

3 Green Lane, Spalding, Lincolnshire, PE11 2YB

Section 55 Town and Country Planning Act 1990

Change of use from C4 House in Multiple Occupation to a Sui Generis large House in Multiple Occupation for up to 7-persons.

Planning Statement
Design and Access Statement



Copyright Notice

© Town Planning Expert copyright 2020-2026

Copyright in the logo, the VICTORY framework and typographical arrangement rests with Town Planning Expert.

This information may be published by Local Planning Authorities and The Planning Inspectorate under their duties to publish planning information freely.

This document contains extracts of the Town and Country Planning Act 1990, Development Orders, National Planning Policy Framework and Local Development Frameworks that are provided under the terms of the Open Government Licence.

If you have any enquiries regarding this document, email or write to us at: Team@tpx.org.uk

Town Planning Expert
Ocean House Portsmouth
Kingston Crescent
Portsmouth
PO2 8FA



Site Information

Consultant	Joseph Orbell
Client	Tom Barrett
Site Address	3 Green Lane, Spalding, Lincolnshire, PE11 2YB
LA	South Holland
Description of Development	Change of use from C4 House in Multiple Occupation to a Sui Generis large House in Multiple Occupation for up to 7-persons.

Constraints Review

Pathway (PD/Application/Appeal)	Full planning
Flood Risk Zone	3
Contaminated Land	No
Tree Preservation Order	No
Heritage Assets	No
Noise Abatement Areas	No
Explosive Hazard Areas	No
Area of Outstanding Natural Beauty	No
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No
Site of Importance to Nature Conservation	No
Article 4(2) Directions	None Relevant

Local Policy Requirements

Local Plan/Core Strategy	South East Lincolnshire Local Plan 2011-2036 (March 2019)
Effective Policies in Development Control	Policy 1: Spatial Strategy Policy 2: Development Management Policy 4: Approach to Flood Risk Policy 10: Meeting Assessed Housing Requirements Policy 17: Providing a Mix of Housing Policy 18: Affordable Housing Policy 21: Houses in Multiple Occupation and the Sub-Division of Dwellings Policy 30: Pollution Policy 35: Delivering the Spalding Transport Strategy Policy 36: Vehicle and Cycle Parking

Planning History

Relevant History	H16-0620-26 3 GREEN LANE SPALDING PE11 2YB Change of use of residential dwelling (C3) to HMO (C4) 03-07-26 Approved
------------------	--

Report Date	17th August 2026
-------------	------------------

1. Introduction

1.1. This application relates to 3 Green Lane, Spalding, Lincolnshire, PE11 2YB. This property is a 3 storey property located on the southern side of Green Lane.

1.2. A certificate of lawfulness was granted in 2026 for the property to be converted into a C4 HMO for up to six-persons, under application H16-0620-26.

1.3. The applicant now seeks to utilise an existing lounge room to provide an additional one bed-space for one person.

1.4. Town Planning Expert is a general needs planning consultancy formed in 2012 and practising as a Chartered Planning Practice. Town Planning Expert is instructed to submit a planning application for development as set out below.

Our VICTORY © Framework

1.4. Our VICTORY Framework applies a policy, plan lead, approach to development with the intent of gaining planning permission in a manner that complies with National and Local Planning Policy in accordance with S38 of the Planning and Compulsory Purchase Act 2004.

2. National and Local Development Frameworks.

National Planning Policy Framework

Policy Title	Summary	Comments
DM5: Development viability	Establishes a presumption of viability for policy-compliant proposals and sets criteria for when a viability assessment is justified.	The proposal before the LPA in this application is policy-compliant, and therefore, in accordance with this policy, should be assumed viable. This document will further elaborate on why the proposal before the LPA is viable.
DM6: Use of planning conditions and obligations	Defines the necessary, relevant, and reasonable tests for using conditions and obligations to make development acceptable.	Should the LPA decide that planning conditions are necessary to make the proposal acceptable, the applicant is willing to discuss this matter, and work proactively with the LPA.
DM7: Relationship with other	Prevents planning decisions from duplicating or extending controls managed by separate regulatory	Matters of HMO Licensing are not a planning concern, and therefore the

regulatory regimes	regimes.	proposal should not be assessed on matters that fall solely within the remit of HMO licensing. Nonetheless, the applicant aims to provide high-quality accommodation for the property's tenants.
S3: Presumption in favour of sustainable development	Establishes a presumption in favour of sustainable development, requiring policy-compliant development to be approved without delay, with different approaches applied inside (S4) and outside (S5) settlement boundaries.	The proposal is within a settlement and complies with all national and local policies so should be approved without delay.
S4: Principle of development within settlements	Promotes approval of development within settlements unless adverse impacts <u>substantially</u> outweigh the benefits.	The proposal is clearly within a settlement and the benefits of approving the development will not be substantially outweighed by any adverse effects.
HO7: Meeting the need for homes	Gives substantial weight to providing homes that meet the evidenced accommodation needs of the community.	HMO accommodation provides a vitally needed affordable housing option and this development proposal expands this vitally needed provision. HMOs are often utilised by young professionals and others that cannot otherwise afford their own house or flat.
HO8: Providing affordable homes	Sets expectations for meeting development plan requirements for affordable housing tenure mix and on-site delivery.	
L2: Making effective use of land	Encourages remediating degraded land and using underutilised buildings or airspace to create homes and floorspace.	The proposal makes effective use of land as it utilizes an underused room within the existing property without detriment to the existing, future or neighbouring occupiers.
L3: Achieving appropriate densities	Directs development to achieve minimum density standards, particularly in areas with good public transport connectivity.	The proposal represents an appropriate density as it utilises an underused room within the existing property. It also provides the future tenant with an acceptable level of private living space.
TR3: Locating	Ensures development is sited to support sustainable movement and	The proposal site has a DfT

