



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

5 August 2020



S20/0786

Proposal: Conversion of the former residents' lounge into two bungalows.
 Location: Former Residents Lounge Toller Court Sandygate Close Horbling
 Lincolnshire NG34 0PW
 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 Council application
 Committee:
 Key Issues: Principle of the use
 Impact of the use on the character of the area
 Impact on the neighbouring properties
 Highway Considerations

Technical Documents: Design and Access Statement

Report Author

Phil Jordan, Principal Planning Officer



01476 406080



p.jordan@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Toller

Reviewed by:

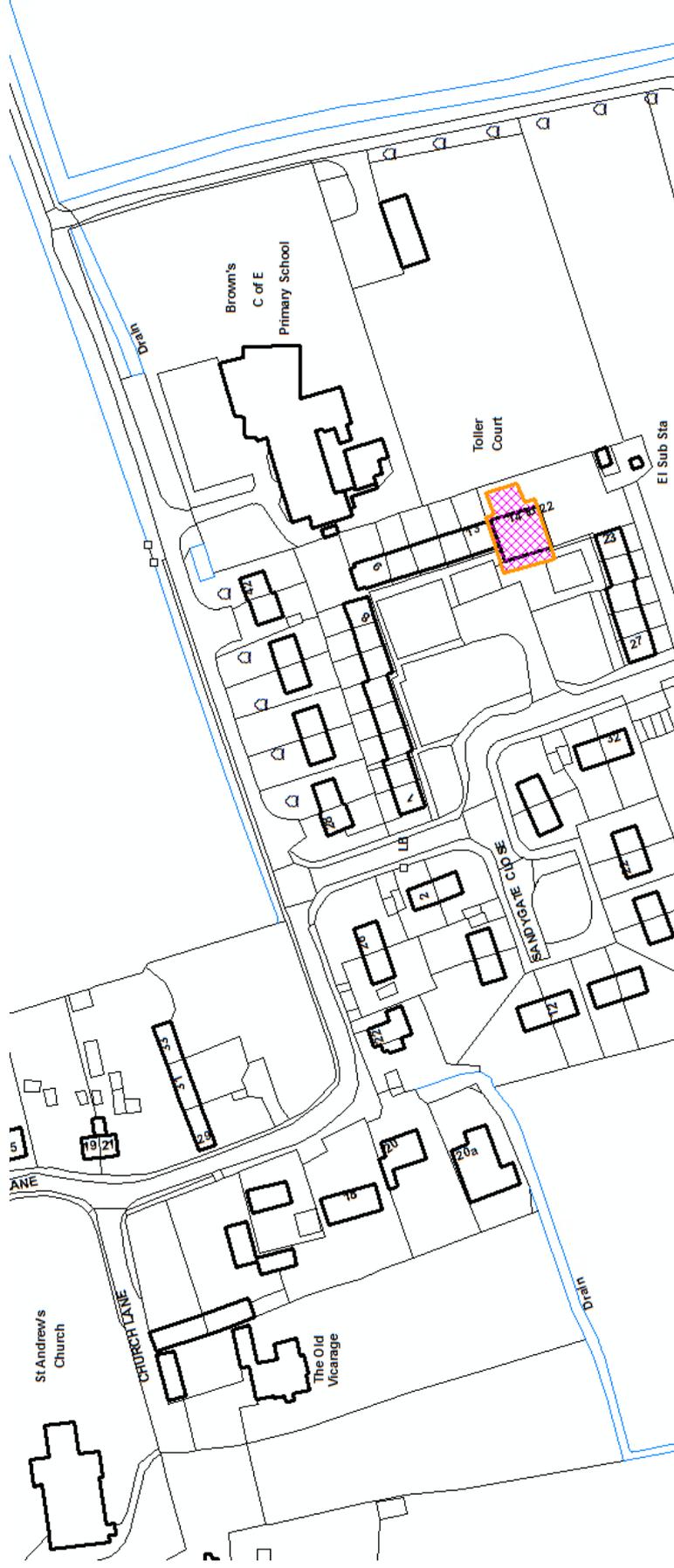
Chris Brown, Principal Planning Officer

20 July 2020

Recommendation (s) to the decision maker (s)

That the application is approved conditionally

S20/0786 Former Residents Lounge, Toller Court, Sandygate Close, Horbling, NG34 0PW



Key



**Application
Boundary**



1 Description of Site

- 1.1 Toller Court comprises a range of bungalows located within the eastern edge of the village and was once a sheltered accommodation scheme. The site is within a predominantly residential part of village, although to the north-east of the site is a primary school.
- 1.2 The existing property was previously used as the residents' lounge for Toller Court, but is currently closed and not in use. Previously, the building was two-storey with the first floor an apartment for the warden, the building was re-roofed and made single storey some years ago.

