

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H02-0593-26 **Applicant:** Mr M Woodroffe
Proposal: Erection of Single-Storey Extension and Car Port
Location: 15 Barbers Drove South Crowland
Terminal Date: 25th August 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
30	Pollution
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework August 2026

Section 3 - Decision-making policies (DM1 - 10)
Section 4 - Achieving sustainable development (S1 - S6)
Section 12 - Making effective use of land (L1 - 3)
Section 14 - Achieving well-designed places (DP1 - 4)
Section 15 - Promoting sustainable transport (TR1 - 8)
Section 17 - Pollution, public protection and security (P1 - 6)
Section 18 - Managing flood risk and coastal change (F1 - 9)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application seeks full planning permission for a single storey extension and a car port. The extension is proposed at the rear and side of the dwelling and is proposed to feature a flat roof form.

The car port is proposed on the south-eastern side of the dwelling. Initially, the car port was proposed to feature a flat roof form; however, this was amended to a gable end roof form during the determination of the application.

Site Description

The site comprises a detached dwelling located at 15 Barber's Drove which is located on the south-eastern edge of Crowland. The dwelling is located towards the end of Barber's Drove and there are no dwellings located to the south or east of the site. The A16 is located to the south-east of the site beyond an area of trees.

The site is located outside the settlement boundary of Crowland, as identified by the South East Lincolnshire Local Plan 2011-2036, and the accompanying policies map.

The site is within Flood Zone 3, as identified by the Environment Agency's flood risk maps.

Relevant Planning History

H02-0723-93: (Outline Application) Erection of dwelling and garage/outbuildings - general purpose agricultural building - approved 12 January 1995

H02-0351-18: (Outline Application) Proposed residential development - 3 dwellings - approved 15 June 2018

H02-0647-21: (Reserved Matters) Erection of Dwelling (Plot 3) - outline approval H02-0351-18 - approved 09 August 2021

H02-0395-22: (Non-Material Amendment) Erection of Dwelling (Plot 3) - approved under H02-0647-21. Amendments to include change of brick type and position of workshop window moved - approved 03 May 2022

Consultation Responses

The responses received from consultees during the consultation period are summarised below. The responses can be viewed in their entirety on South Holland District Council's website.

Crowland Parish Council:

No objections.

Lincolnshire County Council - Highways and SUDS:

This proposal is for the erection of a single-storey extension and car port and the access and parking provision remain unchanged; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety

Environment Agency:

The proposal can be classified as 'minor development' in relation to flood risk and does not appear to fit any other criteria on our consultation checklist, 'When to consult the Environment Agency'. It was therefore not necessary to consult us.

Cllr B Alcock: No response received.

Cllr J R Astill: No response received.

Cllr A Harrison: No response received.

North Level Internal Drainage Board: No response received.

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no representations have been received from members of the public.

Key Planning Considerations

Development Plan

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 adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019 (SELLP), is 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, August 2026 (NPPF) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

There are no adopted Neighbourhood Plans for the area within which the site is located.

The main issues and considerations in this case include the following:

- Design, Layout and Impact on the Character and Appearance of Area;
- Impact on Residential Amenity;
- Flood Risk; and
- Biodiversity Net Gain.

These matters are assessed in turn below.

Design, Layout and Impact on the Character and Appearance of Area

Section 14 of the NPPF, "Achieving well-designed places", outlines that planning decisions and policies should "promote high quality, healthy, inclusive and sustainable places".

Policy DP3 (Key principles for well-designed places) of the NPPF states 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.

Policy 2 of the Local Plan 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.

Policy 3 of the Local Plan accords with the provisions of Section 14 of the NPPF, 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.

The existing dwelling comprises a detached three storey dwelling located towards the end of Barber's Drove. The dwelling is relatively large, featuring gable end roof forms and a mixture of

brickwork and render.

Along Barber's Drove there is a mixture of dwelling types, including mostly single storey bungalows. The largest dwellings within the street scene include 9, 11 and 15 Barber's Drove, which comprise large, detached dwellings.