development in sustainable locations	limit the need to travel by private car.	connectivity score of 71 as well as in very close proximity to the train station and town centre meaning the 1 additional occupier is unlikely to require the use of a private car.
P3: Living conditions and pollution	Ensures development provides healthy living conditions and does not cause unacceptable air, noise, or light pollution.	The living conditions of the future and existing occupants will be protected as this proposal will utilise an existing, under-utilised room to provide a sufficient level of private amenity space. Additionally, the additional noise and disturbance caused by one additional person to neighbouring occupiers will be negligible.
F4: Assessing flood risk for decision-making	Mandates site-specific flood risk assessments for development in flood-prone areas and large sites.	A flood risk assessment is attached within the application bundle.

Local Policy

2.5. The relevant policies are located within South East Lincolnshire Local Plan 2011-2036. To assist the LPA the applicant provides the following colour coding to identify whether this proposal is compliant. The colour code is as follows:

- Green - Fully compliant
- Orange - Complies with the spirit of the policy where other factors weigh in favour
- Red - Little to no compliance with policy

Policy	Comment	Compliance
Policy 1: Spatial Strategy	The proposal site falls within Spalding, an allocated sub-regional centre. The proposal provides an opportunity to support Spalding's role as a sub-regional centre by contributing to the supply of essential housing accommodation within this location.	
Policy 2: Development Management	The proposed scheme provides high quality accommodation in a wholly sustainable way in full accordance with the relevant development plan policies including policy 2.	

Policy 4: Approach to Flood Risk	<p>This application is supported by a site-specific flood risk assessment prepared by Evans Rivers and Coastal that outlines the flood risk and mitigation measures in place.</p> <p>The site is within flood risk zone 3 and proposes an additional room on the second floor of the property, above the predicted flood depth identified within the Flood Risk Assessment. As this additional room is above the water level, it does not increase the vulnerability for the current occupiers or the new proposed occupier.</p>	
Policy 10: Meeting Assessed Housing Requirements	The proposal would provide an additional residential bedspace within an existing dwelling, making more effective use of the existing building and contributing modestly to the supply of accommodation within South Holland.	
Policy 17: Providing a Mix of Housing Policy 18: Affordable Housing	<p>This policy outlines how one-bedroom units are vital to providing affordable housing within the South East Lincolnshire area.</p> <p>HMO bedrooms provide these one-bedroom units at an affordable rate and contribute to an appropriate mix of housing types/options for occupants. This scheme provides this without the loss of other vitally needed accommodation such as two or three bedroom family homes as it is already a HMO.</p>	
Policy 21: Houses in Multiple Occupation and the Sub-Division of Dwellings	The proposal relates to an increase in occupancy within an existing lawful HMO rather than the creation of a new HMO. Nevertheless, the proposal accords with the relevant criteria of Policy 21 and would not result in an unacceptable impact on residential amenity or the character of the surrounding area.	
Policy 30: Pollution	The proposal seeks to increase the occupancy of the existing HMO by one person. This would not lead to an unacceptable adverse effect on noise and disturbance for neighbouring occupiers due to the negligible scale of the increased level in noise pollution caused by one person.	
Policy 35: Delivering the	The proposal increases occupancy by one	

<p>Spalding Transport Strategy</p> <p>Policy 36: Vehicle and Cycle Parking</p>	<p>person only and does not alter the existing access, parking provision or highway arrangement. The additional traffic generated would therefore be negligible and the proposal would not result in an unacceptable impact on highway safety.</p> <p>The site is also located approximately seven minutes' walk from Spalding railway station and within easy walking distance of the town centre, providing residents with access to sustainable modes of transport.</p>	
--	--	--

3. Site and Context

3.1. 3 Green Lane is a large, three-storey property on the South side of Green Lane, Spalding. The property is currently in use as a C4, 6-bedroom House in Multiple occupation by utilising Class L, part 3 permitted development rights as lawfully confirmed by certificate app ref: H16-0620-26.

3.2. This full application seeks to expand this lawful HMO by 1 bedroom to provide a 7-bedroom, 7-person HMO by utilising a lounge on the second floor of the property.

