DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-0374-26**	**Applicant:**	**Ms V Clough**
Proposal:	Demolition of existing side extension & outbuildings & alterations including formation of additional bedrooms in roof space with dormers to front elevation		
Location:	Abbeyfields 3 The Chase Crowland		
Terminal Date:	5th October 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
29	The Historic Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework August 2026

Section 4 - Achieving sustainable development
Section 14 - Achieving well-designed places
Section 15 - Promoting sustainable transport
Section 17 - Pollution, public protection and security
Section 20 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	1	0	0	0
WARD MEMBER	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
HISTORIC ENVIRONMENT OFFICER	0	0	0	1
NORTH LEVEL	0	0	0	1

INTERNAL DRAINAGE BOARD				
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for the demolition of an existing side extension and outbuildings and alterations to the dwelling including the formation of additional bedrooms in the roof space with dormer windows to the front and rear elevation at Abbeyfields, 3 The Chase, Crowland.

There would be no increase in height despite the change to the roof with this staying at 6800mm and the eaves remaining at 2600mm. Furthermore, the demolition of existing built form would reduce the floor space from 132sqm to 129sqm, split between 72sqm on the ground floor and 57sqm on the first floor.

The front elevation would feature two dual pitched dormers measuring at 2400mm in height and 1800mm wide whilst the rear elevation would feature a single box dormer measuring at 1900mm tall and 8200mm wide.

Finally, it would be constructed from concrete interlocking roof tiles, facing brickwork and white uPVC windows and doors to match the existing property.

Site Description

The site is located within the defined settlement boundary of Crowland and also directly abuts the Conservation Area as outlined in the South East Lincolnshire Local Plan, 2019 (SELLP). Abbeyfields is a single storey bungalow of standard design and features a conservatory to the side as well as a detached double garage towards the front of the site. It is a fairly small dwelling within a large plot and has mature trees and hedges throughout.

History

H02-1366-90 - Erection of double garage - Approved

Consultation Responses

Crowland Parish Council

Object - CPC feel that this building is completely out of character for the surrounding area, also being in a very close proximity to the kissing ground and Abbey. CPC feel as so much ground area, the objectives could be met with a single-story property, retaining the characteristics of the previous property, which would have suited the area better.

Councillor B Alcock

Looking at what has historically been on site as well as the surrounding area is the proposal in keeping with its location. Does it improve the street scene and is it a 'beautiful' development.

North Level Internal Drainage Board

No objections.

Lincolnshire County Council Highways & SUDS

No Objections

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Comments:

Demolition of existing side extension & outbuildings & alterations including formation of additional bedrooms in roof space with dormers to front elevation. The proposal will result in a three-bed bungalow increasing in size to a four-bed house, there will be no change to the access or parking and there is sufficient parking on site therefore the proposal will not have an adverse impact on the public highway.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application.

Lincolnshire County Council Historic Environment

Thank you for consulting us on this. Having reviewed the application documents and the updated available Historic Environment information for this application, the proposal is unlikely to have an impact on significant archaeological remains. Consequently, no further archaeological input is necessary for this application. It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

Historic England

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at https://historicengland.org.uk/advice/find/

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

Conservation Officer

No objections. Site is adjacent to field approach to Crowland Manor. Inspection of plans indicate no increase in height of the overall property, and the site is situated far enough away from the Listed building as to be confident in stating the difference in design should not at all materially affect the setting of the listed building.

Public Representation

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, one letter of representation has been received, these have been summarised below:

Key Planning Considerations

The main issues and considerations in this case are (but are not limited to):
- Principle of Development and Sustainability
- Layout, Design, and Impact on the Character of the Area
- Impact on Neighbouring Residents/Land Users/Land Uses
- Highway Safety and Parking

Evaluation

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

In this case, the adopted South East Lincolnshire Local Plan 2011-2036 (SELLP), adopted March 2019, forms the development plan for the District, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above .

The policies and provisions set out in the National Planning Policy Framework, updated August 2026, (NPPF) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Planning Considerations

Principle of Development and Sustainability

Policy 1 of the SELLP sets out the settlement hierarchy in respect of delivering sustainable development, which meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local need, whilst making more sustainable use of land, and to minimise the loss of high-quality agricultural plots by developing in sustainable locations and at appropriate densities.

Policy 1 expresses this sustainable hierarchy of settlements, ranking the settlements deemed to be most sustainable in descending order. The most sustainable locations for development are situated within the 'Sub-Regional Centres', followed by 'Main Service Centres'. Lower down the hierarchy are areas of limited development opportunity including Minor Service Centres, with areas of development constraint comprising 'Other Service Centres and Settlements'. The countryside is at the bottom of the settlement hierarchy and represents the least sustainable location.

