



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

5 August 2020



S20/0785

Proposal: Conversion of an existing commercial property (formerly a dwellinghouse) into four flats, including demolition of existing garage and construction of new front and rear extensions.

Location: New Lodge Riverside Walk Grantham Lincolnshire NG31 9AN

Applicant: Mr Adam Dodd South Kesteven District Council, Council Offices, St Peter's Hill Grantham Lincolnshire

Agent: Mr Chris Dawkins William Saunders Sheppard Lockton House Cafferata Way Newark On Trent Nottinghamshire

Application Type: Full Planning Permission

Reason for Referral to Committee: Council application

Key Issues: Principle of the use
Impact of the use on the character of the area and heritage assets
Impact on the neighbouring properties
Highway Considerations

Technical Documents: Design, Access and Heritage Statement

Report Author

Phil Jordan, Principal Planning Officer



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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham St Vincent's

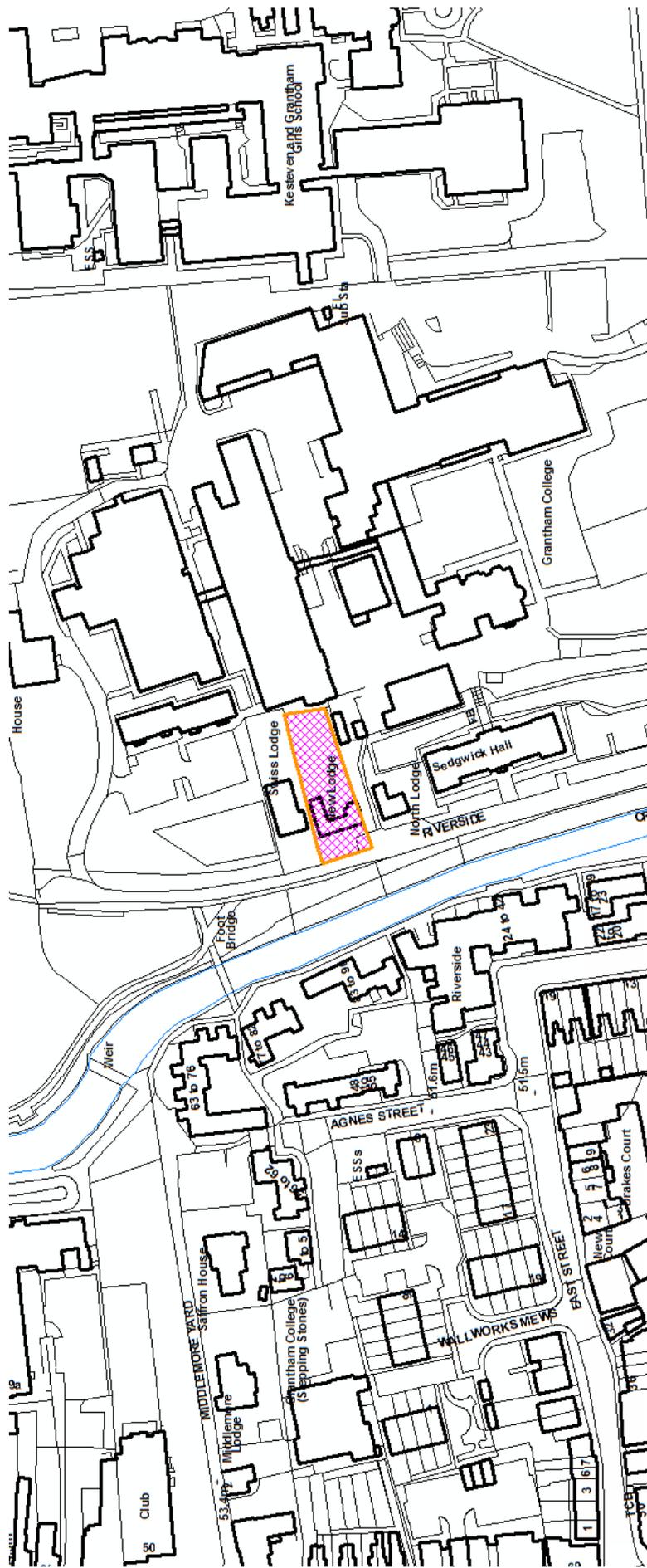
Reviewed by: Chris Brown, Principal Planning Officer

