

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H14-1219-25 **Applicant:** Mr & Mrs P Fox
Proposal: Change of use to 2 separate dwellings
Location: Sense 38 Church Street Pinchbeck
Terminal Date: 10th February 2026

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
17	Providing a Mix of Housing
21	Houses in Multiple Occupation and the Sub-Division of Dwellings
29	The Historic Environment
33	Delivering a More Sustainable Transport Network
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
 Section 4 - Decision-making
 Section 5 - Delivering a sufficient supply of homes
 Section 9 - Promoting sustainable transport
 Section 11 - Making effective use of land
 Section 12 - Achieving well-designed places
 Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	0	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1

HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Site Description

38 Church Street is a vacant property which according to the application form was last in use as a children's care home. The existing plans show 2 living rooms, 2 bedrooms, a staff room, kitchen and reception on the ground floor with 5 bedrooms and an office on the first floor.

The property sits on the western side of the road and has a large hard-surfaced area to the front of the property. To the rear is an irregular shaped garden which is shorter on its southern side due to the positioning of a surgery to the rear on Church Walk.

Proposal

The proposal seeks to change the use of the existing building from C2 (Residential Institution) to 2 x C3 (Residential Dwellinghouses) by means of subdividing the property to form two separate dwellings.

The more northerly dwelling would be a two-bedroom dwelling occupying part of the ground floor and part of the first floor, with the more southerly being a four-bedroom dwelling occupying the remaining ground and first-floor areas.

Off-street parking is to be provided for both units using existing driveway arrangements. The properties will share the current entrance and car parking area.

The existing rear garden is to 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 the subdivision.

Planning History

H14-0472-02. Alterations to doors and windows and internal alterations to facilitate use by hearing and visually impaired people. Approved.

H14-1106-01. Change of Use from home for the elderly to a respite care home for people with learning disabilities. Approved.

H14-0811-01. Change of Use to Bed and Breakfast. Refused.

H14-0361-01. Change of Use from old people's home to serviced apartments. Withdrawn.

H14-1084-00. Change of Use from rest home to hostel for people working in the food industry. Withdrawn.

H14-0274-76. Alterations and Additions to Dwelling house (first floor extension). Approved.

Consultation Responses

The responses received can be viewed in their entirety through the South Holland website, however in summary:

Environment Agency

The site could experience flood depths of approximately 0.3m arising from a breach in the defences during a flood that has a 1% chance of occurring in any one year up to 2115.

The proposed development could therefore experience ingress of flood water in the event of a breach.

Support removal of ground floor bedrooms and therefore we have no objection to this application. Recommend that flood resilience measures, as proposed in the submitted flood risk assessment, are fully implemented.

Conservation Officer

No objections. The proposal site is within a prominent central portion of the Pinchbeck Conservation Area (PCA) and is situated directly opposite to several listed buildings and therefore also forms a part of their setting. The proposal is mostly in the form of a change of use. However, some small external alterations are included to facilitate this, including the creation of an additional front door, the changing of a side door to a window and the removal of a chimney stack. These works are to be extremely minor in terms of potential effect upon the historic environment. Proposal does not risk impacting character of the setting of the listed buildings or conservation area.

No detail of the proposed new fenestration is included. However, given the extensive use on site already, the proposed is assumed to be PVC units. Due to the extensive lawful use of such units on site already, it would be unreasonable to require the applicant to conform to a higher standard of fenestration. Recommend new fenestration matches the existing.

LCC Highways/SUDs

Request additional information to confirm whether same access is to be used for both dwellings and to detail the parking and turning on the block plan to show vehicles can leave in a forward gear. For the 3 bed house two parking spaces should be provided and for the 4 bed house three parking spaces should be provided.

Public Representation

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Key Planning Considerations

The main issues and considerations in this case are:

- Principle of Development and Sustainability
- Layout, Design and Impact on the Character of the Area
- Heritage Considerations
- Impact on Neighbouring Residents/Land Users
- Highway Safety and Parking
- Flooding Risk Considerations
- Biodiversity Net Gain

Evaluation

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

In this case, the adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019, forms the development plan for the District, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework (updated December 2024) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Furthermore, where a Neighbourhood Plan has been adopted, this alongside the adopted Local Plan, forms part of the Development Plan for the District, and must be considered when assessing development proposals. In this instance, no relevant neighbourhood plans have been adopted.

Principle of Development and Sustainability

The South East Lincolnshire Local Plan (2019) sets out the settlement hierarchy in respect of delivering sustainable development that meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local housing need, whilst making more sustainable use of land and to minimise the loss of high-quality agricultural land by developing in sustainable locations and at appropriate densities.

Policy 1 of the South East Lincolnshire Local Plan (2019) sets out a spatial strategy for delivering sustainable development across South East Lincolnshire to 2036. Policy 1 (Spatial Strategy) expresses this sustainable framework of settlements, ranking the settlements deemed to be most sustainable in descending order.

The most sustainable locations for development are situated within the 'Sub-Regional Centres', followed by 'Main Service Centres'. Lower down the hierarchy in respect of sustainable development are areas of limited development opportunity including 'Minor Service Centres', with areas of development constraint comprising 'Other Service Centres and Settlements'. The countryside is at the bottom of the settlement hierarchy and represents the least sustainable location.

Pinchbeck is a Main Service Centre.

Policy 1 (Spatial Strategy) of the South East Lincolnshire Local Plan (2019) indicates that within main service centres development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

Policy 21 of the Local Plan relates to the sub-division of dwellings. It is not directly relevant as it appears that the existing use of the premises was as a care home and has been for some time. However the history of the site is slightly unclear and it is not known when the dwelling underwent a change of use to a care home.

It is useful therefore to consider the application in the context of Policy 21.

The policy sets out that proposals for the sub-division of dwellings will be permitted provided that:
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