

Planning Design and Access
Statement in support of an
application for the Change of Use
from Care Home (C2) to Two
Dwellings (C3) at 38 Church Street,
Pinchbeck, Lincolnshire, PE11 3UB

Planning, Design and Access Statement on
behalf of Mr. and Mrs. Fox.

3D Planning - Town Planning Consultancy

**Planning Design and Access Statement in support of an application for
Change of Use from Care Home (C2) to Two Dwellings (C3) at 38 Church Street, Pinchbeck, Lincolnshire, PE11 3UB**

Introduction

This Planning Statement incorporates statements in accordance with local and national planning guidance and is to be read alongside the submitted plans and documents.

The role of this statement is to aid decision making. This is achieved by communicating the process employed to inform the development by considering the form, character, structure and impact of the proposed development in the context of its surroundings (as set out in Note 1 below which is extracted from the Planning Policy Guidance note on Design 2014).

This statement includes an assessment of the scheme against the policies of the adopted Development Plan and other material planning policy considerations.

The application should also be considered within the context of the National Planning Policy Framework (NPPF). The key principles of national government planning policy are set out in this document and surround the concept of creating developments that are sustainable and of high quality in terms of design, sustainability, socially inclusive and protect the environment.

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Proposal

Design and Access Statement

Change of Use from Care Home (C2) to Two Dwellings (C3).
Address: 38 Church Street, Pinchbeck, Lincolnshire, PE11 3UB
Applicant: Mrs Fox
Date: November 2025

Proposal

The proposal seeks to change the use of the existing building from C2 (Residential Institution) to C3 (Residential Dwellinghouses), subdividing the property to form two separate family dwellings.

- Unit 1: A two-bedroom dwelling occupying part of the ground floor and part of the first floor.
- Unit 2: A four-bedroom dwelling occupying the remaining ground and first-floor areas.
- Parking: Off-street parking to be provided for both units using existing driveway arrangements.
- Amenity Space: The existing garden will be subdivided to create private outdoor spaces for each dwelling.
- No external extensions are proposed — only internal reconfiguration and minor external alterations (new doors/fencing) to facilitate subdivision.

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Site

Site and Surrounding Area

The site is located on the northern side of Church Street within the established settlement of Pinchbeck, a predominantly residential area characterised by a mix of detached and semi-detached dwellings of traditional design.

The property is a two-storey building formerly used as a small care home. It sits within a generous plot with existing access from Church Street and a large rear garden area. Parking is currently available on-site, with scope for subdivision to provide dedicated spaces for each new dwelling.



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Site features – See photos.



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Planning background

PLANNING APPLICATIONS SEARCH

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Reference	Location	Proposal	Received	Type	Status
H14-0472-02	38 Church Street Pinchbeck	Alterations to doors/windows and internal alterations to facilitate use by hearing and visually impaired persons	22-04-02	FULL	Approved
H14-1106-01	38 Church Street Pinchbeck	Change of use from home for elderly to a respite care home for people with learning disabilities	13-09-01	FULL	Approved
H14-0811-01	38 Church Street Pinchbeck	Change of use to bed & breakfast accommodation	29-06-01	FULL	REFUSAL
H14-0361-01	38 Church Street Pinchbeck	Change of use from old peoples home to serviced apartments/residential	23-03-01	FULL	Withdrawn
	Spalding			Applicat'n	
H14-1084-00	38 Church Street Pinchbeck	Change of use from rest home to hostel for people working in food industry	01-09-00	FULL	Withdrawn
	Spalding			Applicat'n	

The applicant purchased the building in 2023.

The applicant aims to revert the property into a residential use as it appears that this was the initial use.

The only planning history on SHDC website relates to extension to dwelling- although this dates from 1976.

