

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H02-0598-25 **Applicant:** Mr W Rix
Proposal: Proposed Residential Development Comprising 3 Detached Dwellings
Location: Land South Of Barn Lodge Commercial Premises Hereward Way
Terminal Date: 30th January 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
- 28 The Natural Environment
- 29 The Historic Environment
- 30 Pollution
- 36 Vehicle and Cycle Parking
- APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework December 2024

- Section 2 - Achieving sustainable development
- Section 4 - Decision-Making
- Section 5 - Delivering a sufficient supply of homes
- Section 9 - Promoting sustainable transport
- Section 12 - Achieving well-designed places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment
- Section 16 - Conserving and enhancing the historic environment

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	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 full planning application for a proposed Residential Development Comprising 3 Detached Dwellings.

The applicant proposes 3 dwellings that are accessed from Hereward Way, one directly with its own drive (plot 1) and two (plots 2 and 3) utilising a shared drive (along with a pending application for a single plot further east (H02-0866-25).

Plot 1 is a bungalow property with a first floor containing 4 number bedrooms above the eaves. It has an integrated garage and portico entrance, with garden areas to the front and rear. Space for off-street parking is also proposed on the drive.

Plots 2 and 3 are identical, both have integrated garages, gable porches and 4 bedrooms in the eaves. They too have front and rear amenity, with off street parking provision.

The external materials specification for all dwellings is as follows:

- Roof tiles - slate grey flat concrete tile
- Facing brick - buff multi stock brick
- Contrasting brick arched heads, 140mm deep stone cills
- Flush casement grain effect pvc-u windows in cream
- Composite front entrance door in dark grey grain effect finish Black pvc-u rainwater goods

Site Description

The application site lies on the eastern side of Hereward Way and is sited to the rear of dwellings fronting South Street and Reform Street. The land is presently an unused farm/commercial yard, containing a range of buildings of limited architectural/visual merit and benefits from an existing permission to erect a residential development. The site lies within the Crowland Conservation Area.

There are a number of approved residential developments in the area. This site itself benefits from an extant permission (as part of a 6 dwelling residential scheme). There are also pending applications, including to the south and west of this plot for a total of 5 number dwellings, split across two applications.

The application site is located within Flood Zone 1 in accordance with the Environment Agency's flood risk maps, the South East Lincolnshire SFRA shows that the application site is in a 'Danger for Most' area.

History

H02-0234-22 - Full - Erection of 4 Dwellings. Approved 20-06-22.
 H02-0151-24 - Full - Erection of 6 Detached Dwellings. Approved 21-06-24.

H02-0644-25 - Full - Erection of 2 Dwellings with Garages. Pending.
H02-0866-25 - Full - Erection of a single dwelling. Pending.

Consultation Responses

Parish

CPC comment issues with the general state of the road, no footpath provision and the road narrows at the access point.

IDB

No objection

Highways & Suds

For a garage to be classed as a parking space it should measure 3m x 6m. A four-bed dwelling should have three parking spaces.

Officer Notes

All properties have sufficient space to the front to provide 3 number parking spaces. This results in the opportunity to condition that 3 numbers spaces are provided prior to the first occupation without having to request an amended scheme.

Whilst the garages are not 6m long (Circa 5.4m) they measure 4.m in width giving a greater internal footprint. Whilst (because of the length dimension) they cannot be counted as a car parking space, they are sufficiently sizable to allow store bicycles and other ancillary goods.

Historic Places Team

The proposed development comprises 'Proposed Residential Development Comprising 3 Detached Dwellings'. The proposed development groundworks and any temporary works associated with the development will have a significant impact on any surviving archaeological remains, resulting in total or partial loss, if present. As mentioned above, there is potential for development on this site to have an impact on buried remains that should be recorded prior to their destruction - NPPF (paragraph 218). We recommend that if permission is granted, there be an archaeological condition for a mitigation strategy to effectively deal with this site. This will comprise a phased programme of archaeological mitigation work including but not limited to a continuous archaeological monitoring (watching brief) to enable any remaining archaeology which currently survives on this site to be properly recorded prior to its alteration or destruction.

Officer Notes

This site was previously considered in June 2024 when 6 plots were approved under H02-0151-24 and the same officer considered that no archaeological input was necessary (extract of Officer Report attached). Moreover in 2022 planning was granted for 4 dwellings on this site (as part of a larger application site) under ref H02-0234-22 and no archaeological input was deemed necessary at that

Environmental Protection

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

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

Furthermore, where a Neighbourhood Plan has been adopted, this alongside the adopted Local Plan, forms part of the Development Plan for the District, and must be considered when assessing development proposals. In this instance, no relevant neighbourhood plans have been adopted.

