

Application Number:	2022/0377/FUL
Site Address:	Greetwell Nursing Home, 68-70 Greetwell Close, Lincoln
Target Date:	8th July 2022
Agent Name:	Heronswood Design Ltd
Applicant Name:	Mr Graham Smith
Proposal:	Change of use from nursing home (use class C2) to 11 residential flats (use class C3), hard and soft landscaping and installation of bin store and cycle store.

Background - Site Location and Description

Planning permission is sought to change the use of 68-70 Greetwell Close from a nursing home (use class C2) to 11 residential flats (use class C3) with hard and soft landscaping, car parking and installation of bin store and cycle store.

The property is situated on the west side of Greetwell Close, a three storey property in a prominent position. Greetwell Close is a residential area with a mixture of property types. HMP Lincoln is situated to the east and Lincoln County Hospital to the south.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 26.07.2022.

Policies Referred to

- National Planning Policy Framework
- Central Lincolnshire Local Plan Policy LP26: Design and Amenity
- Policy LP37: Sub-Division and Multi-Occupation of Dwellings

Issues

- Residential Amenity
- Visual Amenity
- Highways
- Drainage
- S106 Agreement

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018.

Statutory Consultation Responses

Consultee	Comment
NHS England	No Response Received
Monks Road Neighbourhood Initiative	No Response Received
Lincolnshire Police	Response Received
Lincoln Civic Trust	No Response Received
Education Planning Manager, Lincolnshire County Council	No Response Received
Anglian Water	Comments Received
Environment Agency	Comments Received
Upper Witham, Witham First District & Witham Third District	No Response Received
Highways & Planning	Comments Received

Public Consultation Responses

Name	Address
Mr David Collins	6 Ancaster Avenue Lincoln Lincolnshire LN2 4AY
Mr Martin Christopher	11 Ploughmans Lane Lincoln Lincolnshire LN2 4FY
Martin Christopher	11 Ploughmans Lane Lincoln Lincolnshire LN2 4FY
Miss Rosanna McGlone	2 Ancaster Avenue Lincoln LN2 4AY
Local Resident	Ancaster Avenue Lincoln LN2 4AY

Mr Christopher Toyne	35 Greetwell Close Lincoln Lincolnshire LN2 4BA
Fiona Thompson	8 Ancaster Avenue Lincoln Lincolnshire LN2 4AY
Mrs Nicola Chanamuto	47 Greetwell Close Lincoln Lincolnshire LN2 4BA
Mrs M Drury	60 Greetwell Close Lincoln Lincolnshire LN2 4BA
Mrs M D	60 Greetwell Close Lincoln Lincolnshire LN2 4BA
Sam S	

Consideration

Planning Policy and Principle of Development

Policy LP37 supports the sub-division and multi-occupation of dwellings within Lincoln. The conversion or change of use of existing dwellings and buildings in other uses to self-contained flats or shared accommodation including houses in multiple occupation will be supported where:

- a. the existing dwelling or building is capable of conversion without causing harm to the amenities of future occupants, neighbours and the wider area;
- b. in the case of an existing dwelling, it can be demonstrated there is an established lack of demand for the single family use of the property concerned;
- c. the development will not lead to or increase an existing over-concentration of such uses in the area;
- d. adequate provision is made for external communal areas, bin storage and collection, and on-site parking and cycle storage unless it can be demonstrated that the site is sustainably located on a regular bus route or within walking distance of the City Centre.

Residential Amenity

A number of letters have been received from concerned neighbours. These issues principally relate to:

- Car parking
- Loss of trees
- Bin storage
- Over concentration of flats
- Noise

The proposal would result in no loss of trees and the existing landscaping would remain. Car parking and bin storage is proposed to the rear of the site but there is no need to remove the landscaping for this to be achieved. However, it should be noted that none of the trees in the application site are protected so they could be removed without the need for permission.

The proposal would provide 11 flats. With the exception of flat 1 and flat 8 all of the flats meet the minimum space standards for flats. Flat 1 is 1m² below and flat 8 is 4m² below the guidelines. However, it is considered that the floorplans represent a natural division of the property without having to carry out any extensive external works to the building, which is welcomed. The property was previously a 20bed nursing home and the proposal would provide 15bedrooms over the 11 flats. This is not considered to be an over intensification in the use of the building.

In terms of noise, whilst the proposal requires a change of use, the proposed use is considered an acceptable use in already residential area. As the proposal does not represent an over concentration in the use of the building there is no reason to believe that the use would give rise to unacceptable levels of noise. There is the potential for noise disturbance during the construction works, therefore the hours of work would be controlled by condition.

The proposal allows space for 22 240ltr domestic bins. There are concerns that this is insufficient given that other districts are moving to a 3 bin system. Looking at the floor plans there appears to be sufficient external space to extend this bin store in the future if required, or they may change to 3 smaller bins.

Visual Amenity

The sub-division of the building would require minor alterations to the external appearance of the building. To the front elevation an additional patio door would be required to serve the basement flat, however much of this would be obscured from view as it is below the ground floor/street level.

To the north elevation an existing door would be changed to a window, and a boarded up window would be opened up. To the rear elevation boarded up window openings would be opened, and another door would be changed to a window. To the south elevation a boarded up window and door would be opened up. Where windows and doors are required to be changed they will match the existing.

It is considered that the external changes to the building would be minor and would accord with Local Plan Policy LP26.

Highways

The proposal includes 11 off street car parking spaces, one per flat. This provision has been assessed by the Highways Authority who have raised no objections to the proposal. "The site is in a sustainable location with good access to local amenities and facilities by foot, cycle and public transport. The scheme will utilise two existing dropped kerbed accesses for car parking within the site curtilage. The site is in a residential location close to the hospital and benefits from parking restrictions to prevent dangerous or nuisance parking."

A condition would be attached to ensure that a scheme for electric vehicle charge points is installed on site prior to the flats being occupied.

Local residents have raised concerns that the number of spaces are insufficient however the Planning Authority are minded to agree with the Highway Authority. Also, as the development has off-street parking, they would not be eligible to apply for resident parking passes. Therefore, the existing residents would not be impacted.

Drainage

The preferred method for surface water disposal would be to a sustainable drainage system with connection to the mains sewer seen as the last option. A surface water management strategy should be secured by condition and submitted prior to the commencement of development to prevent environmental and amenity problems arising from flooding.

S106 agreement

The proposed development would be required to pay a S106 contribution towards playing fields and local green infrastructure.

No education or NHS contribution has been requested. No affordable housing contribution is required because the scheme is eligible for vacant building credit.

Conclusion

It is considered that the proposed development would accord with national and local planning policy. The proposal would be an appropriate reuse of the building in an established residential area. The external works to be building would be minimal and therefore would have no adverse impact on visual amenity.

Application Determined within Target Date

Yes with an extension of time.

Recommendation

That the application is granted conditionally subject to the signing of a S106 agreement.

Conditions

- Development to commence within 3 years
- Development to be carried out in accordance with the submitted plans
- Constructions hours
- Electric Vehicle Charging points