SUPPORTING STATEMENT

For

PROPOSED CHANGE OF USE FROM C4 HMO (up to 6 residents), TO SUIS GENERIS, LARGE HMO (7 or more residents) TOGETHER WITH ASSOCIATED INTERNAL ALTERATIONS

At

34-36 WESTLODE STREET
SPALDING
LINCOLNSHIRE
PE11 2AF

For
MR GRZEGORZ WIGLUSZ

PLANNING APPLICATION ISSUE

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Site observation and analysis

Location

The property is located at 34-36 Westlode Street, Spalding which is approximately 360m NNE of the Market Place. A location plan at a recognized scale is provided within the application pack to enable it to be located and the extent to be identified.

The proposed Change of Use is for the whole building.

Site description

The site comprises a two-storey block that fronts the north edge of Westlode Street (figs. 01 & 02). There is an access to the east side, and this leads to an amenity space at the rear of the building. The west section (rendered) of the building appears to be a traditional two storey cottage, which may once have been part of a wider terrace (ref OS map of 1887). The east section of the building (brickwork) was constructed in 1960. All elements appear to be of traditional construction with solid load bearing brick walls supporting a duo pitched roof.



Fig. 01 – View from Westlode Street



Fig. 02 – View from the rear

Site boundaries

The south boundary is formed by the north edge of the footpath adjacent Westlode Street. The west boundary is formed by the gable end of the building that directly abuts that of its neighbour. The neighbouring property also defines and encloses the side of the garden to the rear of the property.
The north boundary is formed by a brick boundary wall.
The east boundary is formed by a block wall to the front section. There is a dogleg in this boundary, the rear section being formed by the side wall of the adjacent property.

Neighbouring Development

The site is located in an area of mixed use. There are residential and commercial uses close to this site including a restaurant, the Police Station, and the Castle Sports Centre. These are all located with 250m of the site.

Existing access arrangements

There is a door in the south elevation of the building at its west end that gives direct access. There is a further access route along the east side of the building, this being gated. This latter access leads to the main entrance door on the east gable of the building, and also to the rear garden area.

Amenities

The site is in the town centre, within walking distance of all amenities. In addition, this gives access to the public transport network.

Views into, through and out of the site

The proposed Change of Use would have no impact on views into, through or out of the site.

Architectural Context

The proposals do not seek to change the building exterior, therefore a study of architectural context is not considered necessary.

Context – Physical

The proposals do not seek to change the physical context, therefore a study of this is not considered necessary.

Context - Social

The building was previously used as a residential institution providing accessible accommodation for people within the town. This use ceased; it is believed around 2019. In 2022 the building was converted to a HMO for up to 6 residents and currently operates as such. The site currently provides living accommodation for 6 people, and as such this is its social contribution to the town.

Context – Economic

As previously stated, the building is currently used as a HMO providing relatively low cost living accommodation. This provides accommodation allowing people on relatively low income to stay in the town, close to employment opportunities.

Site history

The site is believed to have been in residential use for a number of decades before being vacated around 2019 and coming back into use as a HMO in 2022.

Summary of site observations

The foregoing analysis captures the key characteristics of the site and from these it is believed that the following statements can be concluded.

1. The site is in a sustainable location with good access to the town's amenities.

2. The site offers access to the public transport system and so is well located to provide accommodation the occupants of which would not need to rely on private motor vehicles.

3. The building appears to be of sufficient size for use as a larger House in Multiple Occupation. It has suitable facilities for this use.

4. The site offers amenity space to the rear, suitable to support residential use of this nature. The amenity space is partly enclosed and offers a degree of privacy.

5. The building currently operates successfully as a residential facility. It is considered that the size of the property would support the proposed change to provide accommodation for up to 12 people.

6. The site has sufficient space to accommodate cycle storage for the occupants. This would be concealed from public view, which would be beneficial for security.

