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Your ref: PP:09697748
Our ref: 1380 2 LMS SNL

07 April 2021

Planning Manager
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Sir

MR AND MRS D M HALL
CHANGE OF USE OF SELF-CONTAINED ANNEXE TO HOLIDAY ACCOMMODATION
'FIELD VIEW', LOWGATE, TYDD ST MARY, LINCOLNSHIRE, PE13 5PF

We are instructed by Mr and Mrs Hall to submit a full planning application for the change of use of their existing self-contained annexe to use by holiday makers and those working in the area as self-contained accommodation.

The application has arisen following the insistence by the local planning authority that the use of the annexe by paying guests who prepare their own meals breaches the condition on the original grant of planning permission. This is despite the fact that a family member could occupy the annexe and prepare their own meals and not be in breach of the condition. The proposed use of the accommodation for short term holiday use and business accommodation has arguably less impact than its lawful use as an annexe for family members or as a bed and breakfast.

'Field View' is a substantial, 5-bedroom property and although it is presently only occupied by Mr and Mrs Hall, it is clear that the levels of occupation could be significantly greater than the current character of use even with the occasional use of the annexe as applied for in this application.

Planning permission was originally granted for a double garage, together with the principal dwelling, and subsequently permission was granted on appeal (appeal reference: APP/A2525/A/08/2074282) for the garage to be used as a self-contained annexe. The approved plans show a double bedroom, a bathroom, a kitchen which measures 12sqm and a lounge/diner. The presence of what is, by any reasonable assessment, a good-sized kitchen and a dining area not unsurprisingly identifies the location for the preparation and consumption of food. The access to the annexe is gained via a paved driveway, which also serves the principal dwelling. All services, parking and a garden area are shared with the principal dwelling.

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The photograph above shows the annexe in the background, the conservatory attached to the applicant's house and the existing parking in the foreground.

The Planning Inspector did not restrict the period of time when the annexe could be used, there is no restriction on cooking, eating and sleeping in the annexe, but only that it should be used for "..purposes ancillary to the residential use of the dwelling known as Field view...." The approved plans for the annexe clearly indicate how it was intended to be used.

Mr and Mrs Hall have not recently had cause to use the annexe as an extension of their home and have, therefore, periodically allowed it to be used as short-term accommodation for holiday breaks and as accommodation for those working in the area. This use provides them with a modest income and also adds to the available accommodation in the area, which is generally in short supply. Mr and Mrs Hall have kept a record of those who have occupied the accommodation which shows that the use is quite infrequent. Between 5th May and 2017 and 28th August 2018, Mr and Mrs

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Hall had a total of 22 bookings occupying the annexe, which, in turn, equates to 90 days over a 15-month period, or 6 days each month on average. It is anticipated that this frequency would continue in the event that planning permission is granted.

The standard of accommodation is particularly high, and Mr and Mrs Hall advertise the accommodation through reputable websites and word of mouth. Guests use the existing parking arrangements at the property and share the garden at the rear of the house with Mr and Mrs Hall. The use of the annexe is inextricably linked with the use of the house and, accordingly, there is always the element of control. No children or pets (other than for assistance dogs) are allowed in the annexe, which would not be a restriction if the annexe were used by family members.

It is, therefore, proposed that the annexe be used infrequently for paying single guests or couples without children or pets (other than for assistance dogs) for short term accommodation, as opposed to full-time occupation by family members, who can use the accommodation and curtilage with impunity.

The proposal, therefore, has less impact on the immediate local environment than the authorised use and, accordingly, planning permission should not be withheld on the grounds of detrimental impact on residential amenity.

The use of the accommodation has an economic benefit to the area in that it provides much needed short-term accommodation for those wishing to holiday in the region or looking to stay locally while on business. This wider economic benefit is a material planning consideration, which also weighs in favour of granting planning permission.

Having regard to the development plan, the proposal accords with the South East Lincolnshire Local Plan Policy 3 (11) 'Design of New Development'; in that the proposal will not result in detrimental impact on adjoining residential occupiers. The proposal also accords with Policy 9 'Promoting and Stronger Visitor Economy' in that it is small scale, it supports visitors to the district and does not conflict with neighbouring land uses.

The proposed use is, therefore, compliant with policies in the development plan and, in the absence of any other material considerations, planning permission should be granted.

Yours faithfully

Lewis M Smith MRTPI