Planning Statement

Change of use of holiday-let accommodation to dwelling

The Coach House

Claypole Road

Stubton

Newark

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File Ref: MSP.2145 03

Planning Statement

Change of use of holiday let accommodation to dwelling, The Coach House, Claypole Road, Stubton, Newark

Introduction

1. This statement relates to a full planning application for the change of use of a consented holiday let building to a dwelling. The property, The Coach House, is located on the southern side of Claypole Road, Stubton.

2. The holiday-let unit was created from the conversion of a stable block range, that was originally consented under application ref: S12/1298. Under planning permission ref: S17/0754, consent was granted for the change of use of the stable block to a holiday let unit. A condition of the permission restricts occupation for holiday let purposes and not as a sole or main residence.

3. The holiday let unit sits adjacent to Claypole Road and is served by an access drive to the east of the building, which also serves a secondary access to buildings set on Doddington Lane. To the east of the driveway is Clover House, the westernmost of a number of frontage dwellings set along the southern side of Claypole Road. To the north, across Claypole Road are frontage dwellings. These extend for some distance westwards beyond The Coach House.

4. The holiday let unit sets comfortably within the streetscape and reads as part of built form of the settlement rather than standing separate or apart from it. In the applicant's view, the change of use of the holiday let unit to a residential dwelling is wholly appropriate in planning terms, and will give rise to no material harm.

5. At the time the holiday let unit was created, relevant planning policies did not support residential development within or on the edge of smaller villages such as Stubton. Since that time there have been significant policy changes bot nationally and locally. Moreover, outline planning permission has recently been granted for the residential development of the land adjoining the property to the south and west (S25/1860). This development will wrap around The Coach House building, further re-inforcing the building's location within the built-up part of the settlement.

6. Policy SP3 of the South Kesteven Local Plan supports residential development within the built-up part of Smaller Villages (as Stubton is now designated). Policy S4 of the National Planning Policy Framework similarly supports development within settlements and Annex B to the Framework identifies that a settlement '*includes cities, towns and villages and other predominantly built-up areas, including land which is allocated or has permission for development which will form part of the built-up area once the development is complete*'. In these terms the building unequivocally falls within the settlement, and its conversion to residential use is supported by these policies.

7. Residential conversion of the building will give rise to no wider planning harms. The building can be converted to residential use, without the need for physical alterations of any kind. The site benefits from an existing access and parking area and the building relates well to adjoining development, notably Clover House to the east and the Claypole Road frontage dwellings to the north.

8. The particulars of the applications are considered in further detail within this Design and Access Statement. For clarity the key design and access considerations are summarised below;

USE: the use or uses proposed for the development and any distinct development zones within the site identified
The application proposed the change of use of an existing holiday let unit, created from the conversion of an existing brick stable building under planning permission reference S17/0754. The building is contiguous with the built-form settlement and is adjoined by residential development to the east and north. The site falls within the built-up part of the settlement. At the time the holiday-let unit was created, then extant planning policies (in the South Kesteven Core Strategy) did not support new residential development within Stubton. Planning policies have changed significantly since that time, and Stubton is now categorised as a Smaller Village within the South Kesteven Local Plan, wherein new residential development is supported by Policy SP3 of the plan. Planning permission has recently been granted for the residential development of land to the west and south of the property, which will further embed the property within the built-up part of the settlement. Policy S4 of the National planning Policy Framework supports development within settlements and the definition of 'settlement' within the Framework includes land consented for development which will form part of the built-up area once completed. In these terms the site clearly falls within the built-up part of the settlement and there is considered to be no planning barrier for the change of use of the building to a residential dwelling. Residential use of the building, which can be achieved without the need for any physical alterations, is consistent with the residential character of the locale.

AMOUNT OF DEVELOPMENT: the amount of development proposed for each use
The application is for a change of use only, with no alterations to the size of floorspace of the building. In holiday let use the building incorporates 4 bedrooms and in residential use this will be unchanged. There is adequate space within the plot to accommodate the parking needs of a 4-bedroomed property.

LAYOUT: an indicative layout with separate development zones proposed within the site boundary where appropriate
The existing site layout will be unchanged as a result of the development.

SCALE PARAMETERS: an indication of the upper and lower limits for height, width, and length of each building within the site boundary
As a change of use only, the development has no scale implications