Part I - Particulars of application

Date of application: **17.03.76** Application no. **H 14/0274/76**

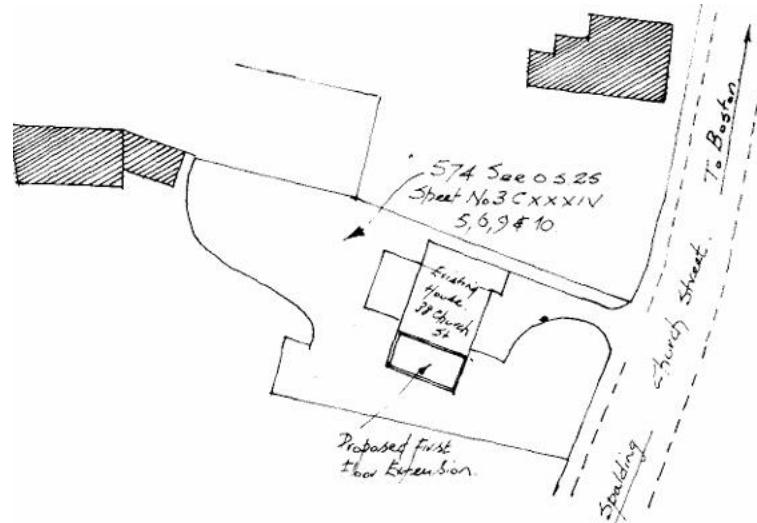
Particulars and location of development:

Alterations and additions to house at 38 Church Street, PINCHBECK.

Part II - Particulars of decision

The **South Holland District** Council
hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of **five years beginning with the date of this permission.**



Curiously- there is no record on SHDC of LCC planning records of a change of use to a care home.

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Planning policies

Planning Policy Context

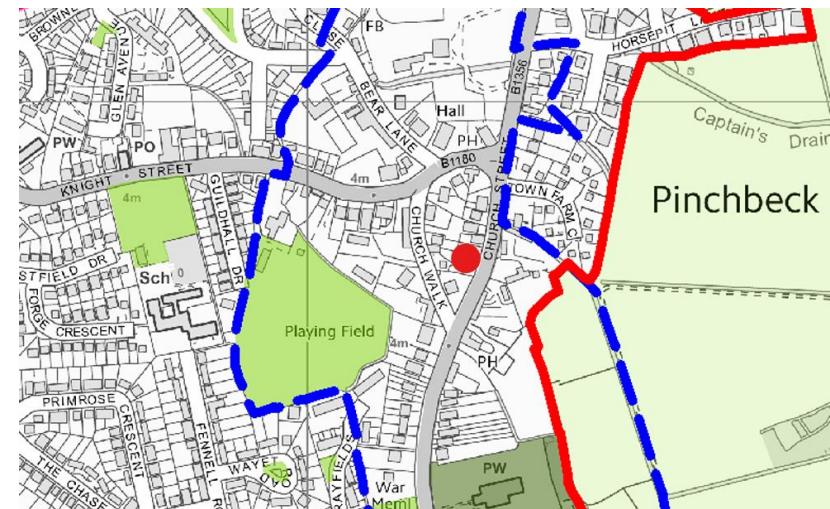
The proposal accords with the National Planning Policy Framework (NPPF) in promoting the re-use of existing buildings and providing additional housing in sustainable locations.

It is consistent with relevant policies in the South East Lincolnshire Local Plan (2019), including:

- Policy 1: Spatial Strategy
- Policy 2: Development Management
- Policy 11: The Distribution of New Housing
- Policy 21: Sustainable Access and Transport
- Policy 26: Design and Amenity

There is a national drive to deliver more housing in sustainable and accessible locations.

The proposal does not conflict with any environmental or heritage constraints and represents a sustainable and appropriate form of development.



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Design and Access

The section below addresses the key list of attributes required to be considered within the design and access statement, i.e.- the amount; layout; scale; landscaping and appearance of the scheme.

Design and Access Considerations

Use

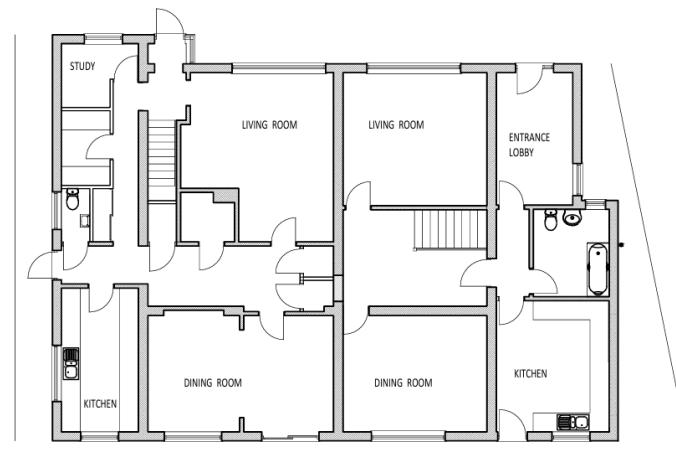
The proposed change of use aligns with the character of the surrounding area, which is predominantly residential. The existing C2 use has ceased operation, and the conversion to C3 use will contribute positively to local housing supply.

