Change of use of 78 Pinchbeck Road, Spalding to a hotel

Planning, Design and Access Statement on behalf of Eastfield Guesthouse Ltd.



3D Planning - Town Planning Consultancy

Planning Design and Access Statement in support of an application for change of use of 78 Pinchbeck Road, Spalding to a hotel.

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.

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applications to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.

Paragraph: 034 Reference ID: 26-034-20140306

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Proposal

Change of use of existing residential dwelling to a 5 -bed hotel.

The proposal does not involve any further physical development or alterations to the building itself.

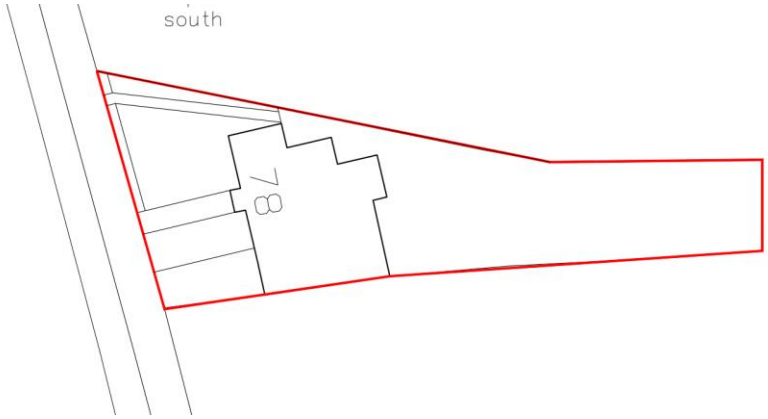
Site

Location – 78 Pinchbeck Road, Spalding.



Existing Use – residential.

Site features –



See photo extracts below and opposite.



View of property from Pinchbeck Road.



Adjacent development.



Existing residential development opposite.



View south along Pinchbeck Road – site on left- note segregated cycle and footpath.



Vacant site opposite.

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Planning background



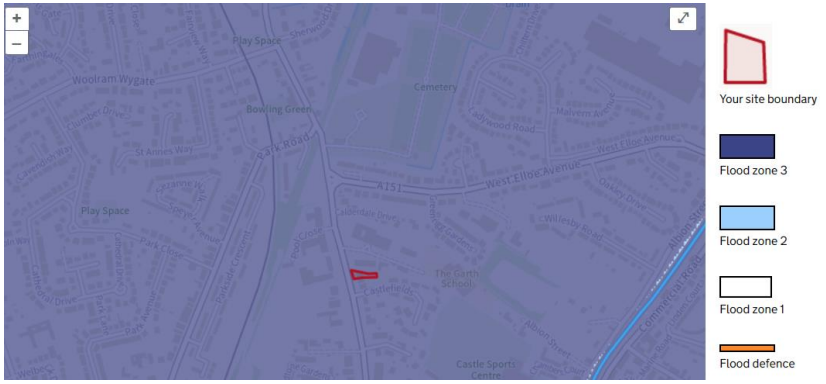
The South Holland Public Access website shown no planning history on the application property.

The national property records show it is in a lawful residential use and in council tax band C.

Property information for
78, PINCHBECK ROAD, SPALDING, LINCS, PE11 1QF

Local Authority	South Holland
Local authority reference number	70213558
Council Tax band	C
Improvement indicator	No
With effect from	1 April 1993
Mixed-use property	No
Court code	None

