

<b>APPLICATION NO</b>	<b>PA/2022/993</b>
<b>APPLICANT</b>	Miss Josephine Hughes
<b>DEVELOPMENT</b>	Planning permission to change the use of a care home (Use Class C2) to a hotel/guesthouse (Use Class C1)
<b>LOCATION</b>	Grafton House Care Home, 157 Ashby Road, Scunthorpe, DN16 2AQ
<b>PARISH</b>	Scunthorpe
<b>WARD</b>	Kingsway with Lincoln Gardens
<b>CASE OFFICER</b>	Emmanuel Hiamey
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Member 'call in' (Cllr Tony Gosling – third party request to address the committee)

## **POLICIES**

### **National Planning Policy Framework (NPPF) 2021:**

- Chapter 2: Achieving sustainable development
- Chapter 4: Decision-making
- Chapter 5: Delivering a sufficient supply of homes
- Chapter 6: Building a strong, competitive economy
- Chapter 8: Promoting healthy and safe communities
- Chapter 9: Promoting sustainable transport
- Chapter 11: Making effective use of land
- Chapter 12: Achieving well-designed places

### **North Lincolnshire Local Plan:**

- Policy DS1: General Requirements
- Policy DS4: Changes of Use in Residential Areas
- Policy DS14: Foul Sewage and Surface Water Drainage
- Policy DS16: Flood Risk
- Policy T2: Access to Development

Policy T19: Car Parking Provision and Standards

Policy R14: Hotel and Guest House Accommodation

**North Lincolnshire Core Strategy:**

Policy CS2: Delivering More Sustainable Development

Policy CS3: Development Limits

Policy CS5: Delivering Quality Design in North Lincolnshire

Policy CS14: Retail Development

Policy CS19: Flood Risk

Policy CS22: Community Facilities and Services

**Housing and Employment Land Allocations DPD (2016):**

PS1: Presumption in Favour of Sustainable Development

**CONSULTATIONS**

**LLFA Drainage:** No objections or comments to make.

**Highways:** The parking provisions seem to be acceptable but there is no delivery/servicing plan (including delivery times).

**Environmental Protection:** No comments to make.

**Environmental Health and Housing:** Raise the following concerns:

- The proposed future development of this property has the potential to become a House in Multiple Occupation (HMO) due to its size and the number of bedrooms proposed.
- Should the property be occupied by 3 or more persons, forming 2 or more households, sharing at least one amenity, under its current use as a guesthouse by persons who have no other alternative permanent place of residence, this would render the property an HMO and not a guesthouse and the applicant will need to ensure they comply with the following legislation and guidance:
  - (a) The Management of Houses in Multiple Occupation (England) Regulations 2006
  - (b) The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006
  - (c) The Licensing of Houses in Multiple Occupations (Prescribed Descriptions) (England) (Order 2018)
  - (d) The Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018
  - (e) The Gas Safety (Installation and Use) Regulations 1994

- (f) Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended in 1989 and 1993)
  - (g) The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 The Housing Act 2004, Section 72
  - (h) The Smoke and Carbon Monoxide Alarm (England) Regulations 2015
  - (i) The North Lincolnshire Council Amenity Standards.
- Should the property be occupied as an HMO due to the above parameters, then the applicant will need to ensure they have the correct planning permissions for use as an HMO.
  - Should the property be occupied as an HMO due to the above, the applicant will need to apply for an HMO licence under the above legislation.
  - The supporting evidence states that the guesthouse will offer 12 guest rooms, but the plans show a total of 13 guest rooms, plus staff accommodation.
  - Fire detection and protection will need to comply with LACORS guidance.
  - A consultation will be required with Humberside Fire Service concerning the separation between rooms and escape routes.
  - There is no indication of the waste provision being put in place for this development.
  - This development is in a primarily residential area. It is unclear whether the proposal meets saved local plan policy R14 and will be compatible with this area concerning its impact on local residential amenities.
  - Should planning permission be granted, request a condition be included stating that rooms cannot be let as a person's main or only place of residence.

Whilst raising some concerns, the department has not objected to the proposal.

## **PUBLICITY**

A site notice has been displayed and 25 responses have been received: 14 objecting to the proposal and 11 in support:

### **Objections:**

- loss of the care home
- loss of employment to the local community
- antisocial behaviour and crime
- out of keeping with the character of the neighbourhood
- increase in traffic and parking

- noise nuisance
- potential House of Multiple Occupation (HMO)
- public safety from the road.

**Support:**

- the design
- advertised as a care home for sale on the open market by two agents but had no interest
- ideal location concerning colleges, hospitals and university
- would provide employment
- ideal location for a hotel/guesthouse.

**ASSESSMENT**

**Constraints**

The site is within the settlement development boundary for the Scunthorpe and Bottesford urban area and within SFRA Flood Zone 1 (Low Risk of Flooding). The site is not within a conservation area, and there are no listed buildings or tree preservation orders on the site.

**Planning history**

- PA/2021/1495: Planning permission for change of use from a residential care home (C2) to a hotel/guesthouse (C1) – refused 14/01/2022
- PA/2007/1164: Planning permission to erect a conservatory to front elevation – approved 16/08/2007
- PA/2000/0369: Planning permission to erect single-storey extensions to form office and additional bedrooms – approved 16/06/2000
- PA/1999/0228: Planning permission to erect a single-storey extension to provide a bedroom and staff room – approved 21/05/1999
- PA/1996/1663: Planning permission to erect a two-storey extension – refused 15/11/1996
- 6/1989/0326: Planning permission to erect a two-storey extension to existing residential home – refused 12/12/1989
- 6/1988/0315: Planning permission to construct an extension to existing rest home – refused 25/11/1988
- 6/1987/0211: Planning permission to erect a two-storey extension to provide additional bedrooms, sitting room and ancillary space – refused 04/09/1987
- 6/1983/0290: Planning permission to erect extensions to a nursing home – approved 06/01/1984

6/1983/0172: Planning permission to erect extensions to a residential rest home – refused 18/08/1983

6/1982/0286: Planning permission for change of use of a dwelling house into a private rest home for the elderly – approved 03/02/1983.

