



Appeal Decision

Site visit made on 19 September 2025

By S Hartley BA (Hons) Dist.TP (Manc) DMS MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 22 September 2025

Appeal Ref: APP/D2510/W/25/3368819

70 Sandbeck Avenue, Skegness, Lincolnshire, PE25 3JS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended).
 - The appeal is made by Giles dela Cruz against the decision of East Lindsey District Council.
 - The application reference is 00409/25/FUL.
 - The development proposed is a change of use from use class C1 (bed and breakfast) to a holiday let.
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Decision

1. The appeal is allowed, and planning permission is granted for the change of use from use class C1 (bed and breakfast) to a holiday let at 70 Sandbeck Avenue, Skegness, Lincolnshire, PE25 3JS in accordance with the terms of the application reference 00409/25/FUL, subject to the conditions in the attached schedule.

Procedural Matters

2. Subsequent to the decision of the local planning authority (LPA), the appellant has submitted further information concerning efforts to market and sell the appeal property as a bed and breakfast business. The LPA has accepted the additional information and has commented upon it in its own appeal submissions. I have no other objections before me with regard to the appeal proposal. Therefore, I do not consider that any injustice will result from including the additional information as part of the appeal process, and I have therefore proceeded to determine the appeal with the inclusion of the additional information.

Main Issue

3. The main issue is the impact of the proposed development upon the tourist economy of Skegness.

Reasons

4. The appeal property is a detached, two storey building with a double pitched roof and with double storey height curved bay windows, looking onto a hard surfaced parking area which abuts the pavement. It is located in a line of similar buildings.
5. The main parties acknowledge that the building lies within a 'Serviced Holiday Accommodation Area' of the town which the LPA, in its East Lindsey Local Plan Core Strategy 2018 (LP), states is defined in its Settlement Proposals Development Document. Policy SP19 of the LP as those '*which have the greatest predominance of hotels and bed and breakfast accommodation*'. It states that '*part of the success of the coast relies on the availability of accommodation for visitors; this includes all*

types of accommodation including caravans, log cabins, chalets, camping and touring sites and serviced holiday accommodation such as hotels and bed and breakfast establishments’.

6. While the list might be construed to include holiday lets as serviced holiday accommodation, the policy nevertheless includes a *‘presumption against the loss of hotels and bed and breakfast accommodation in the Serviced Holiday Areas’* and that *‘the onus will lie with the developer who proposes to remove the type of development from a defined area along the coast to have to show why there is firstly, no longer a need for the hotel or bed and breakfast business or it should be shown that it is no longer viable in the longer term and that it cannot be sold as a going concern. Any hotel or bed and breakfast should be advertised for a minimum period of six months before being released for other uses’.*
7. The Skegness Neighbourhood Plan 2025 (NP) also requires that *‘any hotel, guest house or B&B within the Serviced Holiday Accommodation Areas should be advertised for a minimum of 12 months before being released for other uses’* and , where one such use would be where *‘the proposed alternative use would also support local tourism, including self-catering accommodation’.*
8. The appellant has now produced evidence of attempts to market the appeal property, and in the light of this, the LPA has concluded that *‘the additional information submitted demonstrates that the B&B was marketed for the relevant period of time in accordance with Policy V2 of the Skegness Neighbourhood Plan and SP19 of the East Lindsey Local Plan and that adequate justification has been provided for the conversion to a single holiday let’.*
9. Therefore, it has concluded that *‘should the Inspector be minded to accept the marketing evidence, the Council can no longer effectively defend this appeal’.* In view of the submitted additional information,
10. I have no reason to disagree with the stance of the LPA and conclude that the proposed development would accord with policy V2 of the NP and policy SP19 of the LP. Adequate justification has been provided for the conversion to a single holiday let.

Conditions

11. The LPA has suggested conditions in the event that I am minded to allow the appeal and the appellant has confirmed his acceptance of them.
12. I have imposed the standard time condition and, for the avoidance of doubt and in the interests of certainty, a condition relating to the approved plans
13. I have included a condition relating to the occupancy of the holiday-let in the interests of protecting the local tourist economy, and a condition to protect the amenities of the occupiers of nearby residencies in terms of noise.
14. I have felt it necessary to impose a condition to ensure the safety of the occupiers of the holiday let in the event of flooding.

Conclusion

15. There are no material planning considerations that indicate that the application should be determined other than in accordance with the development plan. Therefore, the appeal should be allowed.

S. Hartley

INSPECTOR

Schedule of Conditions

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings and other documents and any drawings approved subsequently in writing by the local planning authority pursuant to any conditions on this decision letter.

Location Plan
Plan no. 11-18
Plan no. 1-2

Received by the LPA 03.04.2025.
Received by the LPA 03.04.2025.
Received by the LPA 19.03.2025.

3. The holiday let hereby permitted shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operators of the site shall maintain an up-to-date register of the names of all occupiers of the accommodation on site, and of their main home addresses, and shall make this information available to the local planning authority upon request.
4. Prior to the occupation of the holiday let hereby permitted being brought into use, a Management Plan for the holiday let shall be submitted to and agreed in writing by the local planning authority. This plan shall include details of:-
 - Methods for controlling noise;
 - How the accommodation will be managed in terms of arrivals and departures.

The holiday let shall only be operated and used in accordance with the approved plan.

5. The development hereby permitted shall be occupied in accordance with the Flood Warning and Evacuation Plan received by the local planning authority 19th March 2024. The plan shall remain in place at all times when the holiday let is in use.