

SUPPORTING STATEMENT

CONVERSION OF STABLES TO HOLIDAY COTTAGE

Mill Lane, Huttoft, Lincolnshire, LN13 9RJ

PREPARED BY:



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1 INTRODUCTION

- 1.1 This Supporting Statement has been prepared to accompany a full planning application for the change of use of an existing stables to a holiday cottage at Mill Lane, Huttoft.

2 EXISTING

- 2.1 The site is located to the north of Huttoft, specifically, on land on the southern side of Mill Lane. Whilst this is north of the core of the village, it is in an area of existing holiday parks and leisure facilities and is close in proximity to other villages, towns and attractions.
- 2.2 The site, accessed via a track off Mill Lane, currently comprises a standard, single storey timber stable block. This is linear in form with a shallow pitched roof. It has an overhang/canopy to the south and all existing doors and windows are on the southern side. It appears to be in very good condition structurally and visually and is sat upon a concrete pad, with existing access to electricity and water.
- 2.3 There is an open area of grassed land to the front/south of the stable. On the northern boundary is the access gate and a chain link fence. Beyond the northern boundary is an open field/paddock. This fence continues around the western boundary, where it is open to the fields. The southern and eastern boundaries are also bordered by chain link fencing/post and rail fencing however these are more heavily landscaped with trees and shrubbery. On the site directly adjacent to the east is an existing pond/lake and agricultural building.
- 2.4 The topography of the site is relatively flat, the grid reference for the centre is TF 51314 77509 and it comprises an area of 0.21ha. The site is not at risk of flooding [see, Figure 2] and is therefore classed as inland and not the Coastal Zone.

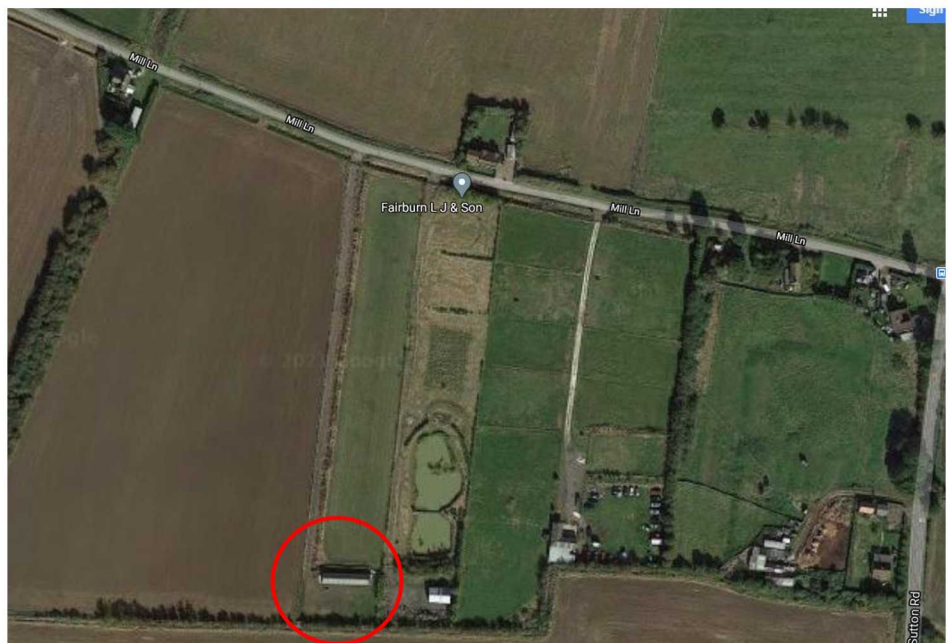
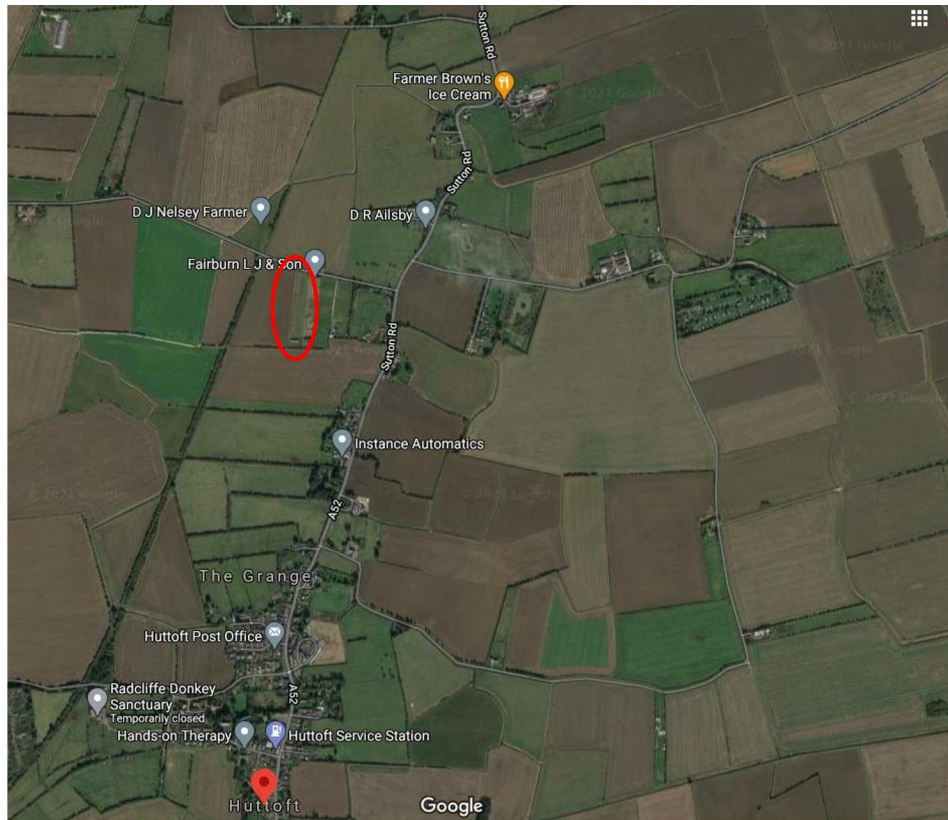