The site is within the settlement of Crowland which is classed as main service centre within Policy 1. As such development will be permitted that supports Crowland's role as a service centre, helps sustain existing facilities or helps meet the service needs of other local communities.

Policy S4 of the NPPF outlines when development within settlements would be acceptable. This states:
"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."

As the site is within Crowland, development within this location is considered appropriate. In any event, the proposal solely relates to the extension of an existing and established residential dwelling and therefore, the principle of such development is considered to be appropriate.

As such, the proposal is considered to be in accordance with the requirements of the SELLP and NPPF when viewed in principle. This is subject to the assessment against site specific criteria; including (but not limited to) the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers, and impact on highway safety, which are discussed in turn in the following sections.

Layout, Design and Consideration of the Character and Appearance of the Area and Heritage Impacts

Policy Context - Character and Design

Section 14 of the NPPF, "Achieving well-designed places", outlines that planning decisions and

policies should "promote high quality, healthy, inclusive and sustainable places".

Paragraph 1 of DP3 outlines that "development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets".

In order to create well-designed places, Paragraph 2 outlines that proposals should reflect seven key principles, as appropriate to the nature of the development and its location. These are: liveability, climate, nature, movement, built form, public space, and identity.

Paragraph 3 of DP3 is explicit that proposals which conflict with paragraph 1, the relevant aspects of paragraph 2 of DP3, or relevant development plan policies and guidance, should be refused. Conversely, substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

Likewise, Policy 2 of the SELLP outlines sustainable development considerations for proposals; providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals. Furthermore, Policy 3 of the SELLP requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically designated or undesignated townscape or landscape surroundings.

These policies accord with the provisions of the NPPF and require that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable. Proposals for new development would therefore require the aforementioned considerations to be adequately assessed and designed, including the siting, design, and scale to be respectful of surrounding development and ensure that the character of the area is not compromised.

Policy Context - Heritage

The application site in this instance directly abuts the Crowland Conservation Area and is within close proximity to a Grade I Listed Crowland Abbey and surroundings.

In respect of any buildings or other land in a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area, through Section 72 the Planning (Listed Buildings and Conservation Areas) Act 1990.

In assessing proposals of this nature, the Local Planning Authority must also ensure special regard to preserving the Listed Buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act'). No harm should be caused with the historical assets and their surroundings requiring to be preserved or enhanced.

The NPPF expresses the importance of considering the impact of development on the significance of designated heritage assets; advising that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.

Policy HE6 of Section 20 of the NPPF states that "When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance".

Policy HE9(1) of the NPPF states: "Development proposals within or affecting the significance of conservation areas should:
a. Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and
b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development"

Policy 29 (The Historic Environment) states amongst other matters that the distinctive elements of

the South East Lincolnshire historic environment will be conserved and, where appropriate, enhanced, in keeping with the policies in the NPPF. Development proposals will be expected to conserve and enhance the character and appearance of designated and non-designated heritage assets. Policy 29 is broken into five interrelated sections, with parts A, and B relevant here.

Policy 29A, relating to listed buildings, states: "Proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building."

Policy 29B, relating to conservation areas, states: "Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character, appearance and setting. Proposals should:
1. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;
2. Retain architectural details that contribute to the character and appearance of the area;
3. Where relevant and practical, remove features which are incompatible with the Conservation Area;
4. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and plot widths of the existing built environment;
5. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;"

To this end, all proposals which impact upon the Conservation Area or which affect listed buildings should preserve or enhance their settings.

Assessment

As outlined above, there would be no increase in height following the completion of the works with the main alterations being a change to the roof slope as well as the additions of dormer windows on the front and rear elevations. The front elevation would include two dual pitched dormer windows of a fairly standard height and size. Whilst there are no examples of dormer windows within the immediate setting these are not considered to cause any harm to character of the area due to the relatively standard design featured.

On the rear elevation, a continuous box dormer would span almost the full length to provide windows for two bedrooms as well as a bathroom. Whilst the box dormer is not considered to be as visually appealing as the frontage elements, the siting to the rear elevation coupled with the existing screening along the northern boundary, would limit views of the feature. Furthermore, although large in size, the dormer window is set considerably below the ridge of the roof, ensuring that it does not dominate the roof space and is visually subservient. Moreover, as evidenced through the submitted information, a comparable feature could reasonably be installed on the existing roof slope through the powers transferred under Schedule 2, Part 1, Class B of the General Permitted Development Order, 2015. As a result, there is a realistic possibility of a comparable feature, which would have a comparable overall impact upon the street scene, being installed regardless of the outcome of this application.

