DECISION DELEGATED TO DEVELOPMENT MANAGER

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| **Application No:** | **H16-0176-19** | **Applicant:** | **Mr D Drew** |
| **Proposal:** | Replacement refuse and recycling building | | |
| **Location:** | The Robin Hood Inn 1 Bourne Road Spalding | | |
| **Terminal Date:** | 15th April 2019 | | |

**Planning Policies**

**South East Lincolnshire Local Plan - Adopted: March 2019**

| | |
|---|---|
| 01 | Spatial Strategy |
| 02 | Development Management |
| 03 | Design of New Development |

**National Guidance**

**National Planning Policy Framework 2019**

Section 12. Achieving well-designed places

**Representations:**

| | Object | Support | No Obj. | Comments |
|---|---|---|---|---|
| WARD MEMBER | 0 | 0 | 0 | 0 |
| HIGHWAYS & SUDS SUPPORT | 0 | 0 | 1 | 0 |

CASE OFFICER ASSESSMENT

This is a full planning application for replacement refuse and recycling building at The Robin Hood Inn, 1 Bourne Road, Spalding.

The site context is predominately characterised by residential development with some local shops, from convenience store and takeaway to butcher and retail. A wide range of designs, appearances and ages has been observed across the buildings in the locality. The application's property is currently abandoned and was formerly a public house. Planning permission was granted to the conversion of the building into 6 self-contained flats under planning application ref. H16-0172-16.

The site is a corner plot with the building off the junction between Bourne Road/Winsover Road and Hawthorn Bank. A pair of 4 bedroom semi-detached houses has been recently approved under

planning application ref. H16-0065-19 at land adjacent to west which is currently vacant.

The site location is within the settlement boundaries of Spalding according to Policies Map Inset Map No. 2 of the South East Lincolnshire Local Plan. The principle of development for the proposal is therefore acceptable unless material considerations indicate otherwise according to section 70(2) of the Town and Country Planning Act 1990.

The existing outbuilding is located to the rear of the former public house. It is positioned on the edge of the foot walk of Horseshoe Road. The proposal works include the door removal, brick filling and the opening of three doors on the front elevation. Whereas original facing brickwork remains on the elevation on to the street, modern brickwork with matching appearance is present on the front elevation on to the rear of the property.

The walls would be externally treated with K-rend cream. Sandoft Rivius Antique grey tiles would be on the roof.  Doors would be made of black Composite and the rainwater good would be also black. The resulting appearance would be sympathetic with the main property as stands or should the works approved under H16-0172-16 be carried out.

The floor layout plans show that the internal space would be split into 3 no. compartments independently accessed by each door. Each compartment would amount to 12.37 square metres. Such distribution and the internal floor space available is acceptable given the intended use on this outbuilding.

The County Council as Local Highway and Lead Local Flood Authority has raised no objection to the proposal. No other representations have been made.

In light of considerations above, the proposed development is in accordance with Policy 1, 2, 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is accordingly recommended to approve this application via delegated powers.