## **Site and Proposal**

Planning permission is sought to change the use of a care home (C2) to a hotel/guesthouse (C1) at Grafton House Care Home, 157 Ashby Road, Scunthorpe.

The site is at the junction of A159 Ashby Road and Lloyds Avenue. It is currently vacant and was formerly used as Grafton House Care Home (C2) which has ceased operation. The site is within a largely residential part of Scunthorpe and there are residential properties to the south, east and west of the site. Lloyds Avenue forms the northern boundary to the site and Ashby Road the eastern site boundary. There is an area of undeveloped open space to the north of the site beyond Lloyds Avenue.

A 1 metre-high fence forms the eastern boundary of the site which wraps around to the north along the site and public footpath on Lloyds Avenue. The main pedestrian entrance into the site is taken off Lloyds Avenue towards the front of the building whilst vehicle access is to the rear of the property, also off Lloyds Avenue. To the front is an area of amenity/garden space with trees, shrubs and an area of grass. This planting screens the site from Ashby Road.

The site is accessible via public transport with bus stops outside the site on Lloyds Avenue and Ashby Road.

As indicated earlier, this proposal is for the change of use from a residential care home (C2) to a hotel/guesthouse (C1). The existing building contains 11 bedrooms, dry storage, a kitchen, an office, two lounge areas, and laundry on the ground floor and 12 bedrooms on the first floor. In total the existing residential care home contains 23 bedrooms.

The proposal contains the manager's flat (living room, one bedroom and kitchen), dining room, laundry, dry storage, kitchen, office, lobby and 4 en-suite bedrooms on the ground floor. One of the en-suite bedrooms would be occupied by a night porter. Overall, on the first floor, the proposal contains 7 bedrooms and 3 en-suite bedrooms.

The site currently includes 16 off-road parking spaces, one of which is a dedicated disabled parking space. The main entrance to the building will remain. The application includes a Planning Statement.

The proposal will reduce the existing number of bedrooms from 23 to 14 (13 for guests and 1 for the night porter), the majority being en-suite and all including a sink/wash area.

The guesthouse will be operated and managed by an on-site manager who will reside in the manager's accommodation. There will also be a night porter on site throughout the night. This will ensure that at all times at least one member of staff will be present on site for monitoring and day-to-day management of the guesthouse.

This is a resubmission of a previous application for a change of use from a residential care home to a hotel/guesthouse (PA/2021/1495), which was refused on 14 January 2022 for the following reasons:

1.

The proposed hotel/guesthouse is located within a primarily residential area and whilst the proposal includes adequate parking provision, insufficient information has been submitted to demonstrate that adequate space can be provided within the site for service vehicles and deliveries to the site. The proposal, therefore, fails to comply with policy T19 of the North Lincolnshire Local Plan.

2.

The proposal would result in the loss of a community facility within the settlement of Scunthorpe. The council does not consider that it has been adequately evidenced that there is no longer a need for the building as a community facility or there is an acceptable alternative means of meeting such need. Accordingly, the proposal is contrary to paragraph 92 of the National Planning Policy Framework and policy CS22 of the Core Strategy.

### **Key issues**

The main issues to be considered in assessing this application are whether the reasons for refusal of the previous application can be met or have been satisfactorily demonstrated to allow the planning authority to support the proposal, in other words (amongst other matters):

- whether the applicant has demonstrated sufficiently that there is adequate parking space within the site for service vehicles and deliveries to the site;
- whether the applicant has provided adequate evidence to demonstrate that the building is no longer needed as a residential care home (community facility) or there is an acceptable alternative means of meeting such need.

### **Principle of development**

Chapter 6 of the NPPF (Building a strong, competitive economy) requires that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider development opportunities. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. Planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, among other guidance the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open spaces, cultural buildings, public houses and places of worship.

Chapter 8 of the NPPF (Promoting healthy and safe communities), in paragraph 93, requires that planning policies should provide social, recreational and cultural facilities and services the community needs. Planning policies should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open spaces, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. Decisions should consider and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. It should ensure that established shops, facilities and services can develop and modernise, and are retained for the benefit of the

community and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Policy CS1 part a) states, 'Scunthorpe will be the focus for most new development and growth, including housing, employment, retail, sustainable transport links, and higher order services and facilities to serve North Lincolnshire.'

Policy CS2 sets a sequential approach for development with previously developed land and buildings within the Scunthorpe urban area being sequentially preferable.

The policy also encourages developments to be located to minimise the need to travel and to encourage any journeys that remain necessary to be possible by walking, cycling and public transport; and to ensure that everyone has access to health, education, jobs, shops, leisure and other community and cultural facilities that they need for their daily lives.

Policy CS3 (Development Limits) ensures that the countryside is protected from inappropriate development and that no uncontrolled expansion of settlements will take place. Since the site is within the development boundary of Scunthorpe, development on the site is not restricted.

Policy CS22 (Community Facilities and Services) states that the provision of new community facilities or the improvement of existing community facilities, which meet the needs of residents will be supported in principle. Good quality services and facilities will be provided that meet the needs of local communities and are accessible by public transport, cycling or on foot. The loss of community facilities or land allocated for such purposes will be resisted unless there is no longer a need for the land or building in any form of community use, or there is an acceptable alternative means of meeting such needs.

