

## DECISION DELEGATED TO DEVELOPMENT MANAGER

**Application No:** H16-0051-19      **Applicant:** Mr P Coupland  
**Proposal:** Conversion of commercial building into residential bungalow  
**Location:** Land Adjacent : 19a Fen End Lane Spalding  
**Terminal Date:** 12th March 2019

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### 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                                        |
| 10 | Meeting Assessed Housing Requirements                         |
| 11 | Distribution of New Housing                                   |
| 23 | The Reuse of Buildings in the Countryside for Residential Use |
| 30 | Pollution                                                     |
| 31 | Climate Change and Renewable and Low Carbon Energy            |
| 36 | Vehicle and Cycle Parking                                     |

#### National Guidance

#### National Planning Policy Framework 2019

Section 2. Achieving sustainable development  
 Section 11. Making effective use of land  
 Section 12. Achieving well-designed places  
 Section 14. Meeting the challenge of climate change, flooding and coastal change

### Representations:

|                                                  | Object | Support | No Obj. | Comments |
|--------------------------------------------------|--------|---------|---------|----------|
| WARD MEMBER                                      | 0      | 0       | 0       | 0        |
| HIGHWAYS & SUDS<br>SUPPORT                       | 0      | 0       | 0       | 1        |
| IAN MARSHMAN,<br>HISTORIC<br>ENVIRONMENT OFFICER | 0      | 0       | 0       | 1        |
| SHDC INTERNAL                                    | 0      | 0       | 0       | 1        |

|                        |   |   |   |   |
|------------------------|---|---|---|---|
| OTHER STATUTORY BODIES | 0 | 0 | 0 | 1 |
|------------------------|---|---|---|---|

## **CASE OFFICER ASSESSMENT**

This is a full planning application for conversion of commercial building into residential bungalow at land adjacent to 19a Fen End Lane, Spalding.

### **Site description**

The site context is characterised by ribbon development along Fen End Lane to south and Burr Lane to east. B1173 runs further to west. A certain range of design, appearance and ages has been observed in the locality. However, the most common type of housing is bungalow. The application's property is considerably set back from Fen End Lane and behind Tidswell Bungalow in Burr Lane and 19 Fen End Lane. To south, there is the residential property 19 Fen End Lane. A large outbuilding in corrugated sheet panels is between the rear of 19 Fen End Lane and the side of Tidswell Bungalow and the building subject to this application.

### **Principle of development**

The aim of this planning application is to provide residential development. The National Planning Policy Framework 2019 states that relevant policies for the supply of housing should not be considered up-to-date if a local planning authority cannot demonstrate a five-year supply of deliverable housing sites. According to South East Lincolnshire Strategic Housing Land Availability Assessment (April 2017), South Holland District Council does not currently have a five-year supply of deliverable housing sites.

The Framework goes on to stress that, in the absence of a five year supply, housing applications should be considered in the context of the presumption in favour of sustainable development. The Framework also states that there is a presumption in favour of sustainable development and, where the relevant policies are out of date, planning permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

With regards to flood risk, the site is close to potential areas of high flood risk but out of them. A Flood Risk Assessment report has been submitted with this application coming to this conclusion. The site location is out of the settlement boundaries of Spalding in the adopted South East Lincolnshire Local Plan. The principle of development therefore is not acceptable in accordance with the Local Plans unless material considerations dictate otherwise as laid down in Section 70(2) of the Town and Country Planning Act 1990.

Policy 23 of the South East Lincolnshire Local Plan provides for the reuse of buildings in the countryside for residential use. Whilst this is an established residential area it is within the countryside in planning policy terms. The building is brick built of a domestic scale and its conversion would be in keeping with the existing form of development in the vicinity.

### **Material considerations**

#### **Scale, layout and design**

The proposed building to convert into residential use had been previously hosting a fishing tackle shop. It is single-storey long rectangular with gable roof and red facing brickwork. The rear part is slightly narrower with different ridge and roof pitch in order to not come into conflict with the rear elevation of Tidswell Bungalow.

The total amount of internal floorspace for residential use is 90.20 sq. metres. Internal alterations would be proposed to create two bedrooms, one en-suite bedroom and a bathroom at the front part

of the building and a large combined kitchen/living/dining room at the rear. The proposed layout shows that the residential use would not be intensive and the space distribution is acceptable for the living of at least three occupiers regardless of their relationship.

Fenestration is proposed on all elevations and roof slopes. Three windows on the northern side elevation and two windows and one single panel door as a main access on the southern side elevation. A standard window and a bay window would be opened on the existing front elevation. In addition to that, there would be two roof lights of discreet size on each side of the roof. The rear elevation would have French doors with the existing decking off the door to remain. Coming from existing vehicular access, a driveway with turning point would extend across the front part of the site. Two cars are intended to park.

### Residential amenity

There is currently a nearly 2 metre high timber close board fence along the southern boundary which would block any view through proposed windows to any on the opposing elevation of the property at No. 19a.

There are ground floor windows and dormer windows on the western side elevation of Tidswell Bungalow. Having regard to the angle with the proposed windows on the northern side elevation of the application's building, no overlooking is anticipated. The proposal also includes the relocation of rear kitchen windows in Tidswell Bungalow to eastern side to achieve such purpose.

Given the scale of the proposed residential use, the arrival of future residents in the converted building would not exacerbate the levels of noise and disturbance to such an extent to refuse this planning application.

### **Representations**

The County Historic Environment Officer has raised no objection to the proposed development.

In the absence of the screening assessment form and after agreement with the applicant, SHDC Environmental Protection Officer requires the condition for contaminated land scheme

No other representations have been received.

### **Conclusions and recommendation**

In conjunction with the predominant residential use in the area, the grant of permission for the proposed conversion would be acceptable and, on balance, override any policy constraints for developments in the countryside. The proposal reuses an existing building without causing any detrimental impact upon the neighbours and the natural environment in the locality and contributing to the provision of much-needed housing in South Holland District albeit in a little extent. Therefore, the proposal would comply with the principles of sustainable development and housing policies in the NPFF.

In light of considerations above, the proposal is addressed by Policy 1, 2, 3, 4, 10, 11, 23, 30, 31 and 36 of South East Lincolnshire Local Plan and Section 2, 11 and 12 of National Planning Policy Framework. Having given the appropriate weight to these policies on balance, it is accordingly recommended to approve this planning application via delegated decision.