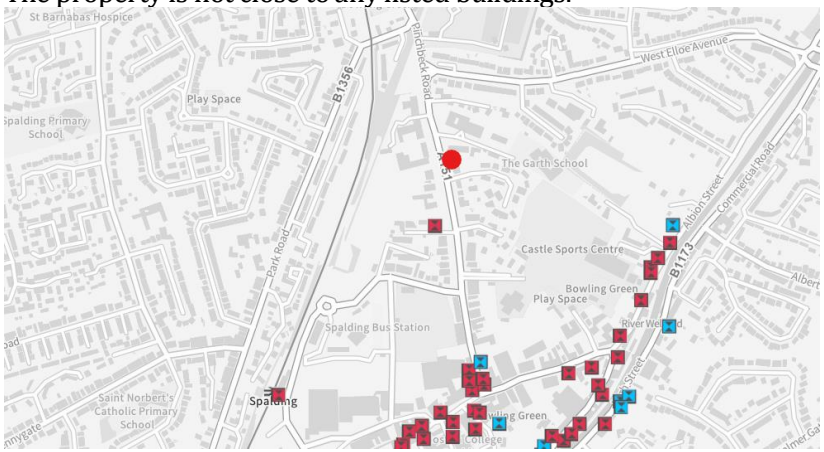
Flood risk



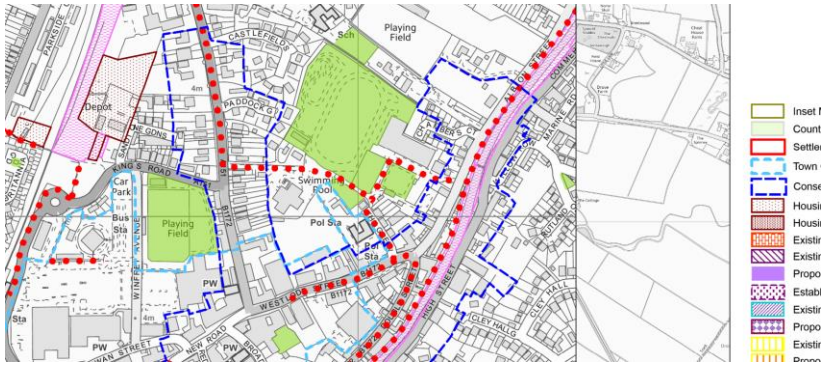
The site- in conjuction with all of urban Spalding is in flood zone 3.

Heritage

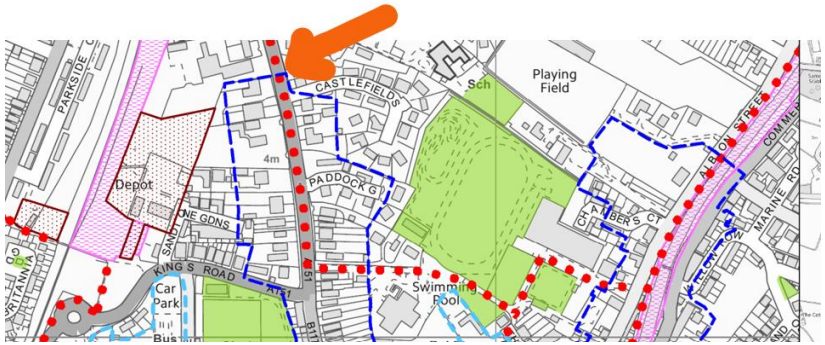
The property is not close to any listed buildings.



Planning policies



Site lies within the development boundary of Spalding which is identified in the local plan as a **Sub Regional Centre** and as such is the most sustainable and accessible location for new development in the district and as such is the focus for many forms of new development.



Site is on Pinchbeck Road see arrow- this is one of the main transport routes into the town from the north- it is also an identified cycle route and pedestrian route to the town centre. (red dots)

Parking policy form the SELLP

South East Lincolnshire Local Plan 2011-36

Visitor provision to be assessed on a site-by-site basis		
Hotels (C1)	1 space per bedroom Additional facilities such as bars/restaurants open to the public and conference facilities will be assessed separately with the appropriate standard	-

Policy 9: Promoting a Stronger Visitor Economy Proposals for tourism and visitor development which utilise and enrich the natural and built environment and existing attractions of South East Lincolnshire to the benefit of the local economy, visitors and local communities will be supported within the boundaries of settlements identified in Policy 1.

Policy 25: Supporting the Vitality and Viability of Boston and Spalding Town Centres

National policy

The NPPF seeks to encourage sustainable development with uses and activities located so that they are accessible and sustainable.

The NPPF also encourages hotels as part of the wider economy and to assist the night-time economy.