Amount

The development proposes two dwellings within the existing building footprint, making efficient use of previously developed land without increasing built form.

Layout

The internal layout will be reconfigured to provide functional and modern living accommodation. The properties will share the current entrance and car parking area.



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Scale and Appearance



There are no proposed changes to the building's scale, height, or massing. Any external changes (such as new entrances or boundary treatments) will be minimal and in keeping with the property's existing character and the surrounding streetscape.

Materials

No significant changes to external materials are proposed. Any replacement doors, windows, or boundary treatments will match existing materials and style.

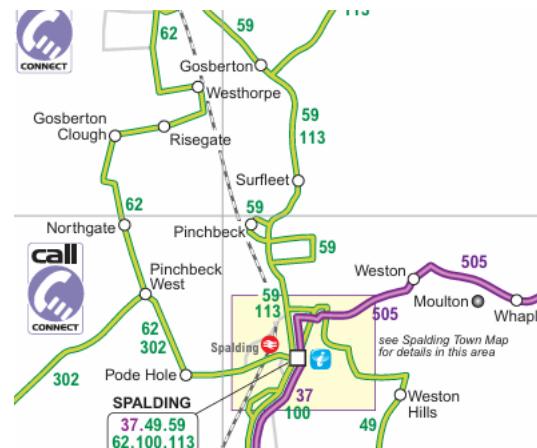
Landscaping

Existing garden areas will be retained and subdivided by fencing to provide private amenity spaces for each dwelling. Existing trees and shrubs will be largely unaffected.

Access and Parking

The existing vehicular access from Church Street will be retained. Sufficient on-site parking will be provided for both dwellings in accordance with local parking standards with 2+ spaces available per property within the existing large car park area. Pedestrian access will remain directly from Church Street, with level access provided to each dwelling entrance.

The site is in a sustainable location within walking distance of village amenities and public transport, reducing reliance on private cars.



There are a number of regular bus services running through Pinchbeck close to the site.

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Heritage impact assessment

Heritage Impact Assessment (Revised to NPPF December 2024)
Change of Use: 38 Church Street, Pinchbeck – from C2 (Care Home)
to Two Dwellings (C3).

Introduction

This Heritage Impact Assessment supports the planning application for the change of use of the property at 38 Church Street, Pinchbeck, from a care home (Use Class C2) to two self-contained dwellings (Use Class C3). It evaluates the potential effects of the proposal on the significance, character and appearance of the local heritage environment, in particular the fact that the site lies within the Pinchbeck Conservation Area.

In doing so the assessment takes account of:

The Planning (Listed Buildings and Conservation Areas) Act 1990
(in particular Section 72 for conservation areas);

- The National Planning Policy Framework (NPPF, December 2024) and its heritage asset policy within Chapter 16 ("Conserving and enhancing the historic environment").
- Local policy as contained in the South East Lincolnshire Local Plan (2019).

Heritage Context

The Conservation Area

The Pinchbeck Conservation Area encompasses the historic heart of the village including Church Street, characterised by traditional two-storey dwellings, brick construction, pitched roofs and strong building lines. The property at 38 Church Street lies within this designated area and contributes to its special architectural and historic interest.

The Site and Its Contribution

The building is not individually listed but is located within the conservation area. Its form, scale, materials (brick, pitched roof) and domestic appearance mean it contributes positively to the character and appearance of the Conservation Area. It shares the prevailing plot proportions, street frontage and garden land typical of the area.

Legislative & Policy Framework

- Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- The NPPF (December 2024) — Chapter 16 sets out national planning policy for heritage assets (designated and non-designated) and the historic environment.
- Key paragraphs include that applications must describe the significance of any heritage assets affected and the contribution made by their setting; that harm should be avoided or minimised; and that new development should make a positive contribution to local character and distinctiveness.
- The Local Plan: Policy 29 (The Historic Environment) and Policy 26 (Design and Amenity) require proposals to respect heritage assets and their settings.