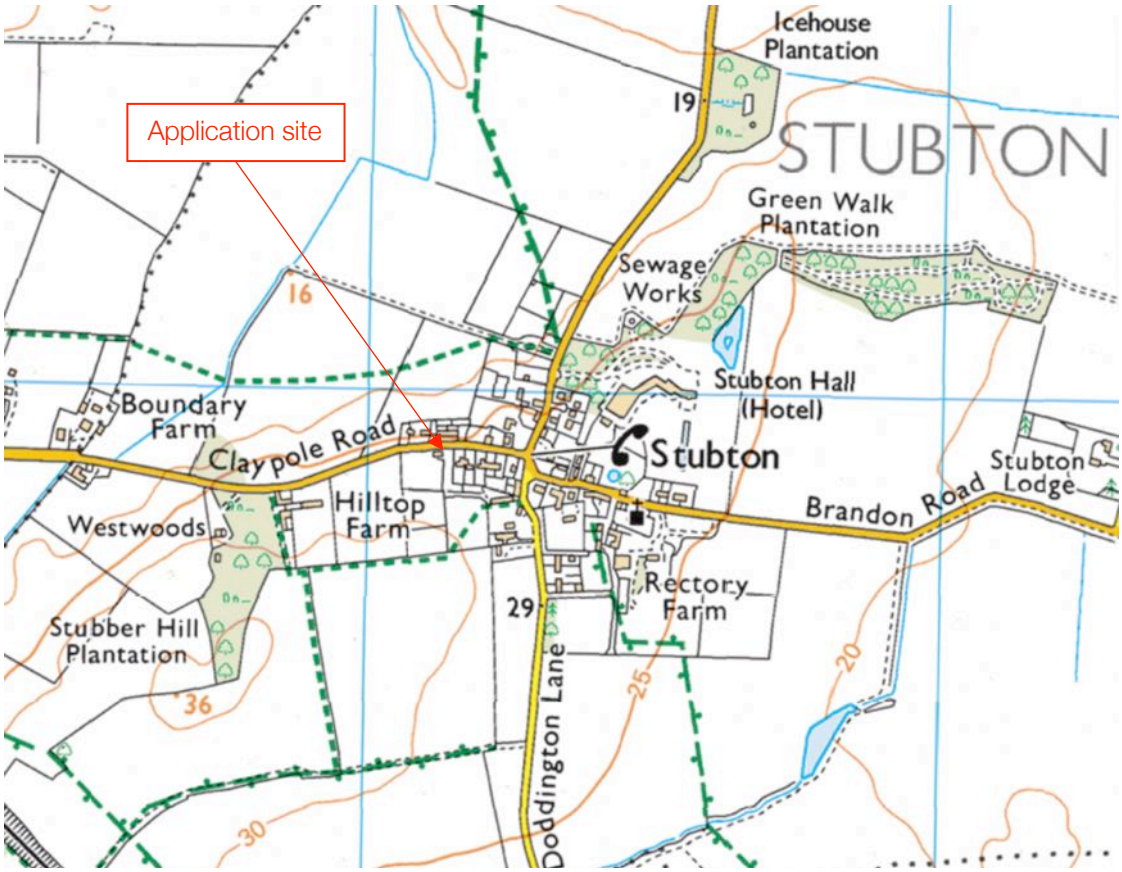
APPEARANCE: a description of the design approach to the development
As a change of use only, the development has no appearance implications. No physical alterations are proposed to the building.

LANDSCAPING: a summary of the landscaping principles associated with the development
Existing site landscaping will be retained as part of the change of use.

ACCESS POINTS: an area or areas in which the access point or points to the site will be situated
The development is accessed via an existing access point to the east of the building. This serves the property and provides a secondary access to Doddington Lane properties. Access arrangements will be unchanged as a result of the development. Adequate provision is made within the site for vehicle parking and turning.

The application site

9. The application site is located within the village of Stubton, located approximately 13km to the north of Grantham town centre, and 7km to the south-east of Newark.