Policy DS4 (Changes of Use in Residential Areas) states that within residential areas, favourable consideration will be given to proposals for a change of use from residential to other uses, provided that the development will not adversely affect the appearance and character of a residential area or residential amenity through a noise, vibration, traffic generation, reduction in road safety, odorous emissions (by way of dust, smell, fumes, smoke, soot, ash or grit) or other adverse environmental conditions.

As indicated earlier, this proposal is for the change of use of a care home (C2) within the settlement boundary of Scunthorpe.

Having reviewed the proposal against the NPPF, it is judged that the NPPF does not presume against the proposed change of use of the care home (C2) to a hotel/guesthouse (C1).

Regarding policies CS1, CS2 and CS3, the proposal meets the terms of the policies in that the development is focused on Scunthorpe and conforms with the terms of the sequential approach of the policy. Further, it is within the development boundary and not restricted.

Turning to policy CS22, residential care homes and nursing homes are noted as community facilities. This policy seeks to protect the loss of community facilities or land allocated for such purposes, unless there is no longer a need for the land or building in any form of community use, or there is an acceptable alternative means of meeting such needs.

In this case, the care home was a private business and is no longer in operation. It is noted that the care home was inspected by the Care Quality Commission (CQC) and was closed. Whilst the building is still within use class C2, it is no longer required for that purpose.

Policy CS22 states that the loss of community facilities or land allocated for such purposes will be resisted, unless there is no longer a need for the land or building in any form of community use, or there is an acceptable alternative means of meeting such need. There is no longer a need for the care home and alternative use in the form of a hotel/guesthouse is proposed. The site remains in private ownership and the applicant has no interest in taking the site forward as a care home.

The applicant has confirmed in the planning statement that the property was placed on sale which gave every opportunity for another care provider to purchase the site for use as a care home but no offers were received for a care home use. They, therefore, assume that there is not an overwhelming demand for its reinstatement. This proposal, therefore, meets the terms of policy CS22.

Policy R14 (Hotel and Guest House Accommodation) states that within defined settlement boundaries new hotels, guesthouses and bed and breakfast accommodation will be permitted provided that the development proposed is compatible with its surroundings in terms of siting, scale, design, materials and landscaping, and neighbouring residential amenity will not be detrimentally affected.

As this proposal is for a change of use from a care home (C2) to a hotel/guesthouse (C1) without any significant changes to the outside of the building in terms of extension or changes to the appearance of the building, it would be compatible with its surroundings in terms of siting, scale, design, materials and landscaping, and neighbouring residential amenity will not be detrimentally affected.

Policy PS1 (HELADPD) advocates a presumption in favour of sustainable development and seeks applicants and local planning authorities to work proactively to find solutions which means that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area. It is considered that the proposals for the change of use to a guesthouse will bring back into use a vacant, underused building as well as increase expenditure within the local area.

Overall, it is considered that the proposed guesthouse is in a sustainable location, on a main public transport route, within walking and cycling distance of Scunthorpe town centre and its range of services and facilities. The site is also well-positioned for accessing services, amenities and facilities on Ashby Road. In addition, the building has ceased operating as a care home. The proposed development is also within the proximity of local pubs, shops, cafes and The Pods leisure centre. The plans demonstrate that the building is capable of conversion for 14 bedrooms, with mainly internal works and the proposed external changes relating to parking provision on site.

All things considered, the proposal complies with the terms of policies CS1, CS2, CS3 and CS22 of the Core Strategy, DS4 and R14 of the local plan, and PS1 of the Housing and Employment Land Allocations DPD, as well as the NPPF. Consequently, the principle of development is acceptable.



## **Layout, siting and design**

Policy DS1 (General Requirements) states that a high standard of design is expected in all developments in both built-up areas and the countryside, and proposals for poorly designed development will be refused. All proposals will be considered against the quality of design, amenity impact, conservation, resources and utilities and services.

Policy CS5 (Delivering Quality Design in North Lincolnshire) sets out the key design principles for all new development. It aims to ensure that development supports the creation of a high-quality built environment that is attractive to residents, investors and visitors.

Policy R14 (Hotel and Guest House Accommodation) supports new hotels, guesthouses and bed and breakfast accommodation provided that the development proposed is compatible with its surroundings in terms of siting, scale, design, materials and landscaping, and neighbouring residential amenities will not be detrimentally affected.

This proposal is mainly for the proposed change of use of the building; however, it involves the conversion of the building to a hotel or guesthouse, where most of the work will be internal.

As this is an existing building, with no changes to the siting and scale of the building, it does not raise any planning issues in terms of layout, siting and scale. It is therefore compatible with its surroundings.

## **Impact on neighbouring residential amenities**

Policy DS1 (General Requirements) requires that all development in both built-up areas and the countryside are considered against amenity impact. The policy requires that no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.

The character of the area is predominantly residential, and the streets are generally quiet. The existing use as a residential care home would have created a degree of noise and disturbance due to the comings and goings of staff and visitors to and from the site throughout the day and night. The change of use would therefore not be significantly worse.

The number of rooms to be included within the initial proposal was questioned in comments received from members of the public and the applicant has now issued revised plans which clarify this as 14 bedrooms (one for a night porter).

Most of the bedrooms include an en-suite with shared facilities downstairs for guests to enjoy, including a dining room and sitting room. It is considered that the revised plans demonstrate a suitable number of rooms for the building and the Environmental Health and Housing team has confirmed that all rooms meet the minimum amenity standards.