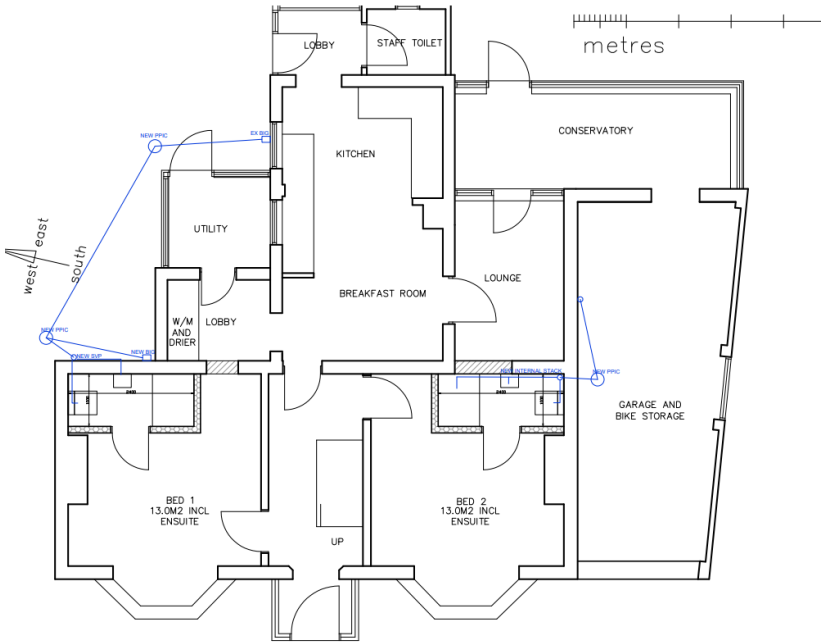
The site is well within the established urban form of Spalding and although it is outside of the town centre- it is relatively close to the town centre (at 400m) and as such residents of the hotel are able to walk easily to the town centre- the bus station or train station.

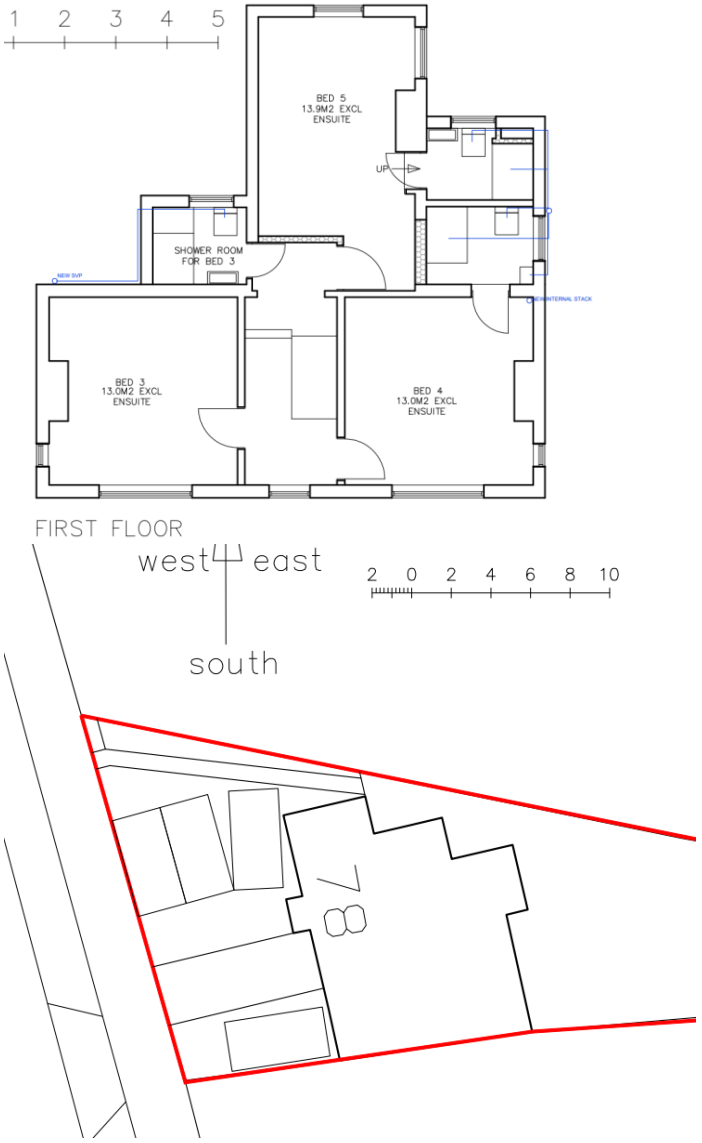
Design and Access

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.