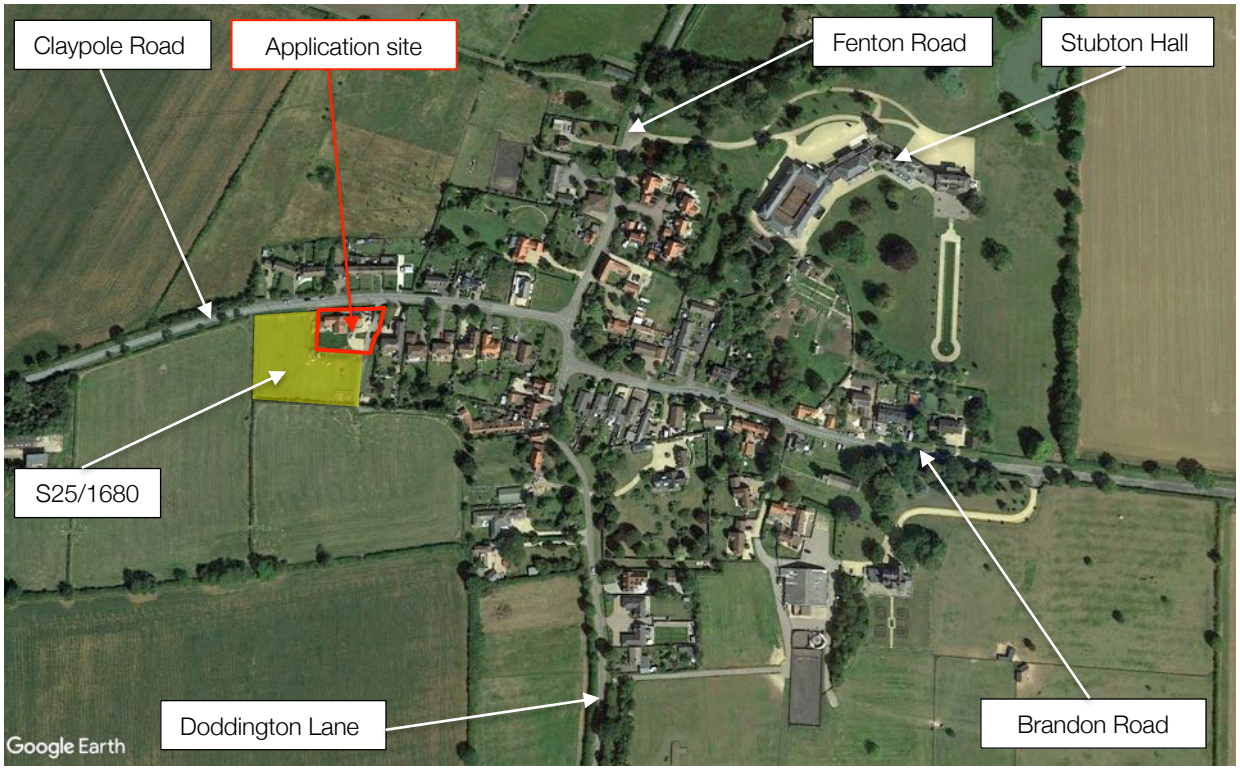


OS Plan extract (not to scale) of Stubton. The location of the application site is highlighted.

10. Stubton comprises a relatively small settlement of approximately 180 residents. The settlement is focussed upon a staggered crossroads junction, with arms radiating north (towards Fenton), south (towards Dry Doddington), east (towards Brandon) and west (towards Claypole).

11. The village's neighbourhood plan includes, as an appendix, a Landscape Character Assessment, which describes the village as follows;

> *Stubton is a small residential village with the majority of buildings constructed of brick. Stubton Hall and the much smaller but originally higher status Manor House are built from Lincolnshire limestone. The village developed around the Hall, however since the 1960s there has been significant change and infilling with the majority of properties dating from the later 20th century including many of the houses either side of Claypole Road. Much of the perimeter brick wall associated with the Hall's former kitchen garden is in existence south of Brandon Road, though land within it has been re-developed to include a residential property with a drive and gardens.*



Aerial photograph of Stubton identifying the principal villages streets. The application site is highlighted in red. Highlighted in yellow shading is the site to the south and west of the application property that has recently been consented for residential development (S25/1860).

12. For the most part the settlement comprises frontage development forms extending alongside the four principal village streets. However, over time a number of depth development forms have emerged. Examples include Cherry Lane to the north side of Brandon Road, the driveway leading to Rectory Farm (south of Brandon Road), St. Martin's Close, a farmyard redevelopment on the east side of Fenton Road, Hargreaves Row on the western side of Doddington Lane, as well as the recent redevelopment at Park House on Fenton Road (S23/1974). Further depth to the shape and form of the settlement is added by Rectory Farm, set between the Doddington and Brandon roads and by Stubton Hall, set between the Fenton and Brandon roads. There are also examples of set-back dwellings (eg. Ellary House and Heatherway House on Fenton Road, and Lindum House and Westbury on Doddington Lane) which further dilute the frontage characteristics.

13. Whilst there are a number of high-quality vernacular style properties in the village – which are listed on Page 12 of the Stubton Neighbourhood Plan – for the most part dwellings in the village date from the post-war period, and a generally speaking a reflection of the building styles and idioms of their period of construction. More recent developments – including that at Park House, Fenton Road – have adopted more locally referenced stylings. For the most part dwellings incorporate red-brick finishes with varied roof coverings, including clay pantiles and slates as well as concrete tiles. Dwellings are predominantly two storeys in height, although there are a number of bungalows in the vicinity of the crossroads and along Bandon Road.

14. Traditional properties are typically of red brick construction under clay pantiled roofs, although there are also a number of examples of render finished properties, and some limited use of stone and blue slate. These older properties are reflective of the wider Trent & Belvoir Vales character area.




Example traditional buildings: Stubton

15. Modern properties generally adopt forms and stylings typical of their period of construction, although it is notable that the more recent examples of infilling have adopted some locally referenced traditional stylings and utilised materials that better reflect the locally distinctive palette of materials. Examples of post war and late 20th century village dwellings are shown below.