Comments received, including from members of the public, have expressed concerns that the property would be brought forward as an HMO. As it stands, the application is for a guesthouse and is being assessed as such. The Environmental Health and Housing team, as well as the Planning team, are satisfied the application must be considered as a guesthouse and not as an HMO.

No enlargements are proposed to the building and the window positions and orientations are not proposed to be altered. The proposed use is considered compatible with adjoining residential uses and would not harm the amenities of the occupiers in terms of privacy.

Regarding concerns about undue noise disturbance, the Environmental Protection team has no comments to make on the application.

Notwithstanding the above, the applicant has reduced the number of bedrooms within the building from 23 to 14 (13 for guests with one for a night porter) as established under PA/2021/1495, to protect residential amenities from noise disturbance.

While the Environmental Protection team has not objected to the proposal, it was considered prudent to recommend conditions to control working hours during construction and requiring a 'Site Rules and Management Plan' for guesthouse residents to be submitted and agreed with the local planning authority before occupation, due to concerns over noise nuisance. The applicant has confirmed that the guesthouse would operate the same system as their current property, 'The Normanby'. Consequently, the applicant has agreed to provide this prior to the development being brought into use.

Overall, the introduction of a hotel/guesthouse need not interfere with this established character of the area. The proposal is therefore judged acceptable as it would not result in loss of amenities such as privacy, through overlooking or overshadowing of neighbouring properties and land uses since this is an existing building and the works associated with the development are mainly internal restructuring.

It would also not create significant noise, smell, fumes, dust or other nuisance that would warrant refusal of the application. The Environmental Protection team have been consulted and has no comments to make on the application.

## **Highways**

Policy T2 of the local plan states that all development should be served by satisfactory access. Policy T19 is concerned with parking provisions.

The proposal would create 17 parking spaces. This is considered adequate for the hotel/guesthouse as the number of occupants will fluctuate daily, not to mention the public transport options for guests who would not rely on cars.

Highways have been consulted on the application and while they initially raised concerns about parking spaces for delivery or servicing, following the submission of additional information and an amended site layout plan, Highways have removed their objection to the proposal, subject to conditions. Accordingly, the proposal would comply with policies T2 and T19.

## **Drainage**

Policy CS19 of the Core Strategy is concerned with flood risk and policy DS14 of the local plan is concerned with foul sewage and surface water drainage. Policy DS16 of the local plan seeks to ensure that new development is not at risk from flooding.

The application site is within SFRA flood zone 1, which has a low probability of flooding. It is also within a residential area and there is an existing drainage facility within the building. The planning authority believes that the existing drainage facility is adequate for the

proposal. The LLFA Drainage Team has been consulted and has no objections or comments to make on the proposed development.

## **Public comments**

Twenty-five letters of comment have been received, of which 14 object to the proposal and 11 are in support. The matters raised in both the objection and supporting letters are similar to those raised in the initial proposal PA/2021/1495.

The planning authority believes that the proposal will not result in local road closures. While there will be some disruption to local businesses and neighbouring properties during the construction period, this will be short-term without harming long-term amenities.

Concerning the level of noise the proposed development would generate and the potential impact on surrounding residents, the Environmental Protection team has no comments to make on the application. However, Environmental Health and Housing have commented on the potential of future development of this property as a House in Multiple Occupation (HMO), due to its size and the proposed number of bedrooms.

They have not objected to the proposal but have commented that should the property be occupied by 3 or more persons, forming 2 or more households, sharing at least one amenity, under its current use as a guesthouse by persons who have no other alternative permanent place of residence, this would render the property an HMO and not a guesthouse and the applicant will need to ensure they comply with legislation and guidance.

Further, should the property be occupied as an HMO due to the parameters in the legislation and guidance, then the applicant will need to ensure that they have the correct planning permissions for use as an HMO. In addition, should the property be occupied as an HMO, the applicant will need to apply for an HMO licence under the above legislation.

Concerning comments about works currently being undertaken on site, the comments did not state the type of work to enable the planning authority to determine whether it constitutes permitted development. Note, during the site inspection no work that constitutes development under planning was ongoing.

The council's enforcement team has received a complaint regarding concerns over the use of the site as an HMO. This matter is under consideration as part of this application and has been addressed above.

Regarding concerns raised about amenity impact, it is worth noting that this proposal does not involve any extension or formation of any new windows and therefore any impact would not be worse than existing and would not result in any further overlooking/amenity issues for neighbours.

Regarding the fear of crime, planning has a role to play in combating and preventing the risk of crime through the design of new buildings, and the layout of the public realm are environmental factors that influence vandalism and crime. Whilst the concern is not in itself a material consideration per se, there is an indication of fear, which must be tackled in the report. This is an existing building and it is believed that the use would ensure or help reduce opportunities for crime rather than foster crime and muggers associated with a vacant building.

Highways have commented on the application and have not raised any concerns about public safety on the road. The loss of the care home has been addressed under the principle of development.

On employment, currently, the building is vacant and does not provide any employment. The use of a guesthouse or hotel would potentially provide employment.

## **Conclusion**

The principle of the conversion of the care home building into a hotel or a guesthouse used in this location represents an acceptable use that is compatible with the residential area.

The existing siting, layout and design of the building would be retained and there would be no extensions or external changes to the building. Therefore, the proposal does not raise any planning issues in terms of siting, layout and design.

On amenity impact, the introduction of use from a care home to a hotel/guesthouse would not result in any potential disturbance or potentially cause harm to the residential amenities and character of the area. The concerns raised have been noted and addressed in the report.

