Emma Gower

From: Hill, Jess <Jess.Hill@sholland.gov.uk> on behalf of Hill, Jess
Sent: 29 April 2026 13:16
To: Emma Gower
Subject: RE: H22-0218-26 - Amended Site Layout

Follow Up Flag: Follow up
Flag Status: Completed

Hi Emma,

I understand your request and we generally do accept minor changes for proposals where we think these would help overcome issues. However, in this case, there are major issues with the principle of development and the design in particular. The requirement to active proactively does not mean we need to accept amended plans for every application. The NPPG is also clear that:

"It is at the discretion of the local planning authority whether to accept such changes, to determine if the changes need to be reconsulted upon, or if the proposed changes are so significant as to materially alter the proposal such that a new application should be submitted."

You could have submitted a pre-application request for advice as we do offer this service and applicants are encouraged to do this. But in this case we are not willing to accept amended plans.

Regards
Jess

Jess Hill MRTPI | Senior Planning Officer | South Holland District Council
T: 01775 764781
E: jess.hill@sholland.gov.uk
www.sholland.gov.uk | www.boston.gov.uk
www.e-lindsey.gov.uk | www.selcp.co.uk



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From: Emma Gower <emma.gower@studio11architecture.co.uk>
Sent: 29 April 2026 13:03
To: Hill, Jess <Jess.Hill@sholland.gov.uk>
Subject: RE: H22-0218-26 - Amended Site Layout

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Hi Jess,

Thanks for your email, and we appreciate you seeking further reviews.

Whilst we note your position regarding the acceptance of amendments, we would like to formally request the opportunity to submit revised drawings for this application. With the NPPF placing a duty on local planning authorities to work proactively with applicants to resolve issues during the determination of applications where possible, we feel this is an instance where that approach would be beneficial to both parties. We believe the proposed amendments would directly address the fundamental concerns raised.

We can send the amendments today and hope you will give this request your consideration.

Many thanks,

Emma Gower BArch (Hons)
Project Leader /Senior Architectural Assistant
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From: Hill, Jess <Jess.Hill@sholland.gov.uk>
Sent: 28 April 2026 14:00
To: Emma Gower <emma.gower@studio11architecture.co.uk>
Subject: RE: H22-0218-26 - Amended Site Layout

Hi Emma,

To update you I have sent the application through for review by my manager and he agrees with the recommendation for refusal.

In terms of amended information, our position is not to seek or accept amendments unless there are exceptional circumstances (as set out on our website). Also, as set out previously, I don't think that amendments would overcome our fundamental concerns with the proposals in this case.

Submit or Amend a planning application - South Holland District Council

Regards
Jess

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From: Emma Gower <emma.gower@studio11architecture.co.uk>
Sent: 15 April 2026 15:58
To: Hill, Jess <Jess.Hill@sholland.gov.uk>
Subject: RE: H22-0218-26 - Amended Site Layout

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Hi Jess,

Thanks again for your response.

We've just taken a visit to the site to refresh our understanding and reviewed the points you've raised. We would like to provide a comprehensive response to your comments and would welcome the opportunity to submit revised information to help clarify a number of these items.

We note your comments regarding boundary treatments and we will look to address these. If you're happy for us to proceed on this basis, I will arrange for the information to be provided.

Many thanks,

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From: Hill, Jess <Jess.Hill@sholland.gov.uk>
Sent: 15 April 2026 14:37
To: Emma Gower <emma.gower@studio11architecture.co.uk>
Subject: RE: H22-0218-26 - Amended Site Layout

Hi Emma,

No worries – in terms of 409, the overlooking relates to habitable rooms that would face one another and the garden space of 409. This dwelling has a relatively low boundary treatment as you can see in the attached photo. A taller boundary treatment or some planting could assist with the degree of overlooking. Also, I don't think the site plan shows an extension that has been installed at 409 so the separation distances are likely to be smaller than currently shown on the site layout plan. There is between 4m and 6m between the northern

elevations and the northern boundary. As there are bedroom windows on this elevation, I consider that this would result in an unacceptable degree of overlooking as currently shown. Although we don't have specific requirements in terms of separation distances set out within the Local Plan, it is generally accepted that there should be around 21m between habitable rooms. This wouldn't be achieved in this case.

