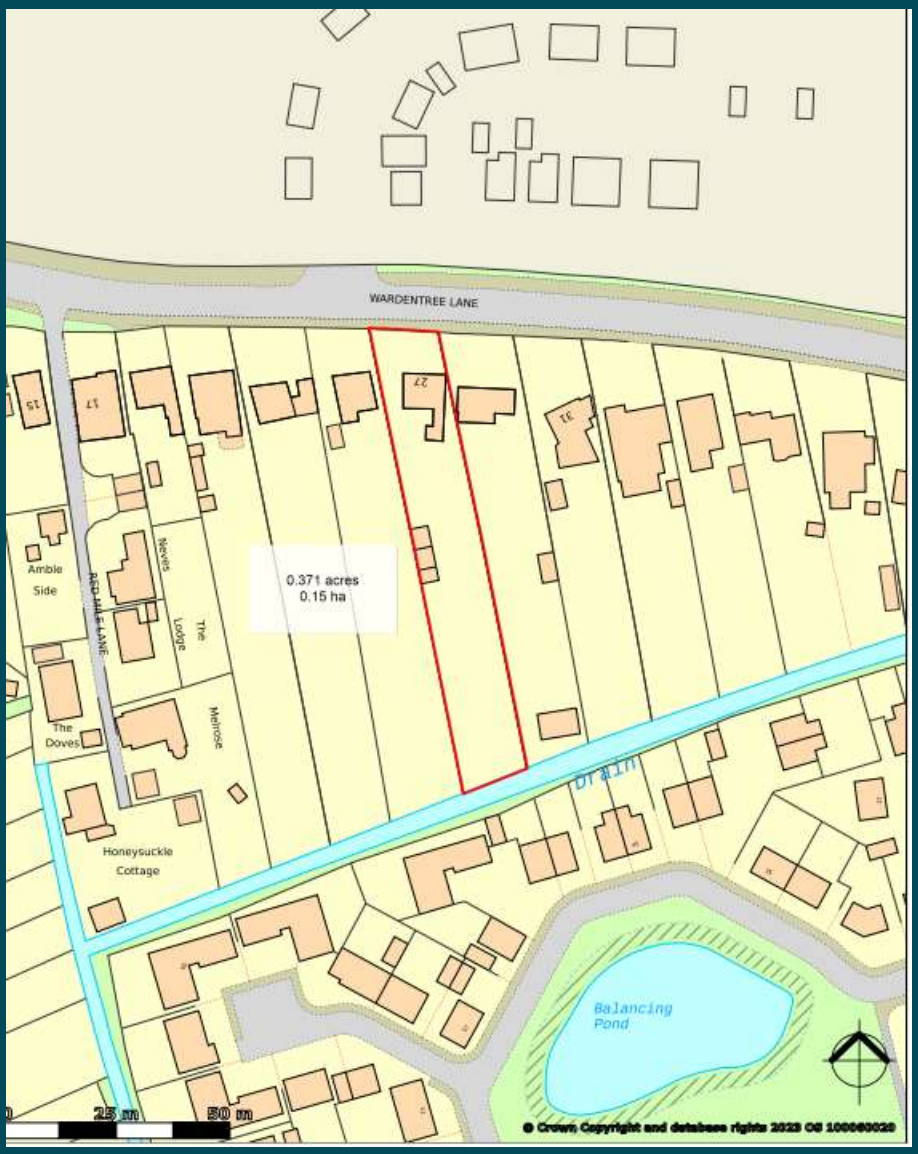


Figure 1: Site location plan (not to scale, see planning drawings and designs

Assessment

The following policy and guidance documents are recognized as primary considerations for the decision of the associated application at the site location:

- National Planning Policy Framework;
- National Planning Practice Guidance;
- South East Lincolnshire Local Plan;
- SPD

National Planning Policy Framework (NPPF)

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

i) 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;

ii) 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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

iii) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Analysis: The proposal represents sustainable development as it will promote social, economic and environmental benefits for the applicant and surrounding area.

Paragraph 11 specifically states that for decision-making this means (amongst other things):

- Approving development proposals that accord with an up-to-date development plan without delay; or:
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

In line with the National Planning Policy Framework, Planning by Design kindly request for a timely decision to be made on the proposal. Additionally, Planning by Design welcomes the opportunity to engage in any relevant discussion with the appointed case officer on behalf of the applicant to address any concerns or further queries.

South East Lincolnshire Local Plan

This adopted Local Plan has been produced by the South East Lincolnshire Joint Strategic Planning Committee (the Joint Committee). The Joint Committee is a partnership of Boston Borough, South Holland District and Lincolnshire County Councils who have worked together to create a single Local Plan for South East Lincolnshire (the name for the areas of South Holland District Council [South Holland] and Boston Borough Council [Boston Borough]).

Of the South East Linconlnshire Local Plan, the following policeis are recognized as relevant considerations for the assessment of this application:

- O2 – Development Management;
- 03 – Design of New Development;

Conclusions

Following a review of all relevant planning policies and material considerations in relation to this application, it is heavily considered that the proposed loft conversion represents sustainable development as defined by the Governments National Planning Policy Framework and should be deemed as acceptable in principle. The proposed development does not require any signiciant development works to introduce to the dwelling with the exception of no. 3 new velux windows to allow natural light access to the proposed loft space.

We see no reason for the Council to withhold our request for planning permission and kindly request that a reasonable decision is made in line with the developmental objectives of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate a grant in permission for this proposal, Planning By Design would welcome the opportunity to communicate with the allocated Case Officer.



Figure 2: Proposed Elevations (Not to scale, see plans)