On the first reason for the refusal of PA/2021/1495, the planning authority believes that the applicant has demonstrated sufficiently that there is adequate parking space within the site for service vehicles and deliveries. The proposal demonstrates that there would be sufficient on-site parking spaces to accommodate customer and delivery vehicle parking on the site without any significant need for overspilling. It is believed that any overspill can be accommodated on the existing highway network without causing a highway safety concern.

The second reason for refusal of PA/2021/1495 relates to whether the applicant has provided adequate evidence to demonstrate that the building is no longer needed as a residential care home (community facility) or whether there is an acceptable alternative means of meeting such need. In this case, the applicant has confirmed that Grafton House Care Home was a failed facility which was forced to close following an inspection by the Care Quality Commission (CQC) in 2021. The inspection revealed some very serious concerns with both the care and safety of residents.

Furthermore, the property was placed on sale which gave every opportunity to purchase the site for use as a care home. However, no offers for such use were forthcoming and there was no demand for its reinstatement as a result of the damning report from the CQC which led to the closedown. Additionally, negative views and press reports of the potential use as a care facility were overshadowed.

It is worth noting that at the heart of the National Planning Policy Framework there is a presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Grafton House Care Home was a privately owned and run facility, the use of which could not have been safeguarded as such. Although the loss of a care home is regrettable, due to the facilities provided for an ageing population, the care home use has already ceased, and the property lies vacant. The proposal is considered a suitable use of the land and buildings in providing much-needed guesthouse accommodation in a sustainable location and is considered acceptable as there are no overriding reasons why planning permission should not be granted.

## **Pre-commencement condition**

The pre-commencement condition has been agreed upon with the applicant.

### **RECOMMENDATION      Grant permission subject to the following conditions:**

1.

The development must be begun before the expiration of three years from the date of this permission.

#### **Reason**

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Site Location: Dwg. No. 1390.01
- Site Layout: Dwg. No. 1390.02
- Building as existing: Dwg. No. 1390.03
- Building as proposed: Dwg. No. 1390.04 Rev A.

#### **Reason**

For the avoidance of doubt and in the interests of proper planning.

3.

The hotel/guesthouse hereby approved shall be occupied for Use Class C1 only, which comprises hotels, boarding and guesthouses (Bed & Breakfast, Inn, Motels, etc) where there is no specific element of care provided.

#### **Reason**

To ensure that approved hotel/guesthouse accommodation is not used for unauthorised permanent residential occupation.

4.

The proposed development shall not be brought into use until the vehicle parking, including surface markings, has been completed in accordance with the approved details. Once completed, the vehicle parking shall be retained. The development shall be constructed in accordance with Site Layout Drawing 1390.02.

#### **Reason**

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

5.

Prior to the commencement of the use hereby permitted, details of a management plan (including guest rules) shall be agreed upon, submitted to and approved in writing by the local planning authority. The approved plan shall be implemented, reviewed, and updated as necessary as an ongoing concern.

#### Reason

To protect residential amenities in accordance with policy DS1 of the North Lincolnshire Local Plan.

6.

No development shall take place until a delivery/servicing plan (including delivery times) has been submitted to and agreed to in writing by the local planning authority and the final design of the development shall incorporate all the measures identified in the agreed delivery and servicing plan.

#### Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

#### **Informative 1**

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued; and
- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

#### **Informative 2**

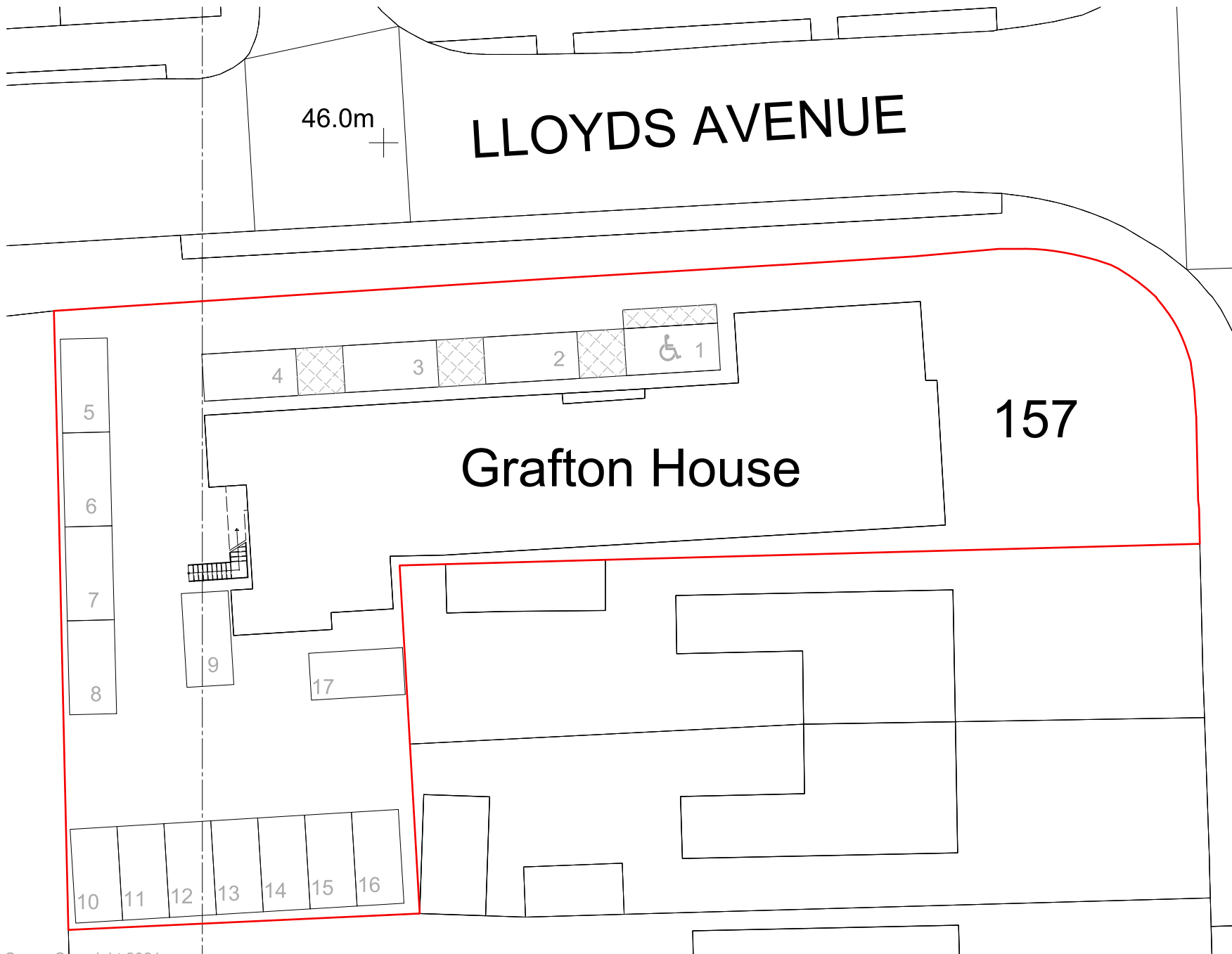
In determining this application, the council, as a local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