Figure 1: Aerial photograph showing the location of the site.

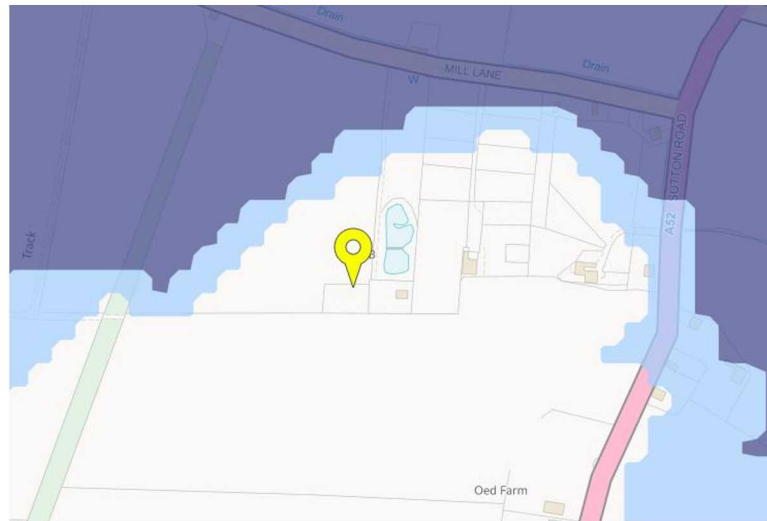


Figure 2: Extract from Flood Map for planning showing the site in Flood Zone 1.