Example modern buildings: Stubton

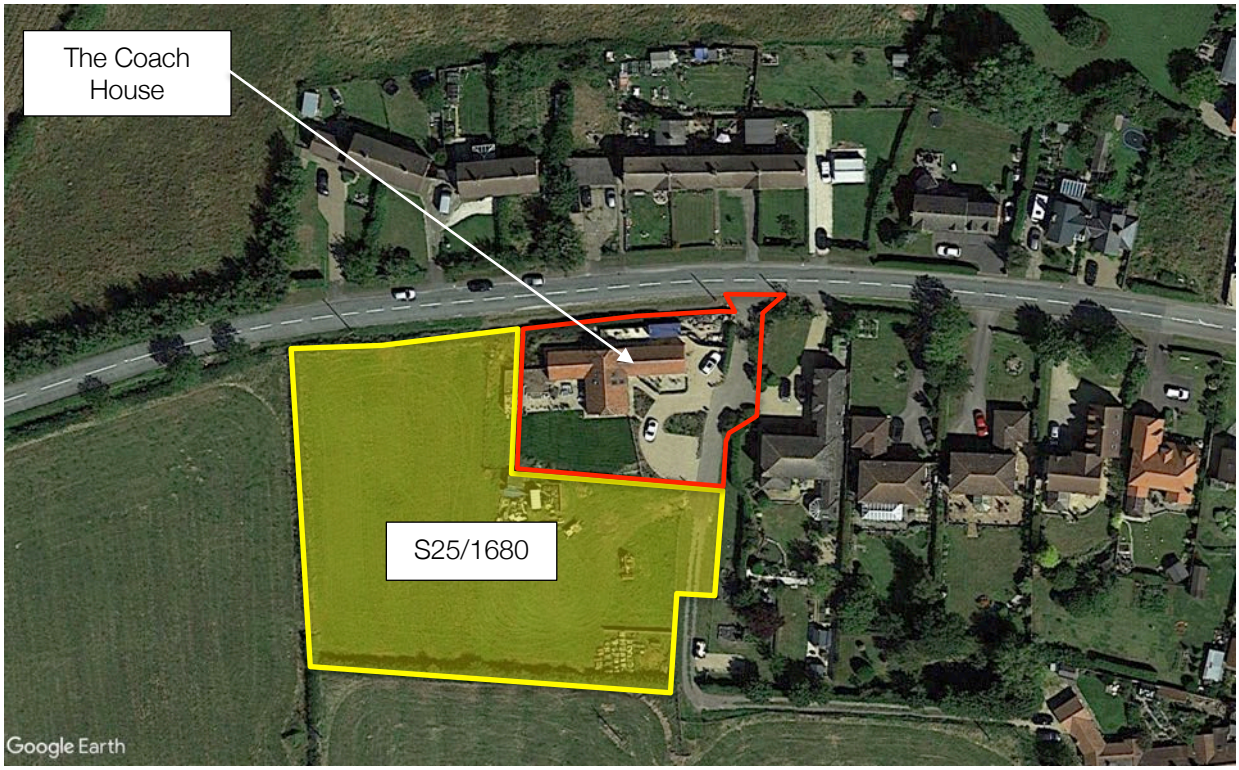


Example modern buildings: Stubton

16. Whilst the village lacks a distinct concentration of traditional period properties and does not have a conservation area, it nevertheless contains a number of attractive properties typical of the wider locality, and has a compact and cohesive form. Its streets are characterised by evolving and changing vistas along gently meandering alignments with gentle gradient changes and the general streetscape qualities are good. The eastern side of the village has a verdant character enhanced by mature trees set around the church and in the grounds of Stubton Hall. The compact nature of development in the village is such that there are no notable outward views from within the village itself. The central part of the village, in the vicinity of the staggered crossroads, has a relatively open character with a combination of wide grass verges and open lawned gardens set behind estate type railings.

17. The application site is located on the southern side of Claypole Road. As illustrated below, the southern side of Claypole Road, running westwards from the crossroads, is mainly characterised by large detached frontage dwellings, although the easternmost property, adjacent the crossroads comprises a bungalow. The five detached dwellings, whilst varying in their style, detailing and materials, have a similar overall form, with forward projecting attached garages, some with accommodation over. Set beyond the westernmost of these detached dwellings is a driveway. This serves The Coach House further to the west, a part single-storey part two-storey barn and stable range that was converted to a holiday let following consent ref: S17/0754, as well as adjoining fields and a dwelling set on Hargreaves Row, a terrace of cottages set back from Doddington Lane and served by a pedestrian path from that road.

18. As the photographs illustrate below, The Coach House sits alongside the road, behind an established roadside hedge. The traditionally styled structure (originally consented under applications S04/0648 and extended under S12/1298) incorporates a central two storey section, with a gable presentation to the street, flanked by single storey wings running parallel to the roadside boundary. The unit is accessed from the driveway to the east with parking set to the south of the building.



The application site

18. Under planning application ref: S17/0754, planning permission was granted to convert the stable and barn range into a holiday let property. The conversion has taken place and The Coach House now comprises the consented holiday let unit. At the time the consent was granted, in 2027, policies contained in the South Kesteven Core Strategy limited new housing development in rural areas to a number of Local Service Centres. Stubton, as well as neighbouring villages such as Claypole and Dry Doddington, were considered unsustainable locations for new residential development. Whilst new residential development was not supported in the village at that time, holiday let type accommodation was supported in the rural parts of the district.



The Coach House



Site access to The Coach House. To the left is Clover House

19. In the intervening period since the holiday let unit was created, there has been a significant change in planning policies both nationally and locally, which we describe later in this report. A consequence of these changes however, is that Stubton now comprises a location where new residential development is supported. One recently consented development comprises land set to the south and west of The Coach House, as illustrated on the plan below.



Site plan illustrating (in red) land consented for residential development under application ref: S25/1680). This wraps around the Coach House on its southern and western sides, and will bring the property very much into the built framework of the settlement.

20. Under planning application ref: S25/1690, outline planning permission has been granted for the residential development of an L-shaped parcel of land set to the south and west of the Coach House. The application was accompanied by an illustrative block plan, identifying a total of five dwellings; two frontage dwellings set to the west of The Coach House, with a third dwelling set to the rear. Two further dwellings are set to the south of The Coach House, fronting onto the eastern access drive.