0 30 60 90 120 150 m



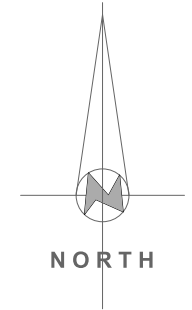
 Development Boundary

**PA/2022/993**



**NOTES**  
 All materials, construction and details shown or implied by this drawing must comply with the current British Standards, Codes of Practice, Planning and Building Regulation requirements, Health and Safety Executive Legislation and the Clients particular specifications. Conflicting information shown or implied shall be referred to ADS (Scunthorpe) Ltd. This drawing is Copyright and the information contained within it is strictly confidential and may not be disclosed to third parties without the written permission of ADS (Scunthorpe) Ltd.

Revision	Date



**Planning Application**

**Project**  
 Change of Use Application from a Residential Care Home to a Hotel/Guest House  
 Grafton House, 157 Ashby Road  
 Scunthorpe

**Client**  
 Miss. J. Hughes

**ADS** Architectural Design Services (Scunthorpe) Ltd  
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 DN15 6JN  
 TEL: 01724 869428  
 EMAIL: ads.scun@inward.com

Date	October 2021
Scale	1:200 @ A3
Drawn	A. Cheffings
Drawing Nr.	1390.02
Revision	-



