DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0749-20**	**Applicant:**	**Mrs P Selves**
Proposal:	Conversion of existing dwelling into 2 self-contained units - re-submission of H16-0206-20		
Location:	15 Double Street Spalding		
Terminal Date:	4th November 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
11	Distribution of New Housing
17	Providing a Mix of Housing
29	The Historic Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 12 and 16 of the National Planning Policy Framework (2019)

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This full planning application is for the conversion of 15 Double Street, Spalding from a single

dwelling to 2 self-contained flats. This proposal requires some significant alteration to the interior of the property, but the exterior will remain the same.

Site Description

The proposal site is a semi detached Victorian-era property. To the rear of the property is a derelict outbuilding which looks to have originally been used as a barn, but does show historic signs of having been later used as a domestic/residential space. Further to the rear is a mid-C20th corrugated steel barn building.

The proposal site sits within the Spalding Conservation Area (SCA), along Double Street which does form a part of the riverfront portion of the Area. However, the property itself is somewhat unremarkable, although the brick outbuilding does show some common, but nevertheless vernacular in style features of a late C19th barn building.

The area immediately surrounding the proposal site is not a particularly remarkable portion of the SCA, with a heavy focus of very similar Victorian properties and some modern residential development, the plot backs out onto the car park of the large, Westlode Street retail park. However, along double street, there is also a high density of listed structures, specifically surrounding the proposal site. A number of Grade II listed properties exist on the opposite side of the road and to the West of the property. Additionally, the locally prominent, Grade II* Listed Number 13 (The Sycamores) and Number 12 (The Limes) are both within close visual proximity to the west.

History

H16-0229-93

Conversion of shop to residential. Approved on 26-04-93

H16-0206-20

Conversion of existing dwelling/outbuilding into 3 self contained units.

Consultation Responses

Lincolnshire County Council as Lead Local Highways and Flood Authority

No Objections.

Planning Considerations

Principal of development

15 Double street is already a C3 residential use property, therefore, the conversion into 2 residential units is acceptable in those terms. The flood risk assessment submitted in supplementation to this application recognises that the site is in a flood risk area but is at a very low risk, therefore, ground level sleeping accommodation is deemed, by the report, as satisfactory due to the low actual risk of flooding in the area and the likelihood for any flooding in the area to be slow in nature, taking several hours, giving occupants ample time to vacate. For these reasons, the principal of development is considered acceptable.

Residential Amenity

The Local Planning Authority does not consider there to be any risk presented to the residential amenity of any neighbouring properties, this is because no exterior changes are presented to the property, including no new windows or window openings, therefore, there cannot be considered to be any advanced risk of overlooking or overshadowing presented by this proposal.

Heritage Impact

Whilst this plot does feature a somewhat historic and vernacular barn within it's rear garden and the property does sit in a prominent Conservation Area Location, the Local Planning Authority does not consider there to be any risk presented to the value or significance of the area or any designated or

non-designated heritage asset. This is because no external changes are being proposed to the property and as such, the visage of the property as viewed from the public realm will remain identical. Therefore, due to the neutral impact that this proposal will have on the Conservation Area, this application is deemed to help to conserve the historic environment, in accordance with section 16 of the National Planning Policy Framework (2019).

Parking Provision

This application is put forth as a car-less development, however, the Lincs County Council Highways Authority have been consulted and due to the town centre location of the property, raise no objection to the notion of such a development in this location.

Conclusion

For the reasons listed above, this application is deemed to be in accordance with Policies 1, 2, 3, 4, 11, 17, 29, 36 and Appendix 6 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 16 of the National Planning Policy Framework (2019). Therefore, this application is recommended for approval.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.