

Supporting Statement

Proposed change of use of offices and part of a holiday unit to provide a supported living use.

Raithby Hall, Hagg Road, Raithby, Spilsby, PE23 4DS

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- 1 This statement has been prepared to accompany a full planning submission for the proposed change of use of offices and part of a holiday unit to a provide supported living facility. Raithby Hall, Hagg Road, Raithby, Spilsby, PE23 4DS

- 2 The application site is located within the village of Raithby in Lincolnshire and currently comprises Raithby Hall which is Grade II Listed building. The building is located on the on the eastern side of Hagg Lane at the southern end of the village. The building is set in landscape grounds and is within the village's conservation area.

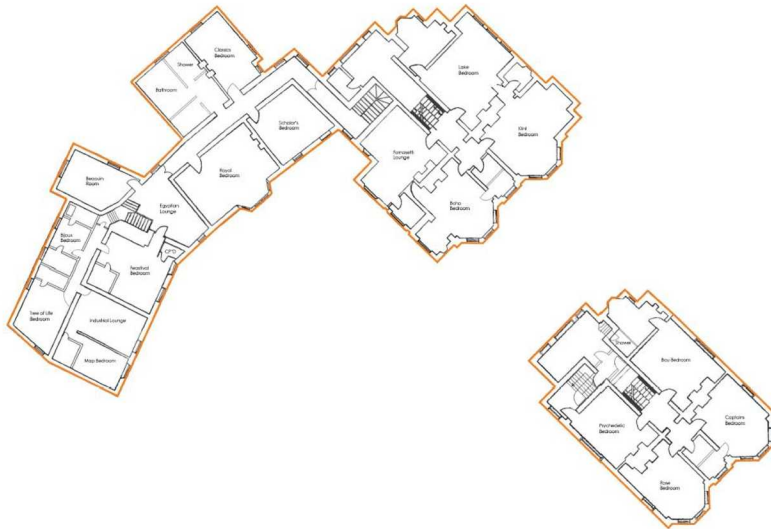


FIGURE 1: Aerial photograph highlighting location of site.

- 3 The listing states that the building was a former small country house and was the sea of the Brackenbury and Rawnsley families. At some point the use of the building changed to a residential care home until the year 2000 when an approved planning application (S/137/01042/00) reverted the use of the building back to being a residential dwelling. An application in 2018 changed the use of the building from dwellinghouse to the current use which a mixed-use comprising part offices, residential and single holiday unit dwelling (See Figure 2).



Ground Floor



First Floor

FIGURE 2: Drawings showing the current uses of the building (as approved under application N/137/01242/18). Green indicates offices and orange indicates holiday use.

- 4 The proposed development seeks permission to change the use of the offices and part of the holiday use to a supported living use. The proposals will involve no external or internal structural changes. The proposed drawings below show how the building will provide the new use. The original main house and kitchen, breakfast room will be retained as a holiday use. The existing office space and the first-floor bedroom space above the kitchen will be changed to provide the assisted living use.



Ground Floor



First Floor

FIGURE 2: Drawings showing the proposed uses of the building. Green indicates supported living and orange indicates holiday use.

- 5 The previous use of the building as a care home makes it ideal for the proposed supported living use. The building already provides bedrooms, bathrooms and multi-use spaces with landscaped grounds and ample parking. Separation between the uses is provided by internal doors approved as part of a previous Listed Building Consent Application.
- 8 In conclusion, the proposals will provide an appropriate new use for the building which accords with local and national policy and should be granted planning permission.