# PA/2022/993 Existing floor plans (not to scale)

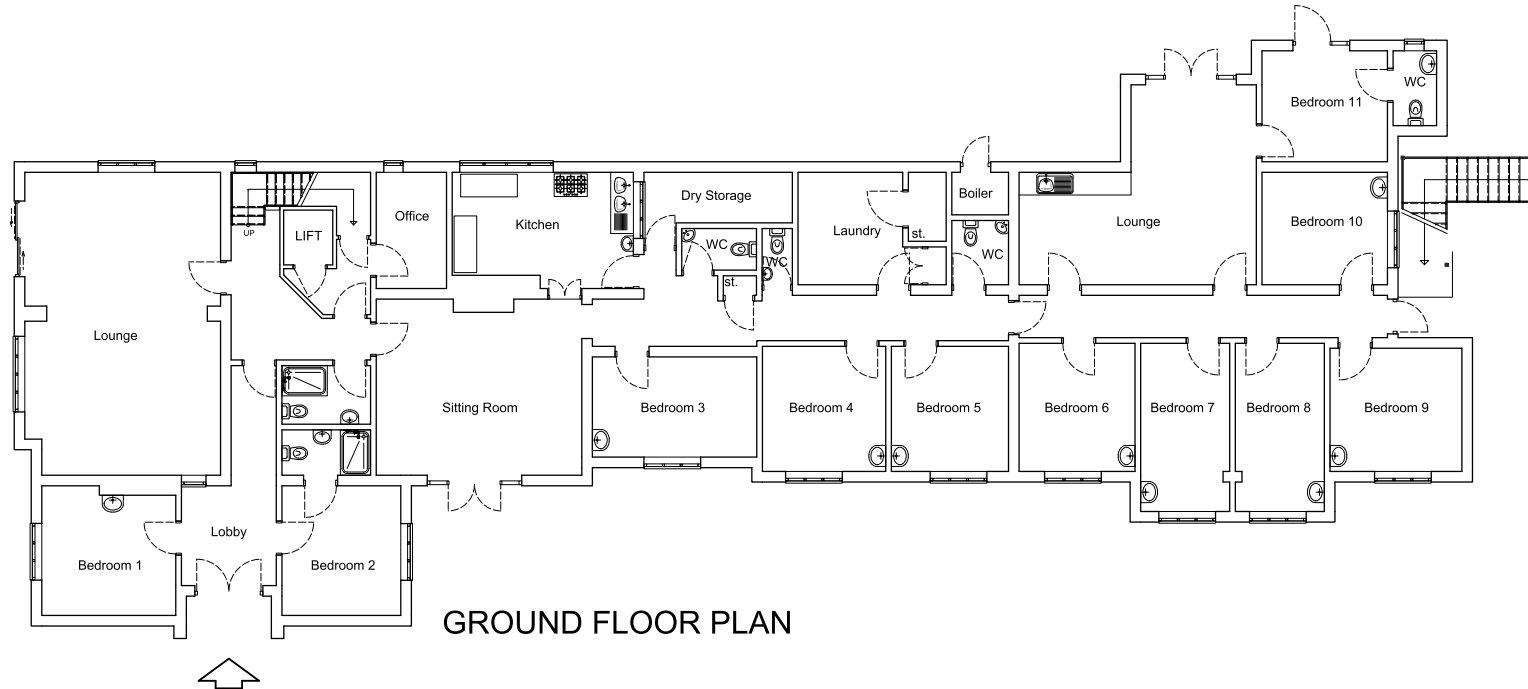
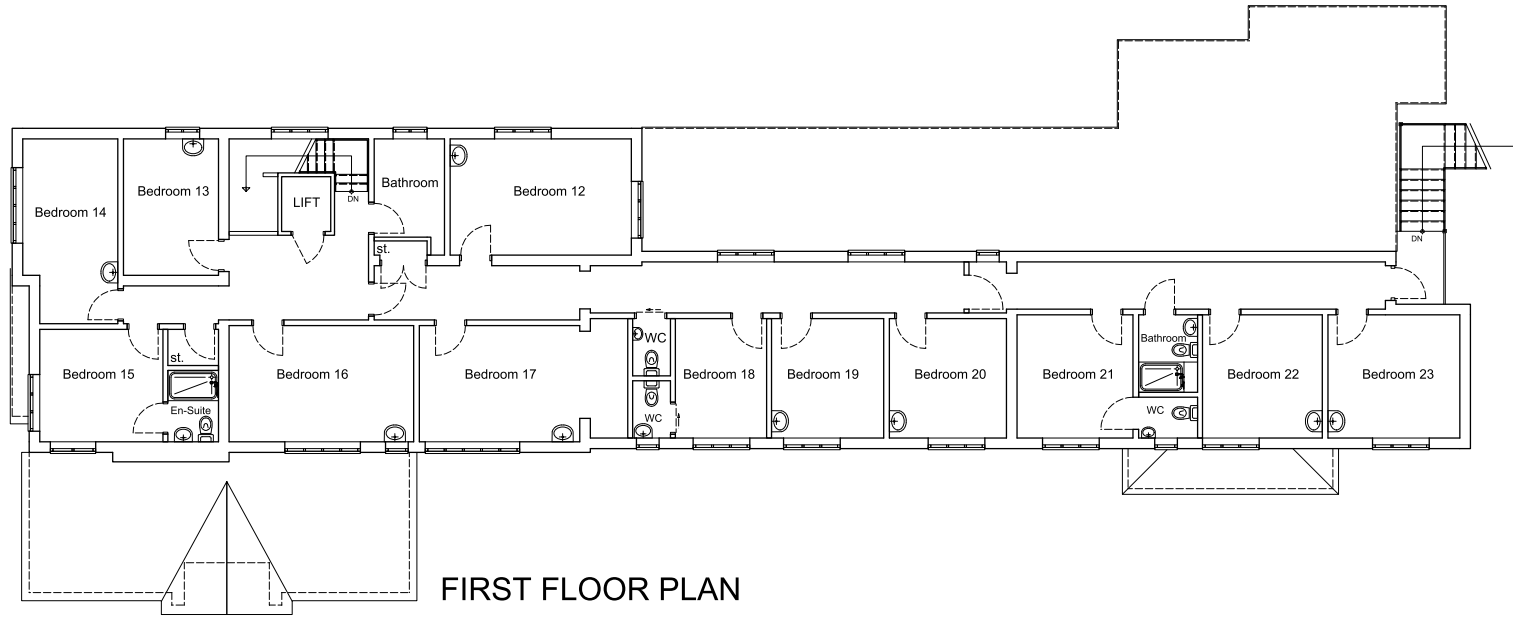
DO NOT SCALE FROM THIS DRAWING.

Building as Existing

## NOTES

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Revision	Date



## Planning Application

Project  
Change of Use Application from a Residential Care Home to a Hotel/Guest House, Grafton House, 157 Ashby Road Scunthorpe

Client  
Miss. J. Hughes

**ADS** Architectural Design Services (Scunthorpe) Ltd  
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Date December 2021  
 Scale 1:100 @ A2  
 Drawn A. Cheffings