20 July 2020

Recommendation (s) to the decision maker (s)

That the application is approved conditionally

S20/0785 New Lodge, Riverside Walk, Grantham, NG31 9AN



Key



Application Boundary



1 Description of Site

- 1.1 The site is located on the east side of Riverside Walk which is off Avenue Road, Grantham. To the west of the site is a public footpath which runs alongside the River Witham. To the rear of the site is Grantham College. The site rises in level from west to east. This part of Riverside Walk is predominantly residential with some of the buildings to the south of the site used as student accommodation.
- 1.2 The site is within the defined Grantham Conservation Area and the existing building on site (which was originally a dwelling house) was previously used as a radio station. There are some mature trees to the rear of the site.
- 1.3 The site benefits from permitted development rights to change the use of the building from its current use as offices (B1) to a residential use (C3). Details of such a change of use were confirmed as being acceptable under S20/0653.

2 Description of proposal

- 2.1 This application proposes the conversion of the existing property into four flats, including the demolition of the existing garage and construction of new front and rear extensions.
- 2.2 It is noted minor alterations were made to the design of the extension to make this subservient to the host property during the life of the application, following advice from the Council's conservation consultant.

3 Relevant History

| Reference | Proposal | Decision | Date |
|-----------|---|---------------------------|-------------------|
| S18/1218 | Demolition of existing building and construction of new two storey dwelling with new rear garden terracing. | Approved Conditionally | 28/05/2019 |
| S20/0653 | Prior notification for a change of use from offices (B1) to dwellinghouse (C3) | Details Required | Not 11/06/2020 |

4 Policy Considerations

SKDC Local Plan 2011 - 2036

Policy SP2 - Settlement Hierarchy

Policy H4 - Meeting All Housing Needs

Policy E6 - Loss of Employment Land and Buildings to Non-Employment Uses

Policy DE1 - Promoting Good Quality Design

Policy EN6 - The Historic Environment

Policy ID2 - Transport and Strategic Transport Infrastructure

National Planning Policy Framework (NPPF)

Section 5 - Delivering a sufficient supply of homes
Section 9 - Promoting sustainable transport
Section 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

5 Representations Received

5.1 Cadent Gas Limited

5.1.1 Identified gas apparatus in the vicinity of the development.

5.2 LCC Highways & SuDS Support

5.2.1 Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

5.3 Historic Buildings Advisor (SKDC)

5.3.1 No objection to amended plans and impact on the conservation area, subject to condition requiring material samples.

5.4 Environment Agency

5.4.1 No comments to make.

5.5 Lincolnshire County Council - Footpaths Officer.

5.5.1 Grantham Public Footpath No. 6 is in the vicinity of the proposed development although it does not appear to be affected.

6 Representations as a Result of Publicity

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and no letters of representation have been received.

7 Evaluation

7.1 Principle of the use

7.1.1 Planning law requires that the Local Planning Authority make decisions in accordance with the local development plan, unless material considerations indicate otherwise. The Council adopted a new Local Plan on 30 January 2020 covering the period 2011-2036 which now forms the basis for decision making in South Kesteven. There is no neighbourhood plan for Grantham.

7.1.2 The application site is close to the town centre, with the surrounding properties predominantly in residential use. The site also benefits from a fall-back position that would allow the change of use of the building to a residential use as permitted development.

7.1.3 Local Plan Policy SP2 supports the principle of residential development in Grantham. Further support for the requirement to meet housing needs is found in Policy H4 and the NPPF (section 5). Policy E6 seeks to protect existing employment uses but does allow for their change of use to non-employment uses where there would be wider benefits and their loss would not be detrimental to the overall supply of employment land in the District, as is the case for this scheme.

7.1.4 The Strategic Housing Market Assessment 2014 (SHMA) (part updated in 2017) and housing register shows there is a need for 1-bedroom units in the Grantham area. The conversion of this property would add four 1-bedroom properties into the existing Council housing stock to contribute towards that need.

7.1.5 As such the principle of a residential use at this location is supported and in accordance with the above policies and guidance.

