



Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

From: Andrew Clarke, Head Planning Consultant
Email: andrew.clarke@G2.co.uk
Date: 3rd April 2026

Dear Sir/Madam,

Planning Application: 40 Stonegate, Spalding, PE11 2PH

G2 have been instructed by Mr Ayomidotun Odupitan who is the applicant and owner of the subject property to seek full planning permission for the change the use from a 6 bed HMO (Class C4) to 7 bed HMO (Sui Generis) at 40 Stonegate, Spalding, PE11 2PH.

This covering letter provides an overview of the proposed development and our planning assessment of the scheme with a view to assisting Officers in the determination of the corresponding planning application. The Statement has been prepared in conjunction with a number of other documents and plans, which support and underpin the application.

- 1757-G2-P100 SITE LOCATION AND BLOCK PLAN
- 1757-G2-P200 PROPOSED FLOOR PLANS
- 1757-G2-P300 PROPOSED ELEVATIONS
- 1757-G2-S200 – EXISTING FLOOR PLANS
- 1757-G2-S300 – EXISTING ELEVATIONS

The Site and its Surroundings

The site is located within the administrative boundary of South Holland District Council, who are the relevant Local Planning Authority (LPA).

The site comprises a two-storey residential dwelling situated on a traditional suburban residential plot. The property benefits from a modest front garden and a private rear garden, enclosed by boundary treatments and backing onto neighbouring residential plots. The dwelling is of a terraced form and scale typical of the surrounding housing stock.

The site lies within the built-up area and occupies a highly sustainable and accessible location. The property is located approximately 1km metres from Spalding Railway Station, which provides regular rail services into Peterborough, Sleaford and Lincoln, offering strong connectivity for commuters. In addition,

there is a bus stop a short distance from the site, providing convenient links around Spalding and to surrounding settlements.

A wide range of services and facilities are available within walking distance, reflecting the site's sustainable location. These include shops, cafés, restaurants, supermarkets, community facilities and healthcare services. There is a Tesco Express and Secondary School within close proximity of the site. A number of other educational facilities are also located nearby, including primary and secondary schools, along with places of worship. The site is further supported by access to recreational and open space opportunities, with parks, leisure facilities and the seafront all within easy reach.

The site is not located within a Flood Zone 3 and Flood Protection Area.

There is no planning history relevant to the site.

Proposals

Planning permission is sought for the change of use an existing 6-bedroom HMO to a 7-bedroom HMO. The proposals comprise a shared dining/kitchen area on the ground floor plus two bedrooms, three bedrooms on the first floor and two bedrooms on the second floor. The site has an existing rear garden, which will continue to be utilised as a shared amenity space for residents.

There are no external changes required. The proposals are minimal and simply require the conversion of a laundry/storage room to provide another bedroom. This room is underutilised and is not essential for a HMO.

Planning Policy

Adopted Local Plan

The adopted development plan for South Holland District Council comprises the Southeast Lincolnshire Local Plan and was adopted on 8th March 2019.

The planning policies considered relevant to this application are as follows:

- SELLP Policy 2 – Development Management
- SELLP Policy 3 – Design of New Development
- SELLP Policy 21 – HMOs and the Sub-Division of Dwellings
- SELLP Policy 30 – Pollution

Planning Assessment

Principle of Development

The proposal has been assessed against SELLP Policy 21 – Houses in Multiple Occupation (HMOs) and the Sub-division of Dwellings, which sets out a number of criteria to determine the acceptability of such proposals.

