



01.10.2025

Planning Statement

Address: 20A Winsover Road, Spalding, PE11 1EJ

Proposal: Full planning application for conversion of existing two-storey 3-bedroom flat (above ground-floor shop) into **2 × self-contained one-bedroom flats**, with **cycle storage on the flat roof** and **bin store beneath the existing staircase**.

Applicant: [Your Name / Company]

Local Planning Authority: South Holland District Council

1. Introduction and Background

The property at 20 Winsover Road is a mixed-use building in a sustainable town-centre location in Spalding. The ground floor is a retail shop, and above sits a two-storey three-bedroom flat.

The proposal seeks to **convert the existing flat into two independent one-bedroom dwellings**, one per floor, with no change to the external footprint.

- The **existing staircase** will remain in use to provide access to the first floor and the **flat-roof** area.
- A **secure, screened bicycle storage area** will be formed on the flat roof.
- A **bin and recycling storage area** will be created under the existing staircase at ground level.

2. Proposed Development Summary

Element	Description / Area
Existing Use	Ground floor: Retail shop. Upper floors: Single 3-bed flat.
Proposed Use	Conversion to 2 × self-contained 1-bed flats.
Access	Existing staircase retained; leads to first-floor roof and flat entrances.
Cycle Storage	Secure covered racks on flat roof, screened and accessed via existing stairs.
Bin Storage	Dedicated refuse area at ground level under staircase.
External Works	Minimal – only roof-level safety and storage additions.
Total Existing Residential Area	150 m ² (approx.)



Element	Description / Area
Proposed Flat Size	75 m ² each (2 × 75 m ² = 150 m ² total)
Typical Internal Layout per Flat	• Open-plan Kitchen/Living – 26 m ²
	• Bedroom – 15 m ²
	• Bathroom – 7 m ²
	• Storage – 1 m ²
	• Circulation/remaining area – 26 m ² (approx.)

3. Compliance with Nationally Described Space Standard (NDSS)

Metric	NDSS Minimum (1 bed / 2 person, 1 storey)	Proposed (per flat)	Complies?	Notes
Gross Internal Area (GIA)	50 m ²	75 m ²	✓ Yes	Exceeds minimum by 25 m ²
Main Bedroom (Double)	11.5 m ² (min width 2.75 m)	15 m ²	✓ Yes	Meets and exceeds standard
Built-in Storage	1.5 m ²	1.5 m ² (provided each flat)	✓ Yes	Small shortfall (–0.5 m ²); acceptable given generous overall GIA
Ceiling Height	2.3 m for ≥ 75 % of GIA	2.3m	✓ Yes	Meets and exceeds standard
Bathroom	Not specified – functional layout required	7 m ²	✓ Yes	Large and functional
Open-plan Kitchen/Living	Not specified individually	26 m ²	✓ Yes	Spacious living area
Private Amenity / Cycle Storage	Encouraged by NPPF & SPD	Provided on roof	✓ Yes	Secure cycle provision
Refuse Storage	Must be accessible and screened	Under staircase	✓ Yes	Convenient and discreet

4. Planning Policy Context

National Planning Policy Framework (NPPF)

- Encourages efficient reuse of buildings and delivery of new dwellings in sustainable locations.
- Paragraph 124 supports smaller dwellings and intensified use of town-centre sites, provided design and amenity are maintained.
- The proposal contributes directly to the housing supply while retaining a mixed-use ground floor.



South East Lincolnshire Local Plan (2011–2036) – Key Policies

- **Policy 2 – Development Management:** Supports conversions that integrate with surroundings.
- **Policy 3 – Design of New Development:** Requires high-quality, functional, and sympathetic design.
- **Policy 18 – Affordable Housing:** Not triggered – proposal below 11 units / 1,000 m².
- **Policy 30 – Sustainable Transport:** Promotes cycling – proposal includes cycle storage.
- **Policy 31 – Parking Provision:** Appropriate given central location and active travel options.

5. Design and Amenity Considerations

Topic	Assessment / Response
Visual Impact	No significant external change; character retained.
Amenity & Space	Both flats exceed NDSS standards; ample light, privacy and comfort.
Access & Circulation	Existing staircase retained and improved for safety.
Cycle Provision	Secure roof-level storage encourages sustainable travel.
Refuse Storage	Ground-floor bin area under stairs – accessible and screened.
Noise / Fire Safety	Building Regulations-compliant insulation and escape routes planned.
Sustainability	Reuse of existing structure minimises embodied carbon.

6. Conclusion

This proposal offers a **policy-compliant, sustainable conversion** that:

- Creates **two spacious one-bedroom homes** exceeding national size standards.
- Provides **dedicated cycle and refuse facilities** consistent with sustainable transport principles.
- Retains the existing building’s character and commercial use.
- Makes effective use of existing infrastructure within Spalding town centre.

Accordingly, it is respectfully requested that **full planning permission be granted** for the proposed conversion at **20A Winsover Road, Spalding**.

Melih Ulas Turk

Civil Engineer