

<b>Application Number:</b>	2024/0218/RG3
<b>Site Address:</b>	53 Lenton Green, Lincoln
<b>Target Date:</b>	12th July 2024
<b>Agent Name:</b>	Heronswood Design Ltd
<b>Applicant Name:</b>	Mr Danny Keyworth
<b>Proposal:</b>	Conversion of existing property to form 3 flats.

### **Background - Site Location and Description**

The application property is the former wardens house attached to the supported housing provision at Lenton Green.

The application seeks planning permission to convert the six bedroom property into three self-contained, one bedroom residential flats. The property has a small outside space to the front but no access to the rear communal garden which is solely used for the supported tenants of Lenton Green.

The application is brought to Planning Committee as the applicants are the City of Lincoln Council, in accordance with the scheme of delegation.

### **Site History**

No relevant site history.

### **Case Officer Site Visit**

Undertaken on 27th June 2024.

### **Policies Referred to**

National Planning Policy Framework

- Policy S1      The Spatial Strategy and Settlement Hierarchy
- Policy S3      Housing in the Lincoln Urban Area, Main Towns and Market Towns
- Policy S6      Design Principles for Efficient Buildings
- Policy S13     Reducing Energy Consumption in Existing Buildings
- Policy S25     Sub-division and Multi-occupation of Dwellings within Lincoln
- Policy S49     Parking Provision
- Policy S53     Design and Amenity

### **Issues**

To assess the proposal with regard to:

- 1) Accordance with National and Local Planning Policy
- 2) Impact on amenity of neighbouring uses and future occupiers of the premises
- 3) Impact on visual amenity
- 4) Energy efficiency
- 5) Highway safety, access and parking

## **Consultations**

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2023.

### **Statutory Consultation Responses**

Consultee	Comment
John Lincolnshire Police	Comments Received
Andrea Ripley	Supporting Comments Received
Highways & Planning	Comments Received

### **Public Consultation Responses**

No responses received.

## **Consideration**

### **Accordance with National and Local Planning Policy**

The National Planning Policy Framework (NPPF) sets out three overarching objectives (social, economic, and environmental) to be pursued in mutually supportive ways. Paragraph 8 states that the overall planning balance must look across all three strands and development should be pursued in a positive way.

Paragraph 11 of the NPPF outlines that decisions should apply a presumption in favour of sustainable development.

For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay

Paragraph 123 states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.

Paragraph 124 suggests that decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

Paragraph 135 states that planning decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) 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.

The application is for the conversion of a former residential warden's house to residential flats and therefore the following policies are relevant:

- Policy S1 - The Spatial Strategy and Settlement Hierarchy
- Policy S3 - Housing in the Lincoln Urban Area, Main Towns and Market Towns
- Policy S6 - Design Principles for Efficient Buildings
- Policy S13 - Reducing Energy Consumption in Existing Buildings
- Policy S25 - Sub-division and Multi-occupation of Dwellings within Lincoln
- Policy S49 - Parking Provision
- Policy S53 - Design and Amenity

The application would generally be in accordance with Central Lincoln Local Plan (CLLP) Policy S3 which supports housing development within the Lincoln Urban Area in principle. The development is within an existing residential area and retains its residential use. Other policy considerations shall be discussed below.

## **Sub-Division of Existing Unit**

A supporting statement has been received by the Housing Strategy Officer which highlights the history of the premises and the reasoning behind the proposed change of use. It has been confirmed that the property has not been used or occupied since the change from housing wardens to Independent Living Coordinators in 2019. With this change there is no longer a need for tied family accommodation or staff sleeping facilities at these supported housing schemes and the property has therefore remained vacant since.

Considerations prior to this planning application to sub divide the property have included the use of the home for temporary accommodation. However, due to the close proximity to a supported scheme, sensitive letting requirement and very small outside space, the property in its current form is not deemed to be suitable for a larger family and temporary accommodation.

The intention is to use the flats as an extension to the existing Lenton Green supported scheme and be overseen by the visiting Independent Living Coordinator, whilst providing access to the common room and communal gardens. However, if the properties have a lack of demand as supported accommodation, the separate entrance to these flats enables the flexibility to let them as general needs housing via sensitive lets. This conversion will maximise the potential of a current unsuitable and unused property to deliver much needed accommodation. The application would therefore be in accordance with policy S25 of the Central Lincolnshire Local Plan.

## **Impact on Amenity of Neighbouring Properties and Future Occupiers of the Premises**

The proposed scheme would create 3 new self-contained flats within the existing building with some minor internal alterations to facilitate the new layout. The conversion would create 3 one bed units all of which would be above the minimum requirements as identified within the Governments technical standards document, ensuring that the amenity of the proposed occupiers is of an acceptable level. Each unit has sufficient circulation space as well as adequate openings within the existing property, providing a good level of natural light and outlook.

The existing window openings would be retained with the external appearance unaltered from the current residential property, ensuring that there would be no change in outlook or any new opportunity for overlooking or any impact to consider through any new build or extension.

The net increase of 2 residential units would create an increase in movements to and from the property as a result of the sub-division of the space, however, this in itself would not be considered to result in an unduly harmful impact on the amenity of the neighbouring properties within an area that is predominantly residential, particularly given the existing adjacent use as supported housing with communal facilities.

Whilst bin storage has not been specifically identified on the submitted site plan, there is ample room for storage on site and the proposed properties would share similar access to other adjacent properties and supported units.

In summary, it is considered that the proposed conversion can be accommodated without having a detrimental impact on surrounding properties. The proposal would therefore

be in accordance with the requirements of Policy S25 and S53 in terms of impact on residential amenity.

### **Impact on Visual Amenity and Design**

The sub-division would not result in any external alterations, retaining the existing footprint and window openings with only internal alterations facilitating the split in the existing floor space. As there would be no visible changes the development would not have a harmful visual impact and the proposal would be in line with Policy S53 of the Central Lincolnshire Local Plan.

### **Energy Efficiency**

As the development would not result in any new build or external changes, many of the general considerations within Policy S6 would not be applicable. However, the internal works to convert the property would be obliged to be in accordance with the latest requirements of Part L, Volume 2 of the Approved Document of the current Building Regulations

The premises has existing solar panels located on the roof of the building as part of the wider scheme and therefore would not be required to install additional equipment as part of this application.

The requirements of local planning policies S6 and S13 have therefore been demonstrated.

### **Highway Safety, Access and Parking**

The Highway Authority have been consulted as part of the application process and have concluded that the proposals would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk.

### **Conclusion**

The development would create additional supported, local authority housing stock, utilising the long vacant warden's property on site. The proposals would provide a good level of amenity for proposed occupants and would not result in any undue harm to existing residents within the area. The proposals would therefore be in accordance with the requirements of CLLP Policies and the NPPF.

### **Recommendation**

That the application is Granted Conditionally.

### **Conditions**

3 Years for implementation

Development to be built in accordance with approved drawings