Drawing Nr. Revision

1390.03

-

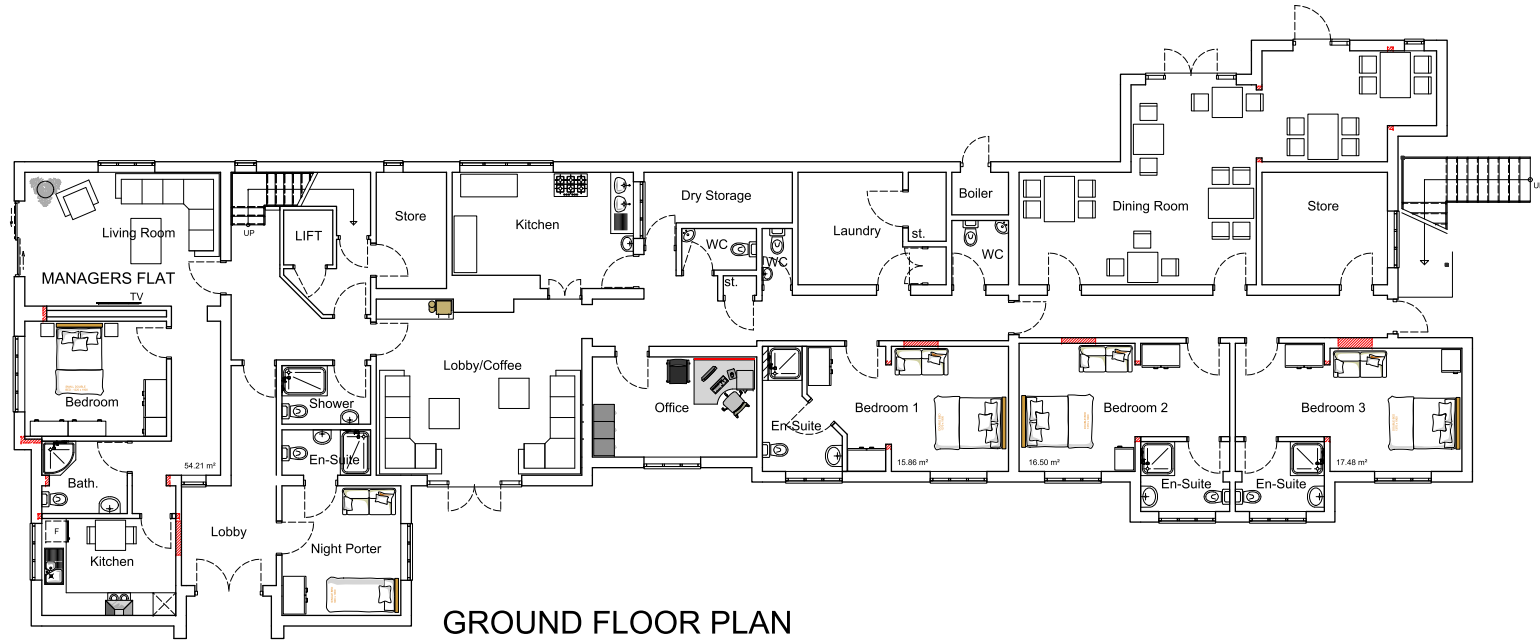
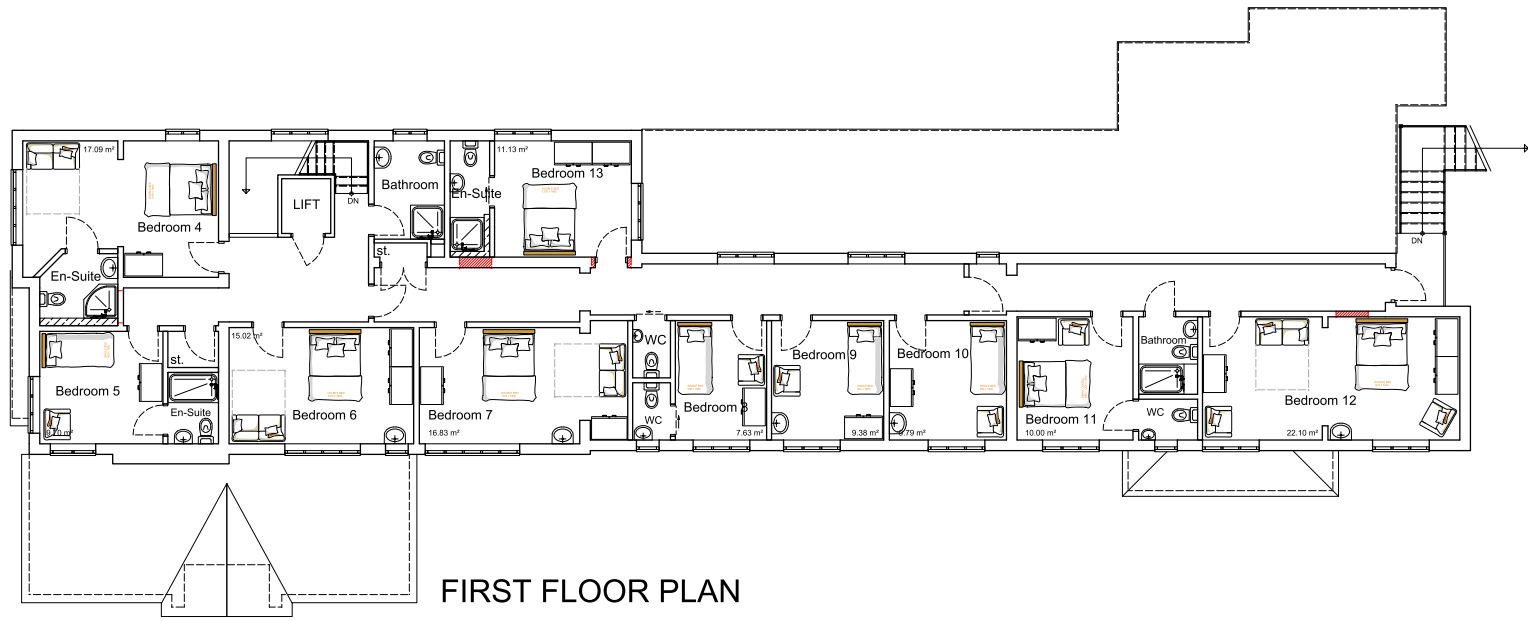
# PA/2022/993 Proposed floor plans (not to scale)

Building as Proposed

DO NOT SCALE FROM THIS DRAWING.

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Revision	Date
A - Managers Flat added and total number of bedrooms reduced.	29.03.22



## Planning Application

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Date: December 2021  
 Scale: 1:100 @ A2  
 Drawn: A. Cheffings

Drawing Nr. **1390.04** Revision **A**