2 Description of proposal

- 2.1 The application proposes the conversion of the former residents' lounge into two bungalows by sub-dividing the existing building. Both properties would have their own private garden area to the rear.
- 2.2 Access would be through level access doors to the side of the building. Internally the existing building will undergo some demolition works along with a new wall to separate the properties. Both bungalows would have a kitchen/living/dining area with a double and single bedroom and bathroom as well as an appropriate level of storage space.

3 Relevant History

Reference	Proposal	Decision	Date
S18/1262	Alterations to and conversion of former residents' lounge facility to a 5 bedroom bungalow and the construction of a standalone laundry room.	Approved Conditionally	17/10/2018
S18/2061	Section 73 application for the variation of Condition 2 (approved plans) and 4 removal of Condition 4 (Laundry Block) of planning permission S18/1262	Approved Conditionally	28/12/2018

4 Policy Considerations

SKDC Local Plan 2011 - 2036

Policy SP2 - Settlement Hierarchy

Policy SP3 – Infill Development

Policy H4 - Meeting All Housing Needs

Policy DE1 - Promoting Good Quality Design

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

5 Representations Received

5.1 LLC Highways & SuDS Support

5.1.1 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.

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 Horbling.

7.1.2 Local Plan Policy SP2 defines Horbling as a smaller village and states development will be supported in accordance with Policy SP3, SP4 and all other relevant policies, where development would not compromise the village's nature and character.

7.1.3 Policy SP3 provides more detail on what constitutes acceptable development in smaller villages and allows for the use of previously developed land within the main built up part of the village. Impact on the character of the area and neighbouring properties are discussed further below.

7.1.4 Further support for the requirement to meet housing needs is found in Policy H4 and the NPPF (section 5).

7.1.5 The Strategic Housing Market Assessment 2014 (SHMA) (part updated in 2017) and housing register shows there is a local need for 2-bedroom properties. The conversion of this property would add two 2-bedroom properties into the existing Council housing stock to contribute towards that need.

7.1.6 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

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 Conversion of the existing building would have little impact on the existing character of the area and wider context. The design, scale and materials of the proposed development would be in keeping with the immediate area and surrounding context and as such would be in accordance with Local Plan Policy DE1 and the NPPF (sections 12).

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 vacant building back into a residential use and create two, 2-bedroom bungalows within the Council's housing stock. The development would result in an acceptable standard of amenity for the future occupiers of the proposed bungalows 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 There are adequate parking and turning facilities within Toller Court and therefore, it is considered that this minor development would not lead to any significant detrimental highway issues. It is further noted that Lincolnshire County Council (as Highway Authority) have raised no objection to the scheme which is considered to be in accordance with the above policies and guidance.

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 two new bungalows in an existing residential area through the conversion of a vacant building. There would be no harm to the character of the area and the development provides an acceptable standard of amenity for the occupiers of the proposed bungalows 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. 12091-WMS-ZZ-00-DR-10001-S2-P1 received 19 May 2020
 - ii. Proposed site plan drawing no. 12091-WMS-ZZ-00-DR-10000-S2-P1 received 19 May 2020
 - iii. Proposed ground floor plan drawing no. 12091-WMS-ZZ-00-DR-10401-S2-P2 received 19 May 2020
 - iv. Proposed elevations drawing no. 12091-WMS-ZZ-00-DR-10601-S2-P3 received 19 May 2020

Unless otherwise required by another condition of this permission.

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

Before the Development is Occupied

- 3 Before any part of the development hereby permitted is occupied, the external elevations shall have been completed using only the materials stated on the approved plans unless otherwise agreed 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.

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.

Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable

Site Location Plan



Proposed Floor Plans