The Authority is able to demonstrate a supply of deliverable sites equivalent to in excess of 5 years through the latest Housing Land Supply Assessment.

Planning Considerations

The key issues for consideration are:

- Principle of Development
- Historic Environment
- Flood Risk & Drainage
- Environmental Issues (Amenity)
- Highway Safety
- Land Contamination
- Ecology
- Planning Balance .

Principle of Development

The South East Lincolnshire Local Plan 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 sets out a spatial strategy for delivering sustainable development across South East Lincolnshire until 2036. Policy 1 (Spatial Strategy) expresses the sustainable framework 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 in respect of sustainable development 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 National Planning Policy Framework, (NPPF) (December 2024) outlines, within Paragraph 61, that "To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay".

Para 73 of the National Planning Policy Framework (December 2024) also emphasises the importance that the contribution of small to medium sized sites can make in meeting the housing requirements. This states that "Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly". This policy seeks to ensure that there is a sufficient supply of homes and advises that sites of all sizes make a

contribution to the housing requirement of an area.

The application site is located within the main service centre of Crowland. Of these areas policy 1 point 2 states:

Within the settlement boundaries of the Main Service Centres (as shown on the Inset Maps) 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.

In context of this, the principle of residential development within this location is considered to be appropriate, comprising an appropriate form of development for the location and would be in accordance with the overall principles of the spatial strategy.

Furthermore, an extant permission for residential development is already in place across this site.

As such, the proposal is considered to be in accordance with the requirements of Policy 1 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, impact on highway safety and flood risk, which are discussed in turn as follows.

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

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.

Likewise, Policy 2 of the SELLP states 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. Policy 2 point 1 states that proposal should meet with sustainable development considerations specifically in relation to 'size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses'.

Policy 3 sets out the 'Design of new development' in part it states 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"

The application site is located within Crowland Conservation Area and as such, lies within a designated heritage asset.

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.

Policy 29 of the SELLP, alongside Section 16 of the NPPF, relates to the preservation of the historic environment. Both outline that all applications within the Conservation Area or which effect heritage assets, such as listed buildings, should preserve or enhance these assets.

The National Planning Policy Framework (NPPF) (December 2024) 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.

Section 16 of the NPPF states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great 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 harm amounts to substantial harm, total loss or less than substantial harm to its significance".

Policy 29 of the SELLP sets out the approach when considering schemes that affect the historic environment. It states that "To respect the historical legacy, varied character and appearance of South East Lincolnshire's historic environment, development proposals will conserve and enhance the character and appearance of designated and non-designated heritage assets, such as important known archaeology or that found during development, historic buildings, conservation areas, scheduled monuments, street patterns, streetscapes, landscapes, parks (including Registered Parks and Gardens), river frontages, structures and their settings through high-quality sensitive design".

Part B of the policy is concerned with specifically with conservation areas, it states that "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;
6. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against.

This application site benefits from an extant planning permission for six dwellings (Ref: H02-0151-24), with the current site forming the northern portion of that earlier approval. That permission established the acceptability of 1.5-storey dwellings in this location within the Conservation Area.

The dwellings now proposed are of a comparable form and overall scale to those previously approved. While the scheme is unlikely to deliver enhancement to the Conservation Area, as encouraged by SELLP Policy 29, it must be considered in the context of the established fall-back position.

When assessed against that baseline, the proposal would have no materially greater impact on the character or appearance of the Conservation Area than the extant permission. Moreover, the reduced scale of the dwellings now proposed is considered to represent a degree of betterment, limiting visual effects to the immediate streetscape along Hereward Way rather than the wider Conservation Area (the visibility of the scheme from South Street is limited).

Although indicative materials have been put forward, the sensitive historic context requires further details in relation to product types, finish and detailing. These matters will therefore be secured by condition to ensure the final palette respects and preserves the character of the Conservation Area.

Similarly, boundary treatments will be controlled by condition, as poorly designed fencing or enclosures could give rise to unacceptable harm to the setting and appearance of the heritage asset.

Furthermore the applicant has also shown a scheme of landscaping on the proposed plans, this scheme is considered acceptable and would result in a softening effect of the overall development.

Taking account of the weight afforded to the extant permission, established as acceptable under the

current local development plan, and recognising that the dwellings now proposed would be of a lower overall scale, the scheme is considered to preserve the character and appearance of the Crowland Conservation Area and is therefore acceptable in heritage terms

Archaeology

In terms of archaeology, the Historic Places Team have been consulted and have stated that they require a schedule of conditions regarding the potential for archaeological finds on this site. Under previous submissions (H02-0234-22) the same department did not require such mitigation. This means that residential development was approved across the site without the requirement to provide such information.