Application ref: S25/1680: Illustrative block plan

21. It is evident that the development, once undertaken, will extend the overall built form of the settlement and result in The Coach House being enclosed on all sides by development. The property will unequivocally fall within the built-up part of the settlement. As such, there would appear to be no justification for the property remaining in holiday-let use. At the time of its consent in 2017, the property was set in a location where new residential development would not be supported. Circumstances have materially changed since that time, such that the property is in a location where new residential development would be (and has been) supported. Visually, physically and functionally the property forms an integral part of the settlement, and there is considered to be compelling grounds to support the change of use of the property to a dwelling.

22. The characteristics of the property are such that no physical alterations to the building are required to bring about a residential usage of the property. The property sits within a generously sized plot, which includes garden areas and vehicle parking and turning areas. The building also incorporates garaging. Residential conversion will preserve the character of the existing building which was purposely designed in a traditional rural building style.

23. Change of use of the building without substantive alterations would address the design objectives set out within the Landscape Character Assessment that accompanies the Stubton Neighbourhood Plan. At Paragraph 6.6 the document states;

> *B1 - Any new development should respect the style and scale of the existing properties and village. Through reviews of planning applications, all development including conversions, extensions and any new development should ensure that the scale of buildings do not change the existing characteristics of the villages and that building materials, including boundary treatments (front / side walls, fences etc) are in keeping with the prevailing materials the village. The impact of any other developments such as solar or wind generation should be considered with specific reference to the amenity and setting of residential properties.*

24. The objectives similarly accord with the objective of the Neighbourhood Plan itself in;

> *Supporting sensitive development which protects and enriches the landscape and built setting within the village and its environs*

25. In view of the notable changes in both planning policy and site context, it is considered the change of use of the building to a dwelling will give rise to no adverse impacts that would justify the withholding of consent.

The proposed development

26. The application in this case, which is a full planning application proposes the change of use of the existing holiday-let property to a dwelling. No physical alterations are proposed to the building or to the grounds of the property. Accompanying the application are the building floor and elevation plans.

27. The application site area is less than 0.2ha and no loss of primary habitat is involved. In these respects, the proposals in this instance are BNG exempt.

Planning policy considerations

28. This section sets out the planning policy considerations relevant to the proposed development.

29. This document follows the recent publication of a revised National Planning Policy Framework in August 2026. This sets out the Government's planning policy agenda. It marks a notable departure for earlier versions of the Framework. Rather than the paragraph-by-paragraph format of earlier versions, the new Framework sets out, within topic-based chapters (similar in nature to the chapters in previous versions) specific policies. These policies relate either to development plans ('Plan Making Policies') or development management ('National decision-making policies').

30. Appendix A to the Framework notes that '*the policies in this Framework are material considerations which must be taken into account in decision making from the day of its publication*'. It continues;

Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. The only exception to this is where they have been examined and adopted or made against this Framework. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework.

31. In considering the present proposals we firstly outline the relevant development plan policies pertinent to the consideration of the application. We then consider the corresponding policy within the National Planning Policy Framework, and consider the extent to which the development plan policy is or is not '*materially inconsistent'* with the Framework. From this, the relevant weight to be applied to the development plan polices may be made.

32. In undertaking this exercise, it is important to note that the District Council is unable to demonstrate a deliverable 5-year supply of housing land, a position that has now prevailed for some time. Whilst hitherto, under previous versions of the NPPF, a 'tilted balance' presumption in favour of sustainable development was engaged, the revised NPPF addresses this shortfall in a slightly different manner. In particular Policy S5 of the Framework, relating to development outside of settlements indicates that development should be approved outside of settlements where it would '*address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites …'*. The main emphasis in relation to housing land supply shortfall issues in this respect appears to relate to sites outside of, rather than within existing settlements.IN this instance it is considered that the site falls within the built-up part of the settlement and that this part of the Framework is not engaged. However, if it is considered that the site does fall outside of the built-up part of the settlement, this strand would be engaged, with a strong presumption in favour.

33. The South Kesteven Local Plan (up to 2036) was adopted in January 2020.

34. Policy SD1 of the Local Plan sets out a range of sustainable development principles that should underpin development proposals. The broad Spatial Strategy for the area is set out in Policy SP1.

35. Policy SP2 sets out the Settlement Hierarchy. This seeks to direct development principally to the four towns, to 15 named Larger Villages and a larger number of Smaller Villages.

36. Stubton is defined as a Smaller Village. Policy SP2 states that '*In Smaller Villages…… development will be supported in accordance with Policies SP3, SP4 and all other relevant policies, where development will not compromise the village's nature and character'.*

37. Smaller essentially comprise villages with some sort of recognised facility, such as a shop or village hall / community facility. Policy SP3 of the plan permits Infill Development in such villages, which is in accordance with other plan policies, and subject to satisfaction of a number of criteria. These require the development to be within a substantially built frontage or a brownfield redevelopment opportunity. It is required to be within the main built-up part of the settlement and to not cause harm or unacceptable impact upon residential amenity. The existing pattern of development should not be extended and the development should be in keeping with the character of the area. These considerations are demonstrably satisfied in this case.

38. What is immediately evident however is that there is no specific provision within the policy for the conversion of existing buildings within the built-up parts of villages. It is not an uncommon scenario for there to be buildings within villages that are suitable for conversion. Whilst conversions are not referenced within the policy, they might reasonably be inferred to be acceptable in principle, within the built-up part of settlements.