When assessed against the criteria of Policy 21, the following is noted:

- 1) The site is already in lawful use as a House in Multiple Occupation. As such, the proposal does not result in the loss of a family-sized dwelling. It is also relevant that, if the property were to revert to a single dwellinghouse under permitted development rights, it would comprise a large 5-bedroom dwelling (3 at first floor and 2 at second floor), which would exceed the typical size of a family home. The proposal therefore accords with this criterion.
- 2) The proposals involve a modest intensification of the existing use, increasing occupancy from 6 to 7 persons. Whilst it is acknowledged that an increase in occupants may give rise to a degree of additional noise and general activity, this is limited in scale and consistent with the established use of the property as an HMO. Given the modest nature of the increase and the residential context, any impacts would not be significant and the proposal is considered to accord with this criterion.
- 3) The proposal does not involve any material external alterations and would not adversely affect the character, appearance or historic environment of the area. This criterion is therefore satisfied.
- 4) A dedicated bin store of sufficient size to accommodate the waste generated by 7 occupants is proposed to the front of the property within a timber enclosure. This ensures refuse and recycling can be appropriately stored and managed, and the proposal therefore complies with this criterion.
- 5) There are no specific parking standards for HMOs within the Local Plan. The proposal would increase occupancy by only one additional person, and the property benefits from space for one vehicle on the front drive, with additional on-street parking available along Stonegate. Furthermore, the site is located in a highly sustainable location, within approximately 1km of a railway station and around 100m from a bus stop, and is within walking distance of a range of local services and amenities. Given the nature of HMO accommodation, reliance on private vehicles is typically reduced. As such, the proposal would not result in a significant adverse impact on parking or highway safety and complies with this criterion.
- 6) As set out above, the site is highly accessible by walking and cycling to community facilities, services, public transport and employment opportunities. The proposal therefore accords with this criterion.
- 7) The proposed accommodation provides an appropriate standard of residential amenity for future occupiers. All rooms are of a satisfactory size and compliant with the Nationally Described

Space Standards, and the property benefits from shared kitchen and dining facilities, as well as access to external amenity space. This criterion is therefore satisfied.

- 8) The property benefits from an adequately sized communal garden and amenity area to the rear, which is suitable for the level of occupancy proposed. This criterion is met.

Overall, the proposal satisfies all of the criteria set out within Policy 21 of the Southeast Lincolnshire Local Plan. The development represents a modest and appropriate intensification of an existing lawful HMO use in a sustainable location, with no significant adverse impacts identified. Accordingly, the principle of development is acceptable.

Design and Impact on the Character of the Area

Policy 2 of the SELLP states that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable. The proposals comprise no external changes and only relate to the conversion of a storage/laundry room to a bedroom. The proposals are therefore compliant with this policy.

Residential Amenity

Policies 2 and 3 of the Southeast Lincolnshire Local Plan (2019) set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

As set out in the Principle of Development section above, the proposals provide accommodation that complies with the Nationally Described Space Standards, benefits from a generous rear garden and includes a communal kitchen and dining area. The property is already in use as a 6-bedroom HMO and the proposed increase to 7 occupants represents only a modest intensification. Any associated increase in noise or disturbance would be negligible and consistent with the established use of the site. Furthermore, no external alterations are proposed and therefore there would be no impacts in terms of overlooking, loss of privacy or overshadowing. The proposals are therefore considered to comply with Policies 2 and 3 of the South East Lincolnshire Local Plan.

Summary

The proposal represents a modest and appropriate intensification of an existing lawful HMO use, increasing occupancy from 6 to 7 persons within a sustainable town centre location. The development has been carefully considered against the relevant policies of the South East Lincolnshire Local Plan and has been demonstrated to fully comply with SELLP Policy 21.

The scheme provides a high standard of accommodation in accordance with the Nationally Described Space Standards, with adequate communal facilities and external amenity space. The proposed bin storage ensures appropriate waste management, while the highly accessible location and absence of

specific parking standards mean there would be no unacceptable impact on highway safety or parking provision.

Importantly, the proposal does not involve any external alterations and therefore preserves the character and appearance of the area, whilst ensuring no adverse impacts on neighbouring amenity in terms of overlooking, overshadowing or overbearing effects. Any increase in activity associated with one additional occupant would be negligible and consistent with the established use of the property.

Overall, the proposal accords with Policies 2, 3 and 21 of the South East Lincolnshire Local Plan and represents a sustainable form of development. Accordingly, the application should be supported and granted planning permission.

Yours faithfully



Andrew Clarke
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Head Planning Consultant