7.2 **Impact of the use on the character of the area and heritage assets**

7.2.1 Local Plan Policy DE1 seeks to ensure high quality design. Further, para 127 of the NPPF provides that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

7.2.2 Local Plan Policy EN6 seeks to protect and enhance heritage assets and their settings.

7.2.3 The Local Planning Authority is required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72.

7.2.4 Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (NPPF). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.

7.2.5 Following the minor amendments suggested by the Council's conservation consultant, the design, scale and materials of the proposed development would be in keeping with the streetscene and surrounding context. The development would not cause harm to the Grantham Conservation Area and would be in accordance with Local Plan Policies DE1 and EN6 and the NPPF (sections 12 and 16).

7.3 **Impact on the neighbouring properties**

7.3.1 Local Plan Policy DE1 requires developments to provide sufficient private amenity space and not to impact on the amenity of neighbouring uses. Paragraph 127 of the NPPF states

that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

7.3.2 The proposed development would bring a commercial property back into a residential use and create four, 1-bedroom flats in a very sustainable location, close to services and amenities. The development would result in an acceptable standard of amenity for the future occupiers of the proposed flats and would not have a detrimental impact on the existing amenity of neighbouring properties in accordance with Local Plan Policy DE1 and NPPF (section 12).

7.4 **Highway issues**

7.4.1 Local Plan Policy ID2 seeks to minimise the use of travel by car and maximise sustainable transport modes. The policy also requires development proposals not to result in any unacceptable highway safety impacts or result in severe cumulative traffic impacts. The NPPF (section 9) states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

7.4.2 The site has provision for one car parking space, although is very close to the public car park on Welham Street. The site is in close proximity to the town centre so future occupiers would benefit from easy access to public transport. The Highway Authority have raised no objection to the scheme which is considered to be in accordance with Local Plan Policy ID2 and the NPPF (section 9).

8 Crime and Disorder

8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

9 Human Rights Implications

9.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation.

9.2 It is considered that no relevant Article of that act will be breached.

10 Conclusion

10.1 The proposed development would create four new residential flats in a very sustainable location for new housing. There would be no harm to surrounding heritage assets nor the character of the area and the development provides an acceptable standard of amenity for the occupiers of the proposed flats and neighbouring properties. Therefore, the proposed development is in accordance with the above policies and guidance and is recommended for approval.

RECOMMENDATION: that the development is Approved subject to the following conditions

Time Limit for Commencement

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Site Location Plan drawing no. 12092-WMS-ZZ-00-DR-A-10001-S2-P1 received 19 May 2020
 - ii. Block Plan drawing no. 12092-WMS-ZZ-00-DR-A-10002-S2-P1 received 19 May 2020
 - iii. Floor Plan drawing no. 12092-WMS-ZZ-00-DR-A-10405-S2-P4 received 16 June 2020
 - iv. Elevation Plan drawing no. 12092-WMS-ZZ-00-DR-A-10605-S2-P4 received 16 June 2020

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

During Building Works

- 3 The Before any of the works on the external elevations for the building(s) hereby permitted are begun, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Before the Development is Occupied

- 4 The Before any part of the development hereby permitted is occupied, the external surfaces shall have been completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Standard Note(s) to Applicant:

- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.
- 2 Please contact Cadent Gas in relation to gas apparatus that has been identified in the vicinity of the development site prior to commencing development.