39. The application site in this case is considered to fall within the built p part of the settlement. It adjoins existing residential dwellings to the east and there are residential dwellings to the north, extending some distance beyond the application site. The site's location within the built-up part of the settlement is further reinforced by the recent consent to the west and south of the site (S25/1680), which embeds the site within the built-form of the settlement.

40. The Policy reads as follows;

> *Policy SP3*
> *In all settlements, infill development that is in accordance with other relevant Local Plan policies, will be supported provided that:*
> *a) It is within a substantially built-up frontage or redevelopment opportunity (previously development land)*
> *b) It is within the main built-up part of the settlement*
> *c) It does not cause harm or unacceptable impact upon the occupiers' amenity adjacent properties*
> *d) It does not extend the pattern of development beyond the existing built form and It is in keeping with the character of the area and is sensitive to the setting of adjacent properties.*
> *The Council is preparing a Design SPD to assist with the submission of applications against the above criteria. The Policy is to be read in conjunction with the Design SPD, and any development proposals will be expected to have regard to the SPD.*

41. It is our view that there would be no material conflict with the provisions of the policy;

42. Clearly in the case of conversions, the position of the building cannot be controlled as it already existing in its specific position. In the context of the policy those aspects which relate to the specific siting of the building (for example in a frontage), are not considered especially relevant. However, the broad terms of the policy are nevertheless considered to be satisfied.

43. Policy SP5 of the Plan relates to development in the countryside. Whilst this policy is not directly relevant to the application proposals, insofar as the building is located within the built-up part of the settlement and not in the countryside, the policy does set out some guidance in respect of the conversion of buildings. The policy allows for the conversion of existing buildings in the countryside to residential use if the following considerations are satisfied;

- The building contributes to the character or appearance of the local area by virtue of its historic, traditional or vernacular form, and
- Is in sound structural condition
- Is suitable for conversion without substantial alteration, extension or rebuilding, and
- The works undertaken do not detract from the character of the building or their setting.

44. We consider that these criteria are demonstrably satisfied in this case. The building has a traditional, vernacular character. The building is in sound structural condition and is demonstrably suitable for conversion without the need any alteration. The re-use of the building will preserve the character of the building and its immediate setting. This said, given the location and particular context of the building, it should not be absolutely necessary for the proposals to have to strictly adhere to these considerations.

45. National Planning Policy Framework **Policy S4** relates to the **Principle of development within settlements**. Part 1 of the policy states;

> *1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.*

46. Annex B to the Framework is a Glossary, which includes a definition of the term *settlement*;

> Settlement: *includes cities, towns and villages and other predominantly built-up areas, including land which is allocated or has permission for development which will form part of the built-up area once the development is complete. This includes areas defined as a settlement in the development plan (whether using defined settlement boundaries or equivalent terms, or criterial for identifying settlement extents where boundaries have yet to be defined). Settlements do not include hamlets and scattered groups of houses located outside predominantly built-up areas, unless specifically defined as a settlement in the development plan.*

47. This affirms that settlement in the present context encompasses not only the existing built form of the settlement but also the consented land set to the south and west of the application property. By this definition, the application property falls squarely and unequivocally within the settlement.

48. The policy introduces an immediate support for development proposals – including new dwellings and changes of use of existing buildings– as long as the benefits of doing so (which in this instance includes increased housing supply) are not substantially outweighed by any adverse effects. The recent grant of planning permission on adjoining land would suggest that no adverse impacts will arise in this instance.

49. Part 2 of the Policy sets out what such substantial adverse impacts would be;

> *2. In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:*
>
> *a. Have a substantial adverse impact in relation to:*
>
> *i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or*

ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).

2. *Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or*

3. *Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.*

50. None of these scenarios arises in this instance;

- ❖ The development will not have any impact upon any safeguarded land. (2(a)(i)).
- ❖ There will be no substantial adverse impacts in relation to other NPPF policies (2(a)(ii);
  - HC7: Existing recreational land and facilities – not applicable in this case
  - HC8 Local Green Space – not applicable in this case
  - N6: Areas of particular importance for biodiversity and geodiversity - not applicable in this case
  - L2(1)(d): Development within residential curtilages – the site is not located within a residential curtilage
- ❖ The development does not involve the loss of undeveloped land used for a cemetery or burial ground and / or flood risk management (2(2)).
- ❖ The development does not engage any national decision making policies which state that development proposals should be refused in specific circumstances (2(3))s.

51. Policy L2(1)(d) referenced above relates to development within residential curtilages and forms part of NPPF Policy L2: Making effective use of land. Part 1 of the Policy states;

1.Substantial weight should be given to the benefits where a development proposal would achieve one or more of the following:

52. Subsections a and c are not pertinent in this instance. Subsection (b) however states;

(b) Making better use of vacant and underutilised land and buildings (such as: by bringing back into residential use empty homes and other suitable buildings; converting space above shops; redeveloping underutilised retail and business sites; and building on or above service yards, lock-ups, car parks and other transport infrastructure which are no longer required);

53. The proposals in this instance would demonstrably make better use of an existing under-utilised land. Subsection (d) states;

(d) Creating additional homes or floorspace within settlements by using the airspace above existing residential and commercial premises, or through sensitive redevelopment or additional development within existing plots (including, but not limited to, the addition of mansard roofs, proposals to fill gaps in the existing roof line, the introduction of higher buildings at street corners and additional units within residential curtilages).