Assessment of Significance

The site's significance lies in:

- Its contribution to the residential historic character of the conservation area — sympathetic scale, form and materials;
- Its setting within Church Street, contributing to the continuity of built form, frontages and garden spaces;

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- The contribution of its garden/plot and boundary treatments to the overall rural village character. While not individually listed, its location in the conservation area means its significance is tied into the wider heritage context (the area's collective architectural & historic interest).
- Because the building's external form, scale, materials and front elevation remain unchanged, the proposal is considered to preserve (rather than harm) the character and appearance of the conservation area. The change of use retains the domestic residential use, which is appropriate in the context of Church Street and the village context.

Impact on Setting and Views

There are no changes to roof height, massing or building footprint; no new built elements visible in wider street views. Accordingly, there is no adverse impact on key views in or out of the conservation area or on the setting of nearby heritage assets (such as the Church of St Mary, Pinchbeck).

Assessment of Harm and Public Benefits

Under the NPPF (2024) the assessment of harm (if any) to heritage assets requires clear justification if harm is identified. In this case we consider no harm arises, as the building's appearance and setting are preserved. The reuse of the building for two dwellings ensures it remains viable and well maintained — which is consistent with the NPPF's encouragement of viable uses that sustain significance.

Mitigation and Enhancement Measures

To reinforce the positive outcome and ensure heritage conservation:

- Retain existing external fabric (brick, roof tiles, window proportions) wherever feasible.

- Any new fenestration or entrances to match existing style, materials and detailing.
- Boundary treatments in the garden (for subdivision) to use timber or hedging rather than high walls or modern screens, compatible with neighbouring gardens.
- Planting and garden landscaping to respect the village character — maintain mature planting, retain existing trees/shrubs.
- Ensure that parking and access works are kept discreet and do not dominate the front façade or garden, so as not to degrade the frontage rhythm along Church Street.

Summary and Conclusion

The proposal for change of use from a care home to two dwellings at 38 Church Street, Pinchbeck is a sensitive, low-impact reuse of an existing building within a conservation area. The key findings are:

- The building retains its external form, scale, massing, materials and appearance — its contribution to the conservation area is preserved.
- No adverse impact on the setting of heritage assets or key views is identified.
- The reuse contributes positively to the building's long-term maintenance and viability (which the NPPF identifies as a benefit).
- The proposal complies with Section 72 of the 1990 Act, meets the heritage requirements of the NPPF (December 2024) and is consistent with local heritage policies.

Accordingly, it is concluded that the development preserves the character and appearance of the Pinchbeck Conservation Area, with no identified harm to the significance of heritage assets. It therefore meets the relevant heritage policy tests and is acceptable from a historic environment perspective.

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Planning issues

Principle of development.

The site is within the defined urban area of Pinchbeck- which along with Spalding is identified in the local plan as the most sustainable and accessible location in the district.

Therefore, in principle the location is suitable for new housing proposed in terms of both local and national policy.

Housing need

Need for housing- the national need for housing is a key government policy and target. Whilst SHDC is currently meeting the national 5-year housing land supply it is noted that this is a minimum and that the targets include an allowance for smaller unallocated housing development in sustainable locations and as such the proposal is consistent with strategic and local policy in relation to sustainable housing.

Amenity

The site lies within a predominantly residential area and as such the proposal is consistent with policies to protect local and residential amenity.

The proposal does not involve any new windows at first floor and as such there is no additional overlooking to neighbours and no loss of amenity.

Access and parking

The proposed use will utilise the large exiting car park which has more than adequate parking for the 2 homes proposed.

It is likely that the level of traffic generated by the new use will be significantly less than that for the care home such that there are no capacity or safety issues raised by the application.

Cycle stores can be secured by condition.

Sustainability and Energy Efficiency

The proposal reuses an existing building, minimising embodied carbon and construction waste.

Energy-efficient lighting, insulation upgrades, and water-efficient fixtures will be incorporated where feasible to improve the property's overall sustainability.

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Conclusions

The proposed change of use from a care home (C2) to two dwellings (C3) at 38 Church Street, Pinchbeck, represents an efficient and sustainable re-use of an existing building within an established residential area.

The development:

- Maintains the existing character and appearance of the site;
- Provides two high-quality family homes in a sustainable location;
- Does not result in any adverse impact on neighbouring amenity, access, or parking.

Accordingly, planning permission is respectfully sought for the proposed change of use.