Thank you
Jess
Jess Hill MRTPI | Senior Planning Officer | South Holland District Council
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From: Emma Gower <emma.gower@studio11architecture.co.uk>
Sent: 15 April 2026 14:25
To: Hill, Jess <Jess.Hill@sholland.gov.uk>
Subject: RE: H22-0218-26 - Amended Site Layout

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Hi Jess,

Thank you for your response. I appreciate the explanation regarding your concerns about the existing building. We will review this internally.

Could you please clarify your concerns regarding the overlooking of No. 409?

Many thanks,

Emma Gower BArch (Hons)
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From: Hill, Jess <Jess.Hill@sholland.gov.uk>
Sent: 15 April 2026 13:51
To: Emma Gower <emma.gower@studio11architecture.co.uk>
Subject: RE: H22-0218-26 - Amended Site Layout

Hi Emma,

In terms of the structural survey, I am not sure if this has been undertaken by a structural engineer/surveyor but its evident that there is major cracking on one side of the building and other signs of damage throughout the building. I don't think that the survey is sufficient to show that the building is capable of conversion without effectively re-construction (which goes beyond Class Q).

The proposed internal floorspace of the barn conversion would be approximately 42sqm. The nationally described space standard sets out that the minimum internal floorspace for a 1-bedroom 2-storey dwelling is 58sqm. Any Class Q conversion must accord with the NDSS and as such, the proposal is not eligible to be converted using the Class Q permitted development right.

The notion of the Class Q fallback position was comprehensively dealt with at the landmark Court of Appeal case, Mansell vs Tonbridge and Malling Borough Council (2017). This case established that that where there is a realistic prospect of a permitted development scheme being implemented, and where an alternative proposal would normally conflict with the development plan insofar as it being an unsuitable location for housing, the potential for the fallback position to outweigh that conflict must be considered by the local authority. Therefore, where the alternative new-build proposal offers either an **enhancement to the setting or a reduction in density** when compared to the fallback, the development could be allowed to proceed.

As set out previously, I do not consider there is a realistic prospect of a Class Q conversion and therefore, there is not a fallback position in this case. However, even if there was a fallback position, I don't think that the design represents an enhancement to the setting or a reduction in density. The proposal would replace the existing moderately sized building with a very large-scale dwelling and associated garage (7 x the existing built volume). The overall form and appearance would be overtly out of character for the area. I have not suggested design amendments as I do not consider that minor tweaks would overcome the fundamental concerns with the proposals.

Regards
Jess

Jess Hill MRTPI | Senior Planning Officer | South Holland District Council
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From: Emma Gower <emma.gower@studio11architecture.co.uk>
Sent: 15 April 2026 12:58
To: Hill, Jess <Jess.Hill@sholland.gov.uk>
Subject: RE: H22-0218-26 - Amended Site Layout

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Hi Jess,

Thank you for your email and for engaging with us ahead of a formal decision. As always we welcome the opportunity to discuss the application at this stage.

Having considered your comments carefully internally, we would request that you provide more specific detail on a number of the points raised, as without this it is difficult for us to meaningfully respond or consider whether any amendments might be appropriate.

Structural Capability
A structural survey was submitted as part of the application specifically to address the question of whether the barn is capable of conversion. We note your view that insufficient evidence has been provided, but would ask that you set out which specific aspects of the submitted survey you consider to be inadequate, and what further information you would require in order to be satisfied on this point. Without that detail, we are unable to assess whether your concern reflects a gap in the evidence or a difference of professional opinion.

National Space Standards
You have indicated that the proposal would not accord with the relevant national design standards. We would be grateful if you could confirm which elements you consider to be non-compliant. This will allow us to review the proposals accordingly and respond substantively.

Betterment
We would respectfully question the basis on which betterment is being assessed in this case. The Class Q permitted development right establishes the principle of residential use on the site. The question of betterment must therefore be considered by reference to what a Class Q conversion would actually deliver, not the existing barn in its agricultural form. A Class Q conversion would be constrained by the existing structure, typically resulting in a utilitarian form of development with limited scope to address design quality, sustainability, or environmental enhancement. By contrast, the proposed dwelling offers a purposefully designed, modern form of construction with associated sustainability benefits, and the scheme includes Biodiversity Net Gain enhancements that would not be achievable through a permitted development conversion. We would ask that betterment is assessed on this basis, with appropriate weight given to these material considerations.