Design Statement

For design and access statements Government guidance requires that the statement covers 6 specific areas. These are covered as follows:

Use:
The foregoing report illustrates that the proposed use as a larger HMO is not dissimilar to the current use, it just accommodations more people. It is therefore well suited for this location.

Amount:
The scheme drawings demonstrate that the building can easily accommodate 12 bedrooms together with the associated facilities required, this can be achieved without extension.

Layout:
The existing layout, with a few minor alterations lends itself well to a larger HMO. The rear amenity space is also well suited for this use.

Scale:
The proposal does not impact upon the exterior building fabric and does not therefore change its scale in any way.

Landscaping:
No changes are proposed to soft landscaping on the site.

Appearance:
No changes to the external appearance of the building are proposed.

Planning Statement:

The South-East Lincolnshire Local Plan adopted March 2019 refers to 'House in Multiple Occupation and the Sub-Division of Dwellings' under clause 5.13, policy 21 and within this sets certain criteria that need to be satisfied. In summary these are as follows:

Proposals for the creation of large Houses in Multiple Occupation and the sub-division of dwellings will be permitted provided that, in each case:

1. it would not result in the loss of family-sized dwellings in high density residential streets of predominantly terraced and/or semi-detached properties;

This is clearly not the case with this application. The building previously served as a residential institution and is currently a C4 HMO. This proposal would therefore not result in any loss. It actually proposes to optimize a building that is not operating to full capacity.

2. it would not significantly harm the amenities of the occupiers of adjoining or neighbouring properties by way of noise, overlooking, general disturbance or impact on visual amenity;

Though this application seeks Change of Use, the previous use is very similar to that now proposed. As a result, it is not expected that the new use would significantly harm the occupiers of adjoining or neighbouring properties.

3. it would not have a significant adverse impact on the character and appearance of the area, including the historic and natural environment;

The proposal does not seek to change the building exterior and as such will not have an adverse impact on the appearance of the area.

4. adequate provision is made for the storage and disposal of refuse and recycling;

The application drawings demonstrate where the provision of storage for refuse and recycling will be. This location is away from public view, but is close to the building and has easy access to the footpath for collections.

5. it would not have a significant adverse impact on the surrounding area by way of increased on-street parking, impaired highway safety or by impeding proper access to the area;

The proposed change of use would not have any implication in parking-terms beyond that which already exists for the site. There is public parking immediately opposite the site, and on street parking immediately in front of the building. The provision of cycle storage and the buildings close proximity to the town's facilities would mean that occupants would not be completely reliant on private motor vehicles.

6. the site has good access – by walking and cycling – to community facilities, services, public transport and local employment;

The foregoing report demonstrated that this is the case.

7. an adequate standard of residential accommodation and residential amenity is provided for future occupiers

The submitted plans show the facilities that will be available. Floor areas are indicated to demonstrate sizes.
8. adequate provision is made for the communal gardens and amenity areas. Where all of the above criteria are satisfied, the Nationally Described Space Standards10 (or any successor) will be applied to ensure that the occupiers have adequate floor space.

The foregoing report demonstrated that the building enjoys an appropriate amenity space on the north side.

Access Statement:

Access to the site
The site is located within the town centre of Spalding. The site therefore has access to all amenities and the local public transport system.

Access to the building
There is a hardstanding path along the east gable of the building giving access to the main entrance door and the rear amenity space.

Access into the building
The existing access arrangements present some restrictions, though are likely still to be suitable for some people with less severe mobility restrictions.

Access within the building
The existing internal access arrangements present some restrictions, though are likely still to be suitable for some people with less severe mobility restrictions.

Facilities within the building
The facilities already exist and have been suitable for previous use, though not by people with significant disabilities.

Flood Risk Assessment:
A separate flood risk assessment is provided as part of this application.

Environmental Statement:
The applicant does not consider that the proposed building works fall under either Schedule 1 or Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and as such a statement is not considered necessary.

Demolition Statement:
No demolition is proposed.

END