Amount; change of use of existing residential property to hotel.

Layout; see below.





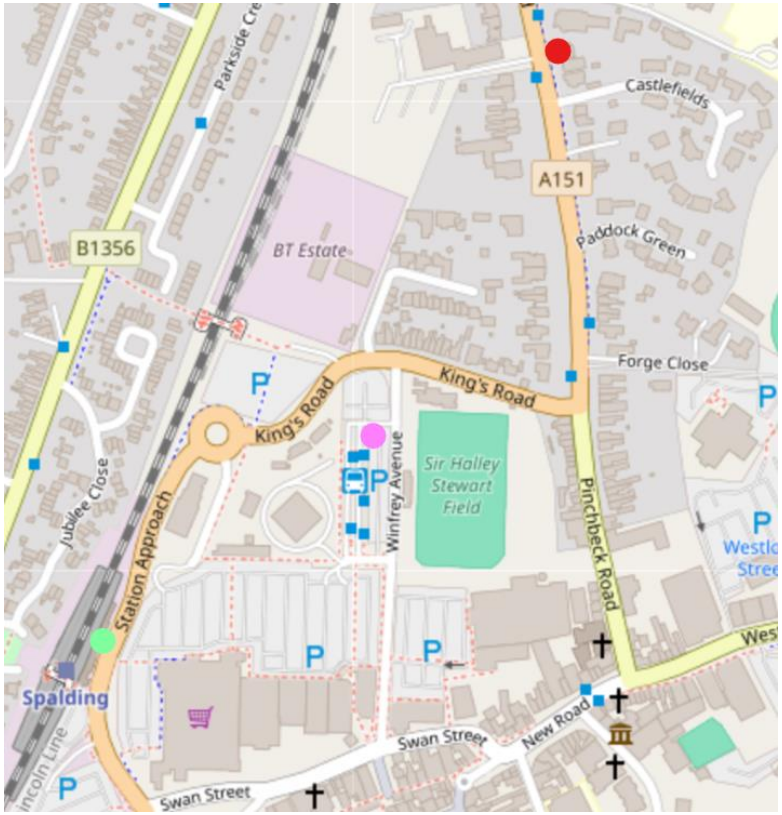
Scale/ appearance;
No alterations are proposed to the external appearance of the property- the application relates solely to change of use of the building and curtilage.

Access

- The site is located on Pinchbeck Road which is a main radial route into the town centre which is 400m to the south.
- It is on 2 bus routes and
- has a delineated footway/ cycleway immediately adjacent to it, leading directly into the town centre.



Distance to town centre.



Open Data Commons Open Database License

- Red dot site
- Pink dot bus station
- Green dot railway station



Geopunk bus map for north Spalding- site indicated as red dot.

It is further noted that LCC Active Travel Plans have funding to evaluate improved pedestrian and cycle access along Spalding and Pinchbeck roads.

Planning issues

Principle of development.
The site lies within the urban area of the town of Spalding which is designated in the adopted local plan (policy 1) as a Sub Regional Centre and as such is the most sustainable and accessible location for new development in the district.

Local plan policies identify Spalding as a focus for new housing commercial and leisure development making best use of the towns accessibility by means other than the private car (i.e. public transport which is less available and convenient away from the main towns.)

Also, Spalding contains a wide range of higher order services and facilities that enable shared trips which are more efficient and consistent with travel policy at both local and national levels.