Existing elements of the built form are to be demolished as part of this proposal and would ultimately see the removal of around 60sqm from the ground floor. The majority of floor space lost as a result of this would be replaced via the loft conversion which adds a total of 57sqm within the new first floor to take the total area to 129sqm, a very small 3sqm loss from the current area. Consequently, the change to the overall bulk of the dwelling would be limited.

The roof alterations would be constructed form concrete interlocking roof tiles, facing brickwork and white uPVC windows and doors which would match the existing property. This would ensure that the development would remain in keeping with the host property; and therefore, it is not considered that the proposal would cause harm to the surrounding area.

As a result of the appropriateness of the materials, scale, and overall design of the proposal, it is not considered that the proposal would harm the setting of the listed assets or the Conservation Area. The Conservation Officer has outlined that they have no objections due to their being no increase in overall height and that the site is situated far enough away from the Listed Building to ensure that it would not materially harm the setting of it. The proposal is therefore considered to have no effect on the significance of a heritage asset, in line with Policy HE5 of the NPPF.

Taking account of the design, scale and nature of the development, as detailed above, the proposal is considered to be acceptable. The proposal would not cause an adverse impact to the character or appearance of the area, nor cause harm to the nearby heritage asset, and would therefore be in accordance with Policies 2, 3 and 29 of the SELLP and Section 14 and 20 of the NPPF.

Impact on Residential Amenity/Land Users

DP3 of the NPPF outlines that development should create places that are safe, inclusive, and accessible and which promote health and well-being, with a focus on promoting liveability.

Likewise, Policy P3(1) outlines that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site. This point is expanded upon in P3(2) which states all development proposals should "provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and the quality of life ".

Policies 2 and 3 of SELLP sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

As discussed above, the maximum height of the roof would not increase despite the alterations which are proposed. In light of this, and the distance to the neighbouring boundaries, it is not considered that the proposal would result in an unacceptable level of overshadowing. The introduction of dormer windows across the front and rear elevations would not significantly increase the bulk or overshadowing effect of the built form either.

Despite the addition of dormer windows on both roof slopes, and additional bedrooms within the first floor, it is considered that there would be no additional material overlooking following the construction of the alterations. These windows would solely face towards the north and south and would therefore only overlook the public highway and footpaths and the host properties rear garden. This would prevent a material overlooking concern arising.

As detailed above, the scale and design of the proposal is considered to have no significant or unacceptable impact on the residential amenities of the occupiers of adjacent properties or land users, when also taking account of the conditions recommended. As such, the proposal is considered to accord with Sections 14 and 17 of the NPPF and Policies 2 and 3 of the Local Plan in terms of impact upon residential amenity.

Highway Safety and Parking

Section 15 of the NPPF is titled 'Promoting sustainable transport'. Within this, Policy TR6(4) advises that "development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion."

In respect of highway matters, Policy 2 details that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to access and vehicle generation. Policy 3 details that development proposals will demonstrate how accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways will be secured, where they are relevant to the proposal.

Further, Policy 36, to be read in conjunction with Appendix 6, of the South East Lincolnshire Local Plan (2019), sets out minimum vehicle parking standards and requires at least two spaces for dwellings of up to three bedrooms and three spaces for dwellings with four or more bedrooms.

The alterations to the roof would see an increase from three to four bedrooms and therefore a total of three parking spaces are required. The existing parking arrangements on site currently are considered to be suitable in this regard in that are capable of supporting the need for this additional space. Furthermore, LCC Highways have raised no objections from a highway safety perspective either with it being considered that the proposal would cause no harm to the highway and its users.

The proposal would therefore be acceptable and would not have an unacceptable adverse impact on highway safety in accordance with Policies 2, 3, 33 and 36 of the SELLP, as well as Section 15 of the NPPF.

Planning Balance

As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The proposal represents appropriate development within the defined settlement boundary. The development hereby proposed does not materially harm the character or appearance of the locality, or amenity of nearby residents, and provides adequate parking, whilst conforming with the SELLP and the provisions of the NPPF when viewed as a whole.

In this instance, there are no material considerations that weigh against the proposal and as such, the planning balance is in favour of the development.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

Taking the above considerations into account, the proposal is considered to be in accordance with

Policies 1, 2, 3, 29 and 36 (including Appendix 6) of the South East Lincolnshire Local Plan (2019), along with the identified sections contained within the National Planning Policy Framework (2026). The are no significant factors in this case that indicate against the proposal and outweigh the consideration in favour of the proposal and the policies referred to above.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority.