

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H02-0522-25 **Applicant:** L Adrian
Proposal: Demolition of existing rear structure and erection of single storey rear extension, creation of Juliet balcony, erection of new front porch, internal alterations & erection of single storey pool house with indoor pool
Location: 3 Railway Cottages Martins Road Crowland
Terminal Date: 3rd October 2025

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
- 36 Vehicle and Cycle Parking
- APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework December 2024

Section 12 - Achieving well designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for the demolition of an existing rear structure and erection of a single storey rear extension, creation of a Juliet balcony, erection of new front porch, internal alterations and the erection of a single storey pool house at 3 Railway Cottages, Martins Road, Crowland.

The materials of the extension and pool house would match the existing residential throughout. The porch would protrude from the front elevation by around 2000mm and would have a width of 1990mm with a height of 3212mm. To the rear, the extension would project back by 6100mm whilst have a width of 5200mm and a height of 2700mm. Finally, the pool house would be of an L-shape design and has an internal floor space of 46sqm and a height of 2700mm.

Site Description

The site is located outside any defined settlement boundary and is therefore in the open countryside as outlined in the South East Lincolnshire Local Plan, 2019 (SELLP). Martins Road is around 3km away from the Crowland Bypass and A16, providing access from Peterborough into South Holland. No. 3 features a blue render across all elevations and is one of four dwellings on the southern section of this road.

History

No site history.

Consultation Responses

Crowland Parish Council

No objections.

North Level Internal Drainage Board

The Board has no objection in principle to this development.

It is noted that the submitted FRA form has a surface water management section, which seems to suggest that an existing drainage system is going to be used and that SuDS are not proposed.

There is no further information about the existing drainage system. It will need to be ensured this is capable of effectively managing the additional flows resulting from the development and that there will be no adverse impacts on the system(s) from the works. Other relevant details, such as the location of any infiltration areas relative to buildings, will also need to be considered.

I would request further details about the proposed surface water disposal method from the applicant/agent as soon as possible. If surface water is to be discharged to a watercourse, an application seeking consent from the Board will be required and, if consented, a development levy will be payable in accordance with the enclosed.

Lincolnshire County Council Highways Authority

Recommendation: No objection

The proposal is for Demolition of existing rear structure & erection of single storey rear extension, formation of new terrace, accessed via rear bedroom, erection of new front porch, internal alterations & erection of single storey pool house with indoor pool and it does not have an impact on the Public Highway or Surface Water Flood Risk.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response regarding 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.

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.

South Holland District Council Environmental Protection

I request a standard land contamination condition be applied at this location.

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, no letters of representation have been received.

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, 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 December 2024) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Planning Considerations

Principle of Development and Sustainability

The South East Lincolnshire Local Plan (2019) sets out the settlement hierarchy in respect of delivering sustainable development that 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 housing need, whilst making more sustainable use of land and to minimise the loss of high-quality agricultural land by developing in sustainable locations and at appropriate densities.

Policy 1 of the South East Lincolnshire Local Plan (2019) sets out a spatial strategy for delivering sustainable development across South East Lincolnshire to 2036. Policy 1 (Spatial Strategy) expresses this sustainable framework of settlements, ranking the settlements deemed to be most sustainable in descending order.

Policy 1 (Spatial Strategy) of the South East Lincolnshire Local Plan (2019) indicates that within Main Service Centres, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

The application site in this instance is in the open countryside as detailed by Policy 1. Regardless of such, the proposal solely relates to an extension and other alterations to an existing and established residential dwelling and therefore, the principle of such development is considered to be appropriate, comprising an appropriate form of development for the location.

As such, the proposal is considered to be acceptable with the requirements of the South East Lincolnshire Local Plan (2019) when viewed in principle. This is subject to the assessment against site specific criteria; including (but are 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 as follows.

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

Section 12 of the National Planning Policy Framework (December 2024) specifically relates to 'Achieving well-designed places' and details that the "creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve" and as such, it is generally accepted that good design plays a key role towards sustainable development.

