

78 Pinchbeck Road
Spalding, application to
vary condition 2 of
permission SHDC ref
-H16-0227-24 -approved
plans

Planning Statement on behalf of Eastfield
Guesthouse Ltd.

3D Planning - Town Planning Consultancy

Planning, Design and Access Statement in support of an application to vary C2 of planning permission H16-0227-24 to enable an additional letting room in the hotel.

Introduction

Paragraph: 034 Reference ID: 26-034-20140306

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.

Planning, Design and Access Statement in support of an application to vary C2 of planning permission H16-0227-24 to enable an additional letting room in the hotel.

Proposal

The application is made for the variation of C2 – approved plans pursuant to planning permission H16-0227-24 which permitted the change of use of the property from a residential dwelling (C3) to a hotel (C1).

The planning permission was granted in June 2024 subject to conditions.

Thereafter the permission was lawfully implemented in summer 2024 and the use has been ongoing in the interim.

This application seeks to amend the approved ground floor plan ref; 556SK01-3, to convert the kitchen and breakfast room into a further letting room.

This change is in response to the use of the hotel and the lack of demand for breakfasts.

Site

Location – 78 Pinchbeck Road, Spalding.



Existing Use – Hotel since summer 2024.

Site features –



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Planning background

Planning permission was granted in 2024 for eh change of use of property from a dwelling to a hotel.
This was subject to a number of conditions and C2 prescribed the approved plans as listed below.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and/or documents:

Application Form

556SD04

556SK02 B

556SK01-3

556SK01-4

Design and Access Statement by 3D Planning Limited, dated March 2024

Flood Risk Assessment ECL1254/3D PLANNING, by Ellingham Consulting Ltd, dated April 2024

This application seeks only to vary the approved ground floor plan 556SK01-3.

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Planning policies

The policies in relation to the base permission were largely ones of principle and impact.

In relation to this submission, the principle is established as are the impacts from the permitted scheme.

The only issue is one of the minor intensifications with the additional letting room.

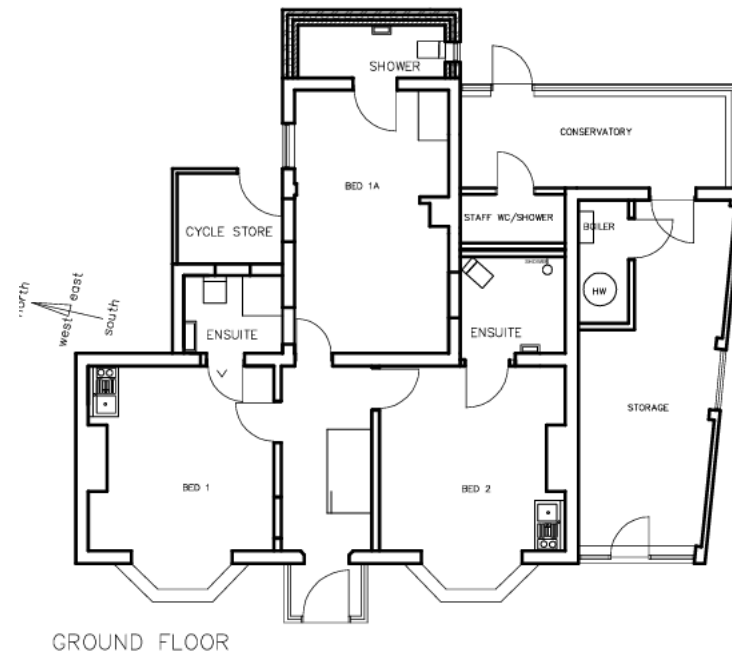
Design and Access

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; Application only applies to change to ground floor plan- all of the plans remain as previously approved.

Layout;

See proposed floor plan opposite/below.



Scale/ appearance;
No change proposed.

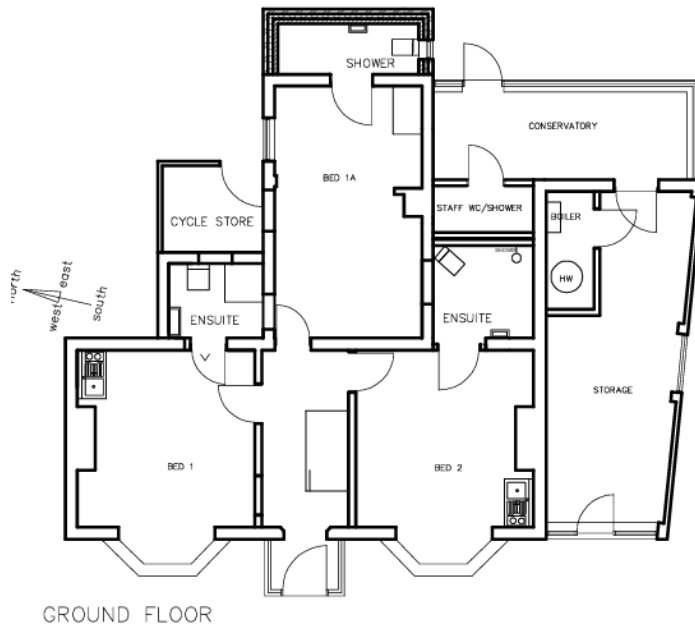
Access;
Access and parking - unchanged

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Planning issues



Proposed floorplan-

See conversion of kitchen to bedroom 1A.

N.B. The communal conservatory will remain accessible from both the front and rear of the property.

Principle of use.

This is established within the base permission and is not material to this submission.

Parking and access.

This site remains in a highly accessible and sustainable location within Spalding.

Within the previous application highways raised concerns over access and parking- the case officer in the delegated report addressed this with reference to the highly sustainable and accessible location in relation to sustainable transport – see extract below.

As previously discussed, the site is located within walking distance from public transport provisions and the town centre. A bus stop is located directly outside the property, while the bus and train stations are located 500 metres and 750 metres away respectively. The site is located along an established cycle route. These factors combine to ensure that the proposal adheres to Policy 33 and Section 9 of the NPPF and is accessible via sustainable methods of transport.

The proposal would therefore be acceptable and would not have an unacceptable adverse impact on highway safety in accordance with Policies 2, 3, 33 and 36 of the SELLP, as well as Section 9 of the NPPF.

It is clear that this position remains the same in respect to the minimal increase in trips generated and parking required by one additional room.

Furthermore, the site owner has carried out monitoring of the car park over since November 2024 and in that time there have only been 3 cars (total- not at any one time) parked in the site from customers.

The car park for 4 cars has been implemented and remains available- notwithstanding the lack of use. (see photo below-overleaf).

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Within the previous application the case officer, in the report, accepted the location as being sustainable and accessible location given its proximity to the town centre, bus station and train station, such that it is easily accessible by means of transport other than the private car.

Whilst this application introduces an additional letting room it is the case that during the hotel's operation, the car park has never been full and for that most part is entirely empty, such that this is no operational need for additional parking.

The proposal will have no impact on amenity of highway safety and as such it is requested that permission be granted and C2 varied to substitute plan ref 720SK01-1 for the previously approved floor plan.

Other matters from the base permission.

Flooding - the floor level will replicate that of the remainder of the ground floor (as existing) and the flood resilience design as required by C3.

Conclusions

The application is made under S73 of the Act and seeks to vary the approved plans for the ground floor pursuant to H16-0227-24 to change the communal kitchen and breakfast room into a letting room to be run in conjunction with the existing hotel use.

The change will have no material impact on the external appearance or operation of the unit.