3 PROPOSED SCHEME

- 3.1 The proposal involves the conversion of the stables to a holiday cottage. The associated plans illustrate how the existing structure can accommodate an open plan kitchen/dining/living in the centre and along with three bedrooms; a bedroom and en suite at the west and two bedrooms and a bathroom to the east.
- 3.2 Great care has been taken to ensure this conversion is sympathetic and will not alter views into the site/the wider surrounding landscape. The proposed windows and doors are largely in place of the existing openings and are still limited to the southern/front elevation not only to create a sensitive conversion, to also maximise solar gain and create a more enjoyable user experience.
- 3.3 The stables are entirely viable for conversion, particularly due to their good condition, access to electric and water and concrete base. Solar panels are proposed on the southern area of the roof, to generate additional energy in a more efficient, renewable form. The structure will be insulated and will have a likeness to a log cabin, many of which are not only present, but popular and successful in the modern tourism industry.
- 3.4 The site will still be accessed from the existing track. There will be ample space for parking and south-facing amenity at the site of the holiday cottage as shown by the plans. The low lying form and materiality of the building means that it already sits well within the site, as viewed from the road and surrounding areas. However, additional landscaping is proposed wherever necessary to ensure the privacy of users and maintain the discreet nature of the site.

4 PLANNING POLICY

4.1 Policies from the ELDC Local Plan of relevance to this proposal would appear to be:

SP1- A Sustainable Pattern of Places
 SP2- Sustainable Development
 SP10- Design
 SP15- Widening the Inland Tourism and Leisure Economy

4.2 Regarding the conversion of the stables to a holiday cottage, the most relevant planning policy in the East Lindsey Core Strategy is policy SP15. Criteria 1 and 2 of this policy states that;

'The Council will support quality tourism facilities and attractions where they;

- *Extend and diversify the tourism and leisure economy, and provide additional employment opportunities;*
- *Provide opportunities for the enjoyment of the District's wider countryside and historic towns and villages;*
- *Do not cause unacceptable harm to the landscape, biodiversity or heritage assets;*
- *Are of a scale and intensity compatible with their surroundings.*

'Conversions or part conversions of existing buildings into serviced holiday accommodation will be supported, providing they are appropriate in scale and form to the proposed location: and in all cases the development:

- *Does not cause unacceptable impact to heritage assets or their setting;*
- *Do not cause unacceptable harm to protected or important species or habitats;*
- *Is capable of being integrated into its surroundings without unacceptable harm to the character, appearance and amenities of the area.*

The holiday cottage will satisfy all these criteria. Whilst small in scale, it will still contribute to the local tourism economy. It is approximately 1km from the core of Huttoft, 3km from Huttoft Beach and 5-10km from Sutton on Sea, Alford and Chapel St Leonards. In this way, it is ideally located to enjoy the towns and villages on the Lincolnshire Coast and Wolds. No harm will be caused to the landscape, biodiversity or heritage assets and it is of modest scale. The only amendments are on the southern elevation of the building. Due to the linear, sleek existing form which sits behind existing landscaping, it is not expected to change any views into the site and additional landscaping is proposed to further ensure this.

The proposals will not cause unacceptable impact to heritage assets or their setting and will not affect any protected species. The proposals will improve the setting of the site and character of the area through a sympathetic conversion of the building.

The fact that there are already existing tourism and leisure facilities within the area also highlights the viability of the conversion for tourism use in this area [see, Figure 3].



Figure 3: The application site highlighted in red and other existing tourism and leisure facilities in the vicinity highlighted in yellow (only temporarily closed due to COVID-19).

4.3 In terms of national policy, paragraph 83 of the National Planning Policy Framework (NPPF) is very supportive of the proposal stating at paragraph 83 that planning policies and decisions should enable;

- a) *the sustainable growth and expansion of all types of business in rural areas both through the conversion of existing buildings and well-designed new buildings;*
- b) *the development and diversification of agricultural and other land based rural businesses;*
- c) *sustainable rural tourism and leisure developments which respect the character of the countryside*

Paragraph 84 goes on to state that;

'Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to

or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport)...

It is clear that these statements are supportive of the proposals, which will see a sympathetic conversion of an existing building which will then contribute to rural tourism whilst still respecting the character of the countryside and being sensitive to the surroundings.

5 CONCLUSIONS

- 5.1 In summary, the proposed holiday cottage clearly meets the requirements of both local and national planning policy and can be supported. Great care has been taken to ensure the development is sensitive and will not harm the existing character of the area but instead be beneficial.