On the question of scale and character, whilst we acknowledge that a number of the surrounding dwellings are bungalows, there are also two storey properties in the vicinity. The proposed dwelling is a chalet bungalow, specifically designed to respond to the character and context of the site. It is set significantly back from Broadgate and, when viewed from surrounding roads, is seen across open fields against the backdrop of the existing built form. We would therefore question whether the characterisation of the proposal as out of keeping with the area is fully justified, and would welcome a more detailed explanation of your assessment on this point.

Overlooking of No. 409
We note your concern regarding overlooking of the neighbouring property to the North, but would ask that you clarify specifically how this arises. The proposed dwelling has no first floor windows on the North Elevation, and we would therefore question what the source of the alleged overlooking is. We would be grateful if you could identify the specific windows or openings you consider give rise to this concern.

We are keen to establish a more detailed understanding of your thoughts based on the above, because if there are design amendments that could be undertaken we would be open to discussing those with you.
Thank you again for your engagement.

Many thanks,

Emma Gower BArch (Hons)
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From: Hill, Jess <Jess.Hill@sholland.gov.uk>
Sent: 14 April 2026 17:09
To: Emma Gower <emma.gower@studio11architecture.co.uk>
Subject: RE: H22-0218-26 - Amended Site Layout

Hi Emma,

No worries its good to be proactive so I understand. In this case, I do have concerns with the proposals. For example, I don't think that there is a realistic prospect of a Class Q conversion. I therefore don't think there is a fallback position in this case. For example, the barn conversion wouldn't accord with the nationally described space standard (please see below for a link to the relevant legislation on this): The Town and Country Planning (General Permitted Development) (England) (Amendment) Regulations 2020. Also, I don't think the barn appears to be structurally capable of a conversion and insufficient evidence has been provided to clearly show this.

As I don't think there is a valid fallback position, the proposal needs to be assessed in accordance with Policy 1 and I consider that the proposal conflicts with this policy.

Even if there was a Class Q fallback, I don't think that the proposal represents a betterment in this case. The proposal seeks to install a very large dwelling and a large, detached garage within the site in place or a relatively small agricultural building. The garage building alone would nearly double the size of the existing barn in terms of its built volume. The nearest dwellings are mostly detached single storey bungalows, whereas the proposed dwelling would be very large in comparison and out of keeping with the character of the area. The

proposal would also encroach further into the countryside by creating a relatively large residential curtilage around the site.

I also have concerns with the degree of overlooking there would be with the bungalow to the north of the site (No 409). This is due to the separation distance involved.

Overall, I think that the planning balance is likely to be against the proposals in this instance.

Regards
Jess
Jess Hill MRTPI | Senior Planning Officer | South Holland District Council
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E: jess.hill@sholland.gov.uk
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From: Emma Gower <emma.gower@studio11architecture.co.uk>
Sent: 14 April 2026 16:52
To: Hill, Jess <Jess.Hill@sholland.gov.uk>
Subject: RE: H22-0218-26 - Amended Site Layout

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Hi Jess,

Apologies for the early submission. I was clearly a little too keen.

Now that the consultation period has closed, I wanted to ask whether you have had the opportunity to review the application. If you have any concerns I can address, please do let me know.

If you require any further information please do not hesitate to contact me.
Many thanks,

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From: Hill, Jess <Jess.Hill@sholland.gov.uk>
Sent: 07 April 2026 11:47
To: Emma Gower <emma.gower@studio11architecture.co.uk>
Subject: RE: H22-0218-26 - Amended Site Layout

Hi Emma,

Thank you for your email however I'm not going to add the amended plans to the application as the consultation period does not end until 12 April so there might be further issues that need addressing.

Regards
Jess

Jess Hill MRTPI | Senior Planning Officer | South Holland District Council
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From: Emma Gower <emma.gower@studio11architecture.co.uk>
Sent: 07 April 2026 11:33
To: Hill, Jess <Jess.Hill@sholland.gov.uk>
Subject: H22-0218-26 - Amended Site Layout

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Good morning Jess,

I hope you're well.

Further to the Highways comments regarding application H22-0218-26, please find attached a revised Site Layout which includes the updated driveway specification.
If you require any further information in relation to this application, please do not hesitate to contact me.

Many thanks,

Emma Gower BArch (Hons)
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