Paragraph 135, contained within Section 12 of the National Planning Policy Framework (December 2024), states that new development should function well and add to the overall quality of the area (beyond the short term and over the lifetime of the development) and should be visually attractive as a result of good architecture, layout and appropriate landscaping. This goes on to establish that it is important that new development should be of the highest quality to enhance and reinforce good design characteristics, and that decisions must have regard towards the impact that the proposed development would have on local character and history, including the surrounding built environment and landscape setting such as topography, street patterns, building lines, boundary treatment and through scale and massing.

Development proposals should also ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations.

Likewise, Policy 2 of the South East Lincolnshire Local Plan (2019) outlines sustainable development considerations for development proposals, providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals. Furthermore, Policy 3 accords with the provisions of Section 12 of the National Planning Policy Framework (December 2024), in that it 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 National Planning Policy Framework (December 2024) 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.

The materials of the extension and pool house would match the existing residential dwelling throughout. The porch would protrude from the front elevation by around 2000mm and would have a width of 1990mm with a height of 3212mm. To the rear, the extension would project back by 6100mm whilst have a width of 5200mm and a height of 2700mm.

The materials of the extension are to match throughout, this ensures it would remain in keeping with the rest of the house and would not appear incongruous. Alongside this, its projection would not be too dissimilar to that of the existing rear section of the house, this results in the proposal not appearing to overdevelop the site and ultimately fits well within the plot due to the likeness in floor space. At no point does the height of the rear extension exceed 2700mm meaning. Overall, the rear extension is considered to be proportionate whilst the design is also acceptable.

As part of the proposal, there would be some internal alterations to the layout of the dwelling on

both the ground and first floor. Firstly, the living room would be converted to a guest bedroom with an en-suite and wardrobe. A small laundry room and WC would also be sited nearby. To the rear of this, the existing kitchen/dining would be opened up into the extension, which itself sees the demolition of a conservatory, utility and shower/WC, to create a large open plan living room and kitchen. The stairs would also be altered slightly. On the first floor, one bedroom would be removed to create larger spaces for the remaining two with a wardrobe in one and a shared WC. These alterations are considered acceptable and would not necessarily require planning permission in any case.

There would also be a Juliette Balcony on the rear elevation serving the first floor rear bedroom. Whilst this may not be common in the area, as it is to the rear and thus not visible from the highway this is considered to be acceptable in this instance.

The front porch would have a total height of 3212mm whilst have an external floor space of 3.8sqm (2000mm by 1990mm), this also exceeds permitted development limits by 212mm in height and 0.8sqm of floor space. These are not drastic expansions resulting in the porch still appearing acceptable and proportionate in scale and design. It can also be noted that the neighbouring property features an extant porch, creating further justification for such a proposal.

The pool house would be set to the rear of the site, around 2575mm from the rear boundary. Internally it would feature an office/study with a shower/changing room directly behind. The main feature of this building would of course be the indoor pool and pool lounge area. There would be a large array of bi-fold doors across the front elevation facing the host dwelling with two separate features to the rear. This would provide natural light into all rooms. As previously mentioned, it would have a height of 2700mm and would therefore exceed permitted development parameters by 200mm. In any case, this additional height would not result in any material harm caused to the street scene or area and fits well within the plot in relation to the host dwelling. As the material would also match this further ensures its acceptability in this regard.

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 and would therefore be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and Section 12 of the National Planning Policy Framework (December 2024).

Impact on Residential Amenity/Land Users

Paragraph 135 of the National Planning Policy Framework (December 2024) states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policies 2 and 3 of South East Lincolnshire Local Plan (2019) sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

There would be no material overshadowing as a result of this scheme being approved and constructed. The extension and pool house would not exceed 2700mm in height and therefore would not cause any harm to the direct neighbours. Further to this, the positioning of the plot would mean that should any overshadowing occur it would be towards the highway or the host sites own rear garden as the sun rises and sets. Finally, the extension and pool house would not be taller than the host dwelling so any issues would be insignificant in comparison to this.