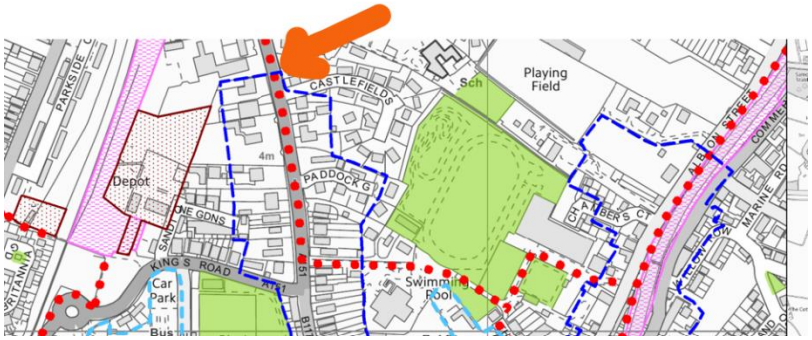
Local plan Policy 9: Promoting a Stronger Visitor Economy
Proposals for tourism and visitor development which utilise and enrich the natural and built environment and existing attractions of South East Lincolnshire to the benefit of the local economy, visitors and local communities will be supported within the boundaries of settlements identified in Policy 1.

Management
It is planned that there will be 24-hour management of the site to meet customers' needs and to deal with any amenity issues.

Amenity
The hotel does not incorporate a communal dining room, bar, or function room and as such it will not host functions or large events- which are generally the most disruptive events which can adversely impact on amenity to neighbours from more traditional hotels.

Adjacent uses
The site lies within a predominantly residential- but mixed-use environment with a number of commercial operations alongside residential properties along Pinchbeck Road.

Heritage



The site is not close to any listed buildings- however it does lie outside- but close to the northern edge of the Spalding conservation area. However, it is not considered that the change of use will materially impact on the heritage asset or character of the adjacent conservation area.

Access
Accessibility the site lies on Pinchbeck Road which is a main radial route into the town centre from the north- it is noted that the town centre is less than 400m 4-6 mins walk.

The road is also a main bus route, with bus stops both north and south within 30m of the site giving very good access to the local bus service.

There is a segregated footpath and pedestrian footway along its eastern side into the town centre. Also the site is also within 770m of the town's railway station-which is less than 10-minute walk.

Residential amenity
At 5 rooms the hotel will be similar in impact on neighbours to the existing residential family home or a C3 HMO.
The proximity of other hotels and guesthouses along Pinchbeck Road intermingling with residential properties are noted.

The limited scale and nature of the hotel accommodation with no function room or bar is such that it is unlikely to have an unacceptable impact on residential amenity.

Parking
The site can accommodate 4 parking spaces and whilst this does not comply with the 21 space per bedroom as set out in the local plan parking policy reference is made to the excellent accessibility of the site in relation to public transport links which are the best in the district.

It is contended that the good public transport links coupled with the proximity of the site to the town centre- bus station and railway station- justify the slight deficiency in onsite parking.
It is further noted that 6+ secure and covered cycle parking spaces are available within the converted former garage.

Flood risk
Whilst the site is identified by the EA as being in FZ3- it is also noted that this zone applies to all of urban Spalding -However Policy 4 enables changes of use in urban areas and those protected by defences provided that it does not increase risk.

Change of use of existing buildings will be supported providing they do not pose an increase in risk to people. Change of use that would result in self-contained ground floor residential accommodation in areas of hazard rating 'danger for some', 'danger for most' and 'danger for all' will not be supported. In these areas unrestricted access to a habitable room above the flood level and an emergency evacuation plan will be required.

Conclusions

- The application is made for a change of use of the exiting dwelling to a hotel under use class C1.

- The provision of a new hotel in location close to the town centre is consistent with the strategic and sustainability policies of the adopted local plan.

- The site is in a highly sustainable and accessible location on a bus route (north and south) and within easy walking distance of the bus station railway station and the centre of the town.

- The building is suitable for conversion and no external alterations are proposed.

- The proposal has adequate parking on site to a meet the anticipated operational needs.

- The limited scale and nature of the hotel accommodation with no function room or bar is such that it is unlikely to have an unacceptable impact on residential amenity.

It is therefore requested that planning permission be granted.