

## DECISION DELEGATED TO DEVELOPMENT MANAGER

**Application No:** H16-0912-18      **Applicant:** Solarcap Ltd  
**Proposal:** Proposed conversion into 2 apartments  
**Location:** 5 Bond Street Court Spalding  
**Terminal Date:** 9th November 2018

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### Planning Policies

#### Local Plan July 2016:

|      |                                                                                               |
|------|-----------------------------------------------------------------------------------------------|
| HS4  | New Housing in Spalding and the Area Centres (Other Towns and Donington)(Non-Allocated Sites) |
| SG1  | General Sustainable Development                                                               |
| SG14 | Design and Layout of New Development                                                          |
| SG17 | Protection of Residential Amenity                                                             |
| SG20 | Extensions and Alterations to Existing Buildings                                              |

#### National Guidance

#### National Planning Policy Framework 2018

Section 12 - Achieving well-designed places  
Section 14 - Meeting the challenge of climate change, flooding and coastal change.

### Representations:

|                                                        | Object | Support | No Obj. | Comments |
|--------------------------------------------------------|--------|---------|---------|----------|
| WARD MEMBER                                            | 0      | 0       | 0       | 0        |
| PLANNING LIAISON<br>OFFICER - FLOOD RISK<br>ASSESSMENT | 0      | 0       | 0       | 1        |
| RESIDENTS                                              | 1      | 0       | 0       | 0        |

### CASE OFFICER ASSESSMENT

This is a full planning application for the proposed conversion of 5 Bond Street Court, Spalding into 2 apartments. The site is within the defined settlement limit for Spalding as set out in the South

Holland Local Plan (2006) and so residential properties in this location would, in principle, be acceptable.

The building was most recently used as an office and is close to the junction of Winsover Road and Station Approach. The surrounding buildings are a mixture of retail and commercial units, with flats above.

The ground floor apartment would comprise of one double bedroom, a bathroom and an open plan living area, which includes the kitchen and the lounge. The first floor apartment would have a double bedroom and a single bedroom with bathroom and open plan living area. The apartments would be accessed by a gated alley off Winsover Road. No parking or vehicular access is proposed.

The only external alterations would be the opening up of a former window opening at ground floor on the south-western elevation and the creation of two new window openings at first floor on the north-eastern elevation.

Although the site is within the Town Centre boundary it is not within the Primary Shopping Area and it is also not within Spalding Conservation Area.

There are no South Holland specific space standards which relate to this type of conversion and the Nationally Described Space Standards do not form part of an adopted Local Plan and so are for guidance only. A judgement must however be made as to whether an acceptable level of space would be provided. It was originally proposed that the ground floor flat be 2 bedroom (one double and one single). However, given that the flat was intended to be occupied by 3 persons, it was considered that, overall, this would have offered future occupiers an unacceptable standard of amenity in terms of the space that would be created. The space dedicated to the kitchen and living area was limited and no dining area was available. Amended plans have been submitted which show the ground floor flat as a 1 bedroom unit instead, with a much more spacious cooking, eating and living area. This is now considered to be acceptable. In terms of the first floor flat, the proposed cooking, eating and living area was better than the ground floor flat, but it would still have been cramped for 3 persons. The plans have therefore been amended with the layout being altered so as to accommodate a larger living area. This is considered to be an acceptable improvement.

There would be no concerns about the loss of this office building to residential use given that the site is not strategic in scale.

The proposed external alterations are considered to be acceptable. The site is outside of Spalding Conservation Area, is set back from the street and the alterations would only be minor.

As the site is within the town centre, there are no requirements to provide parking due to the close proximity of shops, services and public transport links.

The Environment Agency do not have any objections.

An objection has been received from a member of the public, raising concern that the rear of businesses in Bond Street Court will become vulnerable to crime and other anti-social behaviour. However, this is an issue for the Police to address and not something that the planning system can control in this instance. No other objections have been received.

Policy HS4 of the Local Plan relates to new housing in Spalding, and states that residential development will be permitted on suitable sites that are within the defined settlement limits, and which constitute brownfield land. The proposal complies with both of these criteria.

Taking the above into account, it is considered that the proposal is in accordance with Policies SG1, SG14, SG17 and SG20 of the South Holland Local Plan (2006), as well as Section 12 of the National Planning Policy Framework (2018).

The recommendation is therefore for a delegated approval.