

Online Comment

Application H16-1131-21
Location 38 SPRING GARDENS SPALDING
Proposal Change of use of existing building from dance/fitness studio (class E) to 2 x 1-bed flats and 5 x 2-bed flats (class C3) including the formation of a pitched roof to existing single-storey projection

Name Spalding & District Civic Society
Address 36 Park Avenue Spalding Lincs PE11 1QX

Date Submitted 18-11-21
For/Against Comments

Overall, we welcome the application's attempts to preserve the external appearance of this building. We note from the design and access statement highlights that there is no land available for the provision of facilities for cyclists, yet suggests that future residents would have the option of cycling to public transport options. This seems a contradictory statement and accordingly we feel that the criteria to justify a lower level of provision as set out by policy 36 of the South East Lincolnshire Local Plan are not met. We feel that this site and the adjacent old sorting office site should be considered as a whole. If the land to the east that was previously used for parking could in some way be protected to provide an element of parking and cycle storage for both this development and any forthcoming development of the old sorting office site then the shortcomings in meeting the requirements set down by policy 36 would be addressed.

We appreciate the detail contained in the Heritage impact statement. We note the intention to encase the wooden enclosure at the top of the stairs (para 10.8) - whilst this is not specifically mentioned in the listing, it does have the appearance of an original feature. It is not clear from the application, what this would look like and would appreciate a visual interpretation