DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0239-18**	**Applicant:**	**Mr S Kandola**
Proposal:	Change of use from Salon (A1 use) to 2 one-bedroom flats (C3 use).		
Location:	89 Little London Spalding		
Terminal Date:	14th November 2018		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG3	Settlement Hierarchy
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity
HS4	New Housing in Spalding and the Area Centres (Other Towns and Donington)(Non-Allocated Sites)

National Guidance

National Planning Policy Framework 2018

Section 5 - Delivering a sufficient supply of homes
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 SUPPORT	0	0	1	0
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	1	0

CASE OFFICER ASSESSMENT

This is a full planning application for the change of use of 89 Little London, Spalding, from a salon (A1) to 2 one-bedroom flats (C3). The site is within the defined settlement limit for Spalding as set out in the South Holland Local Plan (2006) and so a residential property in this location would, in principle, be acceptable.

The building's most recent use was as a beauty and day spa, however this use has now vacated the premises. There is a barbers shop and Premier convenience store to the west and residential properties to the east. There are residential dwellings opposite. Off road parking is available along the front of the units on this side of the road.

No neighbour objections have been received and it is not considered that there will be any material impact on residential amenity. The building would originally have been a residential dwelling before its conversion many years ago and is adjacent existing dwellings.

SHDC Environmental Protection have no comments or objections and LCC Highways/SUDS does not wish to restrict the grant of permission.

A small single storey extension to the rear on the left hand side is proposed in order to provide sufficient room for a shower room, kitchen and dining area. Given that the extension would only be small in scale and it would not be particularly visible from the rear, it would not have an adverse impact on the character and appearance of the area nor residential amenity.

The building does not fall within the Spalding Primary Shopping Area and so there is no policy support for its retention as a retail unit.

South Holland District Council's Flat Conversions Policy Note (February 2010) sets out the minimum floorspace standards for flat conversions. Although this is intended to apply to the conversion of dwellings to flats, it also acts as a useful guide for conversion from other uses to residential when assessing the standard of accommodation that would be provided for future occupiers. The Policy Note states that the minimum floor area which should be provided for cooking, eating and living areas for properties with 2 bedspaces is 22m2. Both flats would provide in excess of this. The Note also sets out that the minimum internal dwelling area range for flats with 2 bedspaces should be 45 to 50m2. The left hand flat would just exceed this (47m2), whilst the right hand flat would fall marginally short of this figure (43m2). In terms of bedroom space, it states that double bedrooms should be 12m2. Again, the left flat would exceed this (15m2) and the right flat would be below (10m2), but this would not be significantly detrimental. Overall, it is considered that the proposal would offer occupants an acceptable standard of amenity.

The site is located within Environment Agency Flood Zone 3a and does not fall within any hazard zone as defined in the South East Lincolnshire Strategic Flood Risk Assessment (March 2017). A site specific FRA has been submitted which states that finished floor levels can be raised by 150mm whilst still retaining adequate headroom for ground floor rooms. This is acceptable.

Taking into account the above, it is considered that the proposal is in accordance with policies HS4, SG1, SG2, SG14, SG16 and SG17 of the South Holland Local Plan (2006), as well as Sections 5 and 14 of the National Planning Policy Framework (2012).

The recommendation is therefore for a delegated approval.