In regard to overlooking, the rear extension features no side elevation windows and only has one bi-fold door to the rear elevation. If anything, this would be a reduction in overlooking potential as the existing elevations show a conservatory meaning there would be less windows that could provide views over into neighbouring sites. Notwithstanding this, concerns were raised initially in relation to the potential overlooking through the proposed flat roof terrace and opening via a set of French Doors.

To combat this, amended plans were submitted which removed this opening and was replaced with a Juliet Balcony. The potential views from this window would not provide any significant extra material loss of privacy due to the windows currently along the rear elevation. In a similar light there

should be no material loss of privacy from the proposed pool house either, there are ample trees and boundary treatments across both side elevations whilst there are no properties to the rear. The front windows would most likely only look into the host site itself.

As detailed above, the scale and design of the proposal is considered to be such that there would be 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 the provisions of the Section 12 of the National Planning Policy Framework (December 2024), and Policies 2 and 3 of the South East Lincolnshire Local Plan (2019).

Highway Safety and Parking

Section 9 of the National Planning Policy Framework (December 2024) specifically relates to 'Promoting sustainable transport'. Paragraph 116 of the National Planning Policy Framework (December 2024) advises that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios".

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 existing floor plans show the property features a total of three bedrooms; whilst the proposal seeks to reduce this to two upstairs, with a guest bedroom on the ground floor. Overall, the total number of bedrooms would remain at three. As such, at least two vehicle parking spaces are required on site. The driveway to the front of the site, although fairly small, is considered to be suitable to accommodate two vehicles and as such accords to Appendix 6.

The proposal would therefore be acceptable and would not have an unacceptable adverse impact on highway safety in accordance with Policies 2, 3 and 36 the South East Lincolnshire Local Plan (2019), and Section 9 of the National Planning Policy Framework (December 2024).

Flood Risk

Section 14 of the National Planning Policy Framework (December 2024) explains that "Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere".

This goes on to state, within Paragraph 172, that all plans "should apply a sequential, risk-based approach to the location of development - taking into account all sources of flood risk and the current and future impacts of climate change - so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by: a) applying the sequential test and then, if necessary, the exception test as set out below".

It is important to note that whilst minor developments such as householders must meet the requirements for site-specific flood risk assessments, they should not be subject to the sequential test, nor the exception test, as outlined in Paragraph 176 and to be read in conjunction with footnote 62.

The site lies within Flood Zones 2 of the Environment Agency's Flood Maps. These have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences.

The South East Lincolnshire Strategic Flood Risk Assessment (SFRA) provides an overview of how flood risk has been considered in shaping the proposals of the Local Plan; including the spatial strategy and the assessment of housing and employment sites. Policy 4 of the South East Lincolnshire Local Plan (2019) is clear in that "Development proposed within an area at risk of flooding (Flood Zones 2 and 3 of the Environment Agency's flood map or at risk during a breach or overtopping scenario as shown on the flood hazard and depths maps in the Strategic Flood Risk Assessment) will be permitted" in instances where specific criteria is met.

It is worth noting that large parts of the district of South Holland lie within Flood Zone 3. It is therefore necessary to use the refined flood risk information (Hazard and Depth maps) within the South East Lincolnshire Strategic Flood Risk Assessment (2017) as a basis to apply the sequential test.

The property is within Flood Zone 2 and Danger for Most within the SFRA, concern could be raised due to the incorporation of a guest bedroom on the ground floor. However, those who reside in the bedroom would have access to the internal staircase so that if any flooding did occur they would have safe refuge on the first floor. Furthermore, this would not cause any significant harm and would not materially increase the flood risk for the site and surrounding area in a harmful way. The floor levels for the rear extension would also be raised to match the existing properties levels.

Overall, when considering the development on balance, it is considered that given the mitigation measures detailed and recommended by condition, the proposal accords with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan (2019) and the intentions of the National Planning Policy Framework (December 2024) in this regard.

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 outside 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 South East Lincolnshire Local Plan (2019) and the provisions of the National Planning Policy Framework (December 2024) 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, 4 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 (NPPF) (December 2024). There 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.