Comment: The development in this case would comprise the provision of an additional home within an existing plot.

Such proposals should:

i. Be consistent with the overall street scene, other than where: it is appropriate to have larger buildings (such as at street corners, or where building upwards would not cause substantial harm to the character of a building and its surroundings); the development would not be visible from the street frontage; or where specific changes are provided for through a design code which forms part of the development plan;

Comment: The existing street scene will be preserved. As a change of use only, the existing street scene will be unchanged.

ii. Maintain safe access and egress for occupiers and users, and acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space; and

Comment: The site in this instance can be satisfactorily accessed. The dwelling will enjoy a satisfactory standard of residential amenity for future dwelling occupiers and will not impact upon any adjoining residential amenity. No issues of overlooking or overbearing will arise and the dwelling will enjoy a satisfactory quantum and quality of private amenity space.

iii. Where the development would involve the use of residential curtilages, not occupy more than twice the footprint of all the existing buildings on the site, and, following development, would retain at least 50% of the non-developed area within the curtilage of the existing buildings; unless additional development can be accommodated without harm to the overall character of the area, and taking into account the availability of infrastructure and the importance of locating development in sustainable locations (in accordance with policy TR3).

Comment: Not applicable, the site is not presently located within a residential curtilage.

54. The proposals in this case demonstrably comply with the terms of these new NPPF policies.

55. In this instance, we have shown that the proposed development is consistent with Local Plan policy SP3. However, in our judgement the terms of Policy SP3 as presently constructed is not consistent with the more broadly expressed support for development in settlements set out in NPPF Policy S4. Local Plan Policy SP3 includes a number of strict criteria that govern the location and type of development that is acceptable in settlements. In its most literal interpretation development is specifically restricted to frontage type development and backland type development (for example) is excluded from the policy. In this respect, we would argue that Local Plan Policy SP3 commands limited weight following the publication of the NPPF (2026), and the provisions of the Framework should prevail. As we demonstrate above, the proposals in this case are compliant with the key, relevant housing policies in the plan, notably Policy S4 and Policy L2. Against NPPF definitions the site falls squarely within the built-up part of the settlement.

56. Other Local Plan policies appear to be less inconsistent with Framework provisions. Policy DE1 of the Local Plan relates to Promoting Good Quality Design. The policy outlines a number of design considerations to which all development proposals should conform, along with a number of policies to which major development proposals should also have regard. Criterion (a)-(f) are relevant in this instance, although, as a change of use only, with no physical building alterations proposed, the proposals have no substantive design implications.

POLICY DE1: PROMOTING GOOD QUALITY DESIGN To ensure high quality design is achieved throughout the District, all development proposals will be expected to:		
No	Criteria	Comment
a	*Make a positive contribution to the local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area;*	The overall character and appearance of the locality will not be materially harmed as a result of the development. There will be no impacts upon the street scene. The size of the plot is comparable to the size of adjoining residential plots. Building scale is appropriate in its wider context. Materials complement the materials of adjoining dwellings.
b	*Ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and have regard to features that minimise crime and the fear of crime; and*	The proposed dwelling enjoys appropriate separation from neighbouring buildings, and in residential use will not impact upon adjoining residential amenity.
c	*Provide sufficient private amenity space, suitable to the type and amount of development proposed;*	The proposed dwelling incorporates an appropriate level of private amenity space, commensurate with the overall scale of the property.

Development proposals should seek to:		
d	*Retain and incorporate important on site features, such as trees and hedgerows and incorporate, where possible, nature conservation and biodiversity enhancement into the development;*	There are no features of note within the application site. The site is appropriately landscaped and there are no additional requirements. The roadside boundary hedge is to be retained. This is a matter that can be considered in detail at the reserved matters stage.
e	*Provide well designed hard and soft landscaping; and*	No additional landscaping is considered necessary in this instance.
f	*Effectively incorporate on site infrastructure, such as flood mitigation systems or green infrastructure, as appropriate.*	The development incorporates appropriate site infrastructure. The site is not located in an area at risk of flooding.

57. The development will also accord with the Principles of Sustainable Development in South Kesteven, set out within Policy SD1.

POLICY SD2: THE PRINCIPLES OF SUSTAINABLE DEVELOPMENT IN SOUTH KESTEVEN Development proposals in South Kesteven will be expected to minimise the impact on climate change and contribute towards creating a strong, stable and more diverse economy. Development proposals shall consider how they can proactively minimise:		
No	Criteria	Comment
a	*the effects of climate change and include measures to take account of future changes in the climate;*	The development, in its construction, incorporates appropriate building technologies to minimise energy consumption and maximise resilience to climate change.
b	*the need to travel, and wherever possible be located where services and facilities can be accessed more easily through walking, cycling or public transport;*	There is a range of facilities in the village and further facilities are available in Claypole, a short journey to the west.
c	*the use of resources, and meet high environmental standards in terms of design and construction with particular regard to energy and water efficiency; and*	The development, in its construction, incorporates appropriate building technologies to minimise energy consumption.
d	*the production of waste both during construction and occupation*	Waste was appropriately managed during the construction phase. Waste during occupation will be similarly managed to minimise landfill wastes.