3.3. The site is in a sustainable location less than 500m from Spalding station and the Town Centre. The site is therefore in a highly sustainable location nearby to a well-connected train station. The road is primarily made up of C3 dwellinghouses ranging in sizes

4. The Development Team

4.1. The development company is a reputable organisation with a proven track record of providing high-quality residential accommodation, including HMOs.

5. Alternative Forms of Development Considered

5.1. As the property has been granted a certificate of lawfulness for use as a C4 HMO, should this application be refused, it will continue to operate as such.

6. Constraints to Development

6.1. The site is located within Flood Zone 3 and is located within Environment Agency Flood Warning Area 055FWTWELL4A – Pinchbeck and the West of Spalding.

6.2. The Flood Risk Assessment confirms that modelling of River Welland overtopping and breach scenarios would not result in flooding to the site or Green Lane, including under the assessed climate change scenarios. Safe, dry refuge and access/egress are therefore available in relation to fluvial and tidal flood risk at all times.

6.3. The site is also subject to some surface water flood risk. However, predicted depths during the climate-change 1-in-100-year event are less than 150mm, with the floor level above the predicted flood depth. The additional bedroom is located on the second floor and therefore does not increase the vulnerability of occupants.

6.4. Other sources of flooding have also been assessed, finding that groundwater flood risk is negligible and risk of flooding from the Internal Drainage Board network is low.

6.5. The proposal does not introduce additional built development or alter the existing access arrangements. The Flood Risk Assessment therefore demonstrates that the proposal would not materially increase flood vulnerability.

7. Principle of Development

7.1. As the property has already been granted lawful use as an HMO under application H16-0620-26, the property's use as an HMO is already firmly established.

7.2. Previous appeal decisions¹ have recognised that an increase of one occupant within an existing HMO does not necessarily amount to a material change of use. The relevant decisions demonstrate that the assessment should consider the actual effect of the additional occupant rather than simply the numerical increase in occupancy.

7.3. Nonetheless, the applicant wishes to apply for full planning permission as the proposal before the LPA within this application complies with local and national planning policy, and has therefore concluded that in this particular circumstance, a full application is the most frictionless way to obtain certification that the addition of one additional tenant would be acceptable.

7.4. The difference in terms of noise pollution, highways safety, and impact on local infrastructure of 7-persons, as compared to 6-persons is negligible, and therefore the principle of a 7 persons HMO within this particular location ought to be viewed as acceptable in principle.

¹ APP/Z1775/C/20/3245106, APP/Z1775/C/20/3246078, APP/Z1775/C/20/3245110, APP/Z1775/C/20/3246079, APP/Z1775/C/20/3245108, APP/Z1775/C/20/3246077, APP/Z1775/C/19/3233187, APP/Z1775/C/19/3236610, APP/Z1775/C/19/3234941, APP/Z1775/C/19/3266831, APP/Z1775/C/19/3238003, APP/Z1775/C/19/3238287, APP/Y1110/X/15/3132534, APP/W5780/W/20/3263096, APP/Z1775/W/22/3302601, APP/Z1775/W/22/3303724, APP/Z1775/W/22/3303194, APP/Z1775/C/23/3327364.

8. Site Capacity Assessment.

8.1. This proposal provides an acceptable increase in site capacity without detriment to the existing, future or neighbouring occupiers.

Scale

8.2. The proposal before the LPA within this application does not alter the existing scale of the property.

Layout

8.3. The internal layout of the property will not be altered within the scope of this proposal, as the applicant intends to utilise an existing under-utilised room within the property.”

Amount

8.4. The number of occupants will increase by one person to a 7-person HMO.

Landscape

8.5. The proposal does not seek to alter the landscape of the property, or the streetscape upon which it is situated.

Amenity of adjoining, surrounding and proposed occupiers.

8.6. As the proposal will increase the occupancy of the property by just one person, the amenity of the surrounding, and existing occupants will remain largely unchanged.

8.7. As the additional room is larger than required by the National space standards, the future occupant would have access to a suitable level of private living space.

8.8. The future occupant would also have access to the communal kitchen, shared bathrooms and a shared dining room as well as the substantial rear garden amenity space.

9. Appearance and Heritage Assessment

9.1. No external works are proposed and the property is neither listed nor located within a Conservation Area. The proposal would therefore have no impact on the character or appearance of the building or surrounding area.

10. Access Appraisal

10.1. The property is accessible via the front entrance situated on Green Lane. The proposal before the LPA does not seek to alter this.

10.2. The proposal site is easily accessible via train station, bus, bicycle, as it has a DfT connectivity score of 71 meaning there is a high probability that the tenant will undertake their daily journeys by sustainable modes of transport.

10.3. The property is located within a 5-10 minute walk of Spalding Town Centre. Therefore, the existing and future occupant will be able to easily access the facilities that they require, such as shops, medical services, and leisure facilities.

11. Conclusion

11.1. On the planning balance, the benefits of providing an additional bedspace outweigh the effects that one additional tenant would have on the surrounding area.

11.2. Therefore, it is requested that full planning permission be granted for the proposal. The applicant looks forward to working proactively with South Holland District Council.