The dwelling currently features gable end roof forms and as set out previously, the roof form of the proposed car port was amended during the determination of the application to a gable end roof form to correspond with the host dwelling. Initially, a flat roof form was proposed for the carport and it was considered that this would have jarred with the host dwelling. The revised roof form is considered to be acceptable on balance. Although the ridgeline is relatively tall for a side extension, the overall dwelling is relatively tall and the roof pitch of the car port matches the roof pitch of the existing dwelling.

A planning condition could be included to require the roof tiles to match the host dwelling.

The proposed side / rear extension is relatively large given that it is proposed to extend from the existing rear elevation towards the end of the plot. The flat roof form also contrasts with the host dwelling. Notwithstanding this, the extension is unlikely to be visible from the street scene in this instance as there is a relatively tall front boundary wall that screens views of the side of the dwelling. Therefore, the visual impact of the extension is considered to be acceptable in this case.

Overall, it is considered that the visual impact of the development is acceptable, in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and Section 14 of the National Planning Policy Framework (2026).

Impact on Residential Amenity

DP(3) 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 Local Plan set out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

No windows are proposed on the north-western elevation of the extension which is near to the boundary with 11 Barber's Drove. As such, the extension is not expected to result in an increase of overlooking with No. 11.

The extension would be located close to the site boundary with No.11; however, due to the height of the extension (2.8m), it is considered that the proposal would not result in an unacceptable loss of light to the rear garden of No. 11.

The proposed car port is also not expected to result in an adverse amenity impact due to its scale and positioning.

Therefore, the impact of the proposed development on the amenity of neighbouring properties and future occupants would be acceptable in accordance with Policies 2 and 3 of the Local Plan and Section 14 of the National Planning Policy Framework (2026).

Flood Risk

The site is located within Flood Zone 3 and the site is within a 'Danger for All' hazard area, as identified by the South East Lincolnshire Strategic Flood Risk Assessment. The site already features a dwelling and the current proposal seeks to extend the dwelling.

As set out previously, outline permission was granted for residential development within the site

under planning permission H02-0351-18. Flood risk matters were assessed as part of the application and Conditions 5 and 6 of the permission include flood risk mitigation measures. For example, Condition 5 required that the development was carried out in accord with the submitted Flood Risk Assessment and the implemented of the following measures

- The habitable floor levels shall be set no lower than 2.00m above existing ground level; and
- There shall be safe refuge at first floor level, with no sleeping accommodation at ground floor level.

Condition 6 of the permission also set out the following:

"Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), no extensions to provide additional habitable/living accommodation shall be erected.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.

This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012."

Therefore, the original outline permission restricted the use of the ground floor within the site to prevent the ground floor from being used for sleeping accommodation to manage flood risk within the site.

In this case, the proposal is for a garage and ancillary space at the rear of the dwelling including a pool and a bar and seating area. It is not considered that this space is likely to be slept within. Furthermore, the Environment Agency have not recommended any mitigation measures in this case.

Biodiversity Net Gain

Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) requires developers to deliver a minimum of 10% Biodiversity Net Gain using standardized biodiversity units measured by statutory biodiversity metrics. This is often referred to as the mandatory requirements for Biodiversity Net Gain.

"Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits".

The biodiversity gain condition is a pre-commencement condition. This relates to a condition that seeks, once planning permission has been granted, a Biodiversity Gain Plan that must be submitted and approved by the planning authority before commencement of the development, alongside the need to submit a Habitat Management and Monitoring Plan.

The effect of Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the "biodiversity gain condition".

The effect of this "biodiversity gain condition" is that development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan, or
- (c) the development is exempt from the biodiversity gain condition.

When taking the above into account, the development in this instance the application is exempt from the statutory 10% Biodiversity Net Gain requirements.

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 development hereby proposed does not materially harm the character or appearance of the locality, or amenity of nearby residents. Overall, the development accords with the Local Plan 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 accord with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan (2019), along with the identified sections contained within the National Planning Policy Framework (2026). 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.