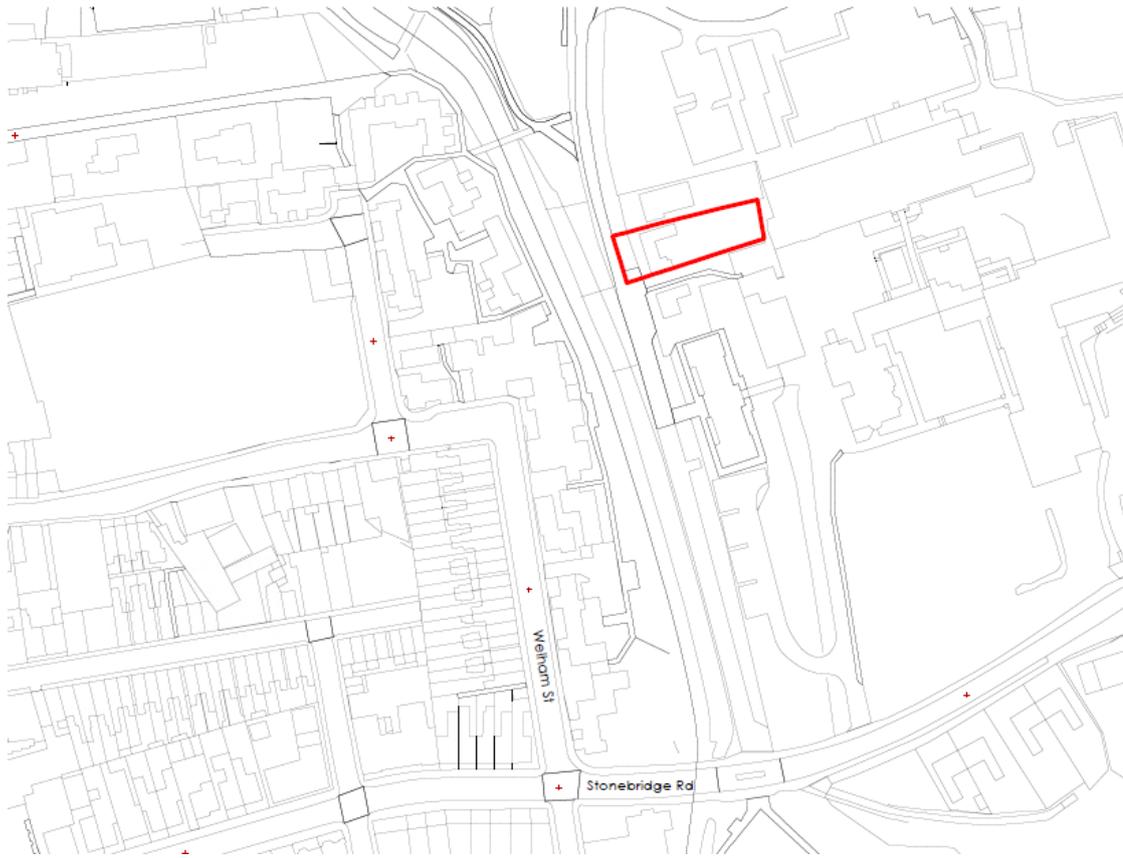
Plant Protection Cadent Block 1; Floor 1, Brick Kiln Street, Hinckley, LE10 0NA
E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 688588

Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For approval and specification details, please contact vehiclecrossings@lincolnshire.gov.uk

Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable

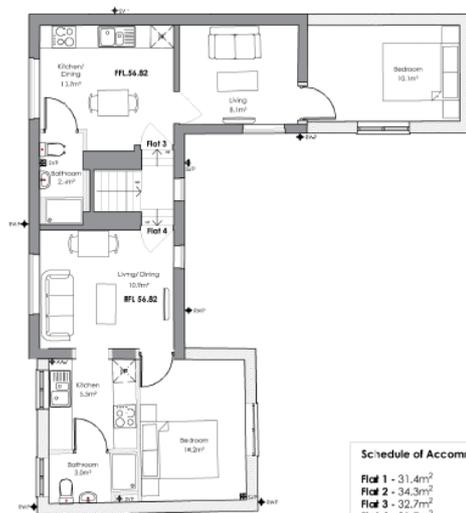
Site Location Plan



Proposed Floor Plans



Ground Floor



First Floor

| Schedule of Accommodation | |
|---------------------------|----------------------|
| Flat 1 | - 31.4m ² |
| Flat 2 | - 34.3m ² |
| Flat 3 | - 32.7m ² |
| Flat 4 | - 31.7m ² |

Proposed Elevations



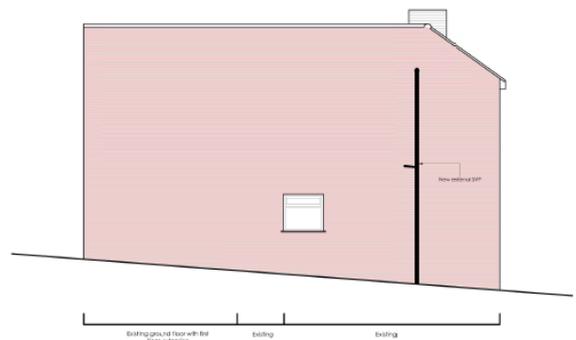
West Elevation



South Elevation



East Elevation



North Elevation

Block Plan