Development proposals shall consider how they can proactively avoid:		
e	*developing land at risk of flooding or where development would exacerbate the risk of flooding elsewhere.*	The site is not located in a flood risk area (Flood Zone 1)
f	*The pollution of air, land, water, noise and light*	The development will not create or give rise to any pollution issues

Development proposals shall consider how they can proactively encourage, as appropriate:		
g	*the use of previously developed land, conversions or the redevelopment of vacant or unutilised land or buildings within settlements; and*	The site technically comprises previously developed land. The development is considered to represent an appropriate use of the site and an appropriate re-use of a good quality characterful building.
h	*the use of sustainable construction materials*	Sustainable construction materials have been utilised in the build.
Development proposals shall consider how they can proactively support:		
i	*strong, vibrant and healthy communities, by providing a supply of housing which meets the needs of present and future generations*	The development will contribute to a strong, vibrant and healthy community. The development will help to support local services.

Development proposals shall consider how they can proactively enhance the District's:		
j	*character*	The building complements and preserves the character of the locality.
k	*Natural environment*	There are no natural features of note within the site.
l	*Cultural and heritage assets*	No cultural or heritage assets will be impacted in this case.
m	*Services and infrastructure, as needed to support development and growth proposals*	The development can be suitably serviced and there will be no negative infrastructure impacts.

The Stubton Neighbourhood Plan

58. The proposals in this case are considered to accord with policies contained within the Stubton Neighbourhood Plan.

> *Policy NE2*
>
> *New development must be appropriate to the character, natural historic and cultural attributes and features of Stubton's landscape. Developments must respect and retain the landscape character of Stubton Parish and incorporate features which contribute to the conservation, enhancement or restoration of these features.*
> *In particular, new development should, wherever possible:*
> - *Maintain existing hedgerows, trees and woodland and encourage the planting of new trees and hedgerows. Where new trees are proposed, these should wherever possible, be appropriate disease resistant and native species.*
> - *Protect and enhance the existing landscape character and the important features that define the character, setting and views of the Parish (as set out within the Stubton Landscape Character Assessment). In particular, development which would impact on views into and, where appropriate, out of the village should demonstrate that these features have been sensitively and appropriately considered and incorporated/mitigated as necessary.*

We can identify no conflict with Policy NE2. The proposals in this case will respect and preserve the important characteristics of the village. The proposals will complement the existing pattern of development. Existing hedgerows will be retained.

Policy BE1
New development for appropriate uses, which is in accordance with the other policies of this plan, will be supported where it can be demonstrated that opportunities to protect and enhance the landscape and/or built environment of Stubton and/or its setting, have been considered and incorporated.

In relation to Policy BE1, the development proposals will complement the existing pattern of development. With the pattern of frontage development maintained along the southern side of Claypole Road. There will be no detrimental impact upon outward views and the setting of the settlement will not be harmed.

Policy BE2
New development for appropriate uses should be sympathetic to the existing form, scale and character of Stubton Parish and be appropriate to its rural location, by ensuring compatibility with the character of the landscape as well as buildings. Materials and boundary treatments should be sympathetic to the character of Stubton.

The proposed development will be sympathetic to the existing, form, scale and character of the settlement. Materials complement the palette of locally distinctive materials and existing boundary hedges will be retained.

Housing Land Supply

59. The Council's most recently published Five Year Housing Land Supply Statement (March 2025) identifies that at the present time the Council can only demonstrate a 4.07 years housing land supply. This is significantly below the 5-year requirement.

60. Under the present iteration of the National Planning Policy Framework, this introduces (at Policy S5(j) a presumption in favour of development on the edge of settlements, where such development would be physically well related to the existing settlement. For the reasons outlined above, Policy S5 (Development outside settlements) is not applicable as the site clearly falls within the settlement and is subject instead to Policy S4.

Conclusions

61. The development plan for the area comprises the South Kesteven Local Plan and the Stubton Neighbourhood Plan. The development proposals accord with the housing, design and settlement policies of these plans. Moreover, the proposals further accord with the Policy S4 of the national Planning Policy framework, which supports development within settlements unless such development would result in substantial adverse impacts. Such adverse impacts clearly do not arise in this instance. Under current definitions, the built-up part of the settlement comprises not simply the existing contiguous built form but also adjacent land consented for development. Within this definition, the application site falls squarely within the built-up part of the settlement and is thus subject to the provisions of Policy S4 of the Framework. The proposed change of use demonstrably satisfies the terms of the policy and would give rise to no substantive harm that would justify the withholding of consent.

62. The site possesses all the attributes necessary for residential occupation, without the need for any physical alterations. The building relates satisfactorily to adjoining residential properties and in residential occupation will not give rise to any issues of overlooking or privacy loss. The site contains a satisfactory level of private amenity space and adequate

space for the parking and turning of vehicles. The existing boundary hedge to the Claypole Road frontage will be retained.

63. Accordingly, there is considered to be no barrier to a grant of planning permission in this instance.

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