Supplementary comments to support planning application

Original application H16-0748-23 declined by Mark Niland 16th November 2023

Change of use of two-storey garage/annex to two studio flats - Part Retrospective

South Holland District Council hereby give notice that this application has been REFUSED for the above proposal for the following reason(s):

1. It is considered that the proposed studio flats would not provide an adequate level of amenity for future residents. The flats fall below the 'Technical housing standards - nationally described space standard' (March, 2016), furthermore no external amenity area is provided for future residents. The proposal is therefore considered to be contrary to Policies 21, 2 and 3 of the South East Lincolnshire Local Plan 2019.

Mitigation proposed: Following discussions with Mark the new application has increased the internal space by adding a bay window to the front of the ground floor studio to increase the floor space to meet national standards, the flat above remains unchanged as this was already more than the required space. Furthermore, by incorporating 20 sqm of rear garden space into the boundary we have provided a significant external amenity space to mitigate this issue.

2. The proposed development if approved would provide an insufficient level of overall off- street parking provision. Furthermore, the applicant has failed to provide any cycle parking provision or waste storage facilities for future residents This is unacceptable and contrary to Policies 2 and 36 of the South East Lincolnshire Local Plan 2019.

Mitigation proposed: As noted above in the answer to point 1, the additional rear amenity space of 20 sqm added the boundary is specifically designed to provide the residents with a good space for bin storage, several cycles and possibly even motor bikes. The studio flats target demographic is aimed at younger local people working locally, with such close proximity to town and with the bus stop less than 40 meters away and the railway station 0.4 miles it is anticipated the residents will utilise public transport/walk/bike to places of work rather than need a car (car ownership amongst under 24 age group being just 1% of all cars and vans across the UK). And as the residents are likely to be young and single the instances of car ownership are significantly reduced, we believe we are providing low-cost type of accommodation that is affordable to those on lower incomes. We also note that in the surrounding area dedicated parking for most houses (let alone flats) is limited to less than 20% of the home (albeit many are using their front garden as an official driveway i.e. have not instated a drop in the kerb and so have done this without authorisation.