Given the aforementioned and given the nature of the proposal in this instance, it would not be reasonable to attach archaeological mitigation as part of any permission (given the site history). As such, a precautionary condition has been recommended, which requires development to pause, subject to archaeological interest be discovered.

Taking the above into account, 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 not result in harm to the Conservation Area. As such, the proposal would therefore be in accordance with Policies 2, 3 and 29 of the SELLP and Section 12 and 16 of the NPPF, in addition to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Flood Risk & Drainage

Policy 4 sets out South Hollands approach to Flood Risk. The application site is located within flood zone 1 in accordance with EA Planning Maps. The South East Lincolnshire Strategic Flood Risk Assessment (March 2017) shows that the site falls within a "Danger for Most" hazard zone.

Development in all flood zones, and development over 1 hectare in size in Flood Zone 1, will need to demonstrate that surface water from the development can be managed and will not increase the risk of flooding to third parties.

Section 14 of the National Planning Policy Framework also in part concerns itself with flood risk and is relevant.

The application site already has an extant permission for residential development and therefore in flood principle terms the use is already established, and therefore considered acceptable in flood principle terms.

Drainage

The application form states that surface water will be disposed over via 'soakaways' and that foul will be connected to the main sewer network. Given that infiltration have not been demonstrated, as well as acknowledging that building regulation requires soakaways to be a certain distance from dwellings, the drainage strategy will be conditioned.

On this basis, given the aforementioned mitigation it is considered that the proposal would accord with SELLP Policy 4 as well as section 14 of the National Planning Policy Framework.

Amenity and Environmental Considerations

Paragraph 135f of the National Planning Policy Framework (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.

Policy 2 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.

Policy 30 is concerned with pollution and places impacts in relation to noise, disturbance and air quality as important consideration when considering proposals for planning.

The dwellings would retain a sufficient separation distance from all (as well as those proposed on

pending applications) so as not to lead to an unacceptable level of impact from overshadowing and overbearing impact. Furthermore, all opening are proposed in acceptable locations so as not to give rise to unacceptable impacts in relation to amenity.

A recently published Council guidance note entitled 'Private Drives - Waste Vehicle Collection Service' sets out a hierarchy for developers to follow when considering waste collection arrangements and private drives. This guidance is not adopted planning policy and as such can only be given limited weight in planning terms. However, it is a material consideration.

The relevant section of this guidance note states:

"The Council, as local planning authority, is obliged to take into account the Council's adopted waste collection policy when determining planning/condition compliance applications for waste collection details as it should avoid approving waste collection schemes which are not capable of being provided. The following guidance is therefore provided for developers when seeking planning permission for new developments. The guidance seeks to ensure that developers are fully aware of waste collection issues when submitting planning applications with a view to avoiding later problems, such as poor design under policy 3 of the South East Lincolnshire Local Plan (Adopted March 2019). The following does not constitute adopted planning policy."

The bin storage for this development shown on plan (to the rear of plots) and is a considerable distance from Hereward Way. However previous permission has supported residential form in this area. It would be anticipated that given the drive would be private, that residents would need to put their waste on Hereward Way on collection day and there would be no requirement for a refuse vehicle to enter the site, this approach is in this instance acceptable.

Therefore, subject to the aforementioned mitigation the proposal would accord with SELLP Policies 2, 30 and NPPF paragraph 135f.

Highway Safety & Parking Provision

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.

Appendix 6 of the SELLP sets out the minimum parking standards for residential development, requiring that dwellings of up to four bedrooms provide at least three on-plot parking spaces. The submitted plans indicate that Plots 1 and 3 each accommodate two spaces, while Plot 2 provides three. Given the generous forecourt/front curtilage areas available to all plots, it is considered feasible for each dwelling to meet the required standard.

A condition will therefore be imposed requiring amended parking details to be submitted and approved prior to occupation, demonstrating the provision of three compliant spaces per plot. Although garages are included within the layout and exceed the minimum footprint in terms of width, their length falls below the required 6 metres and they therefore cannot be counted as formal parking spaces.

Improvements to the site access will also be required to ensure safe and suitable entry and egress to the development. These works will be secured by condition and must be undertaken to the satisfaction of the Local Highway Authority.

In terms of mitigating construction impacts a Construction Traffic Management Plan and Method

Statement will be required.

Subject to these matters being appropriately addressed through condition and any necessary separate highways consents, the proposal is not considered to give rise to any unacceptable highway safety impacts, nor would it result in a severe residual cumulative impact on the road network, in accordance with paragraph 111 of the NPPF. The development is therefore considered acceptable in highway terms and compliant with SELLP Policies 2, 3 and 36.

Land Contamination

SELLP Policy 30 is concerned with land contamination. Environmental Protection have been consulted and have stated that they would like the land contamination condition to be applied. The applicant has provided this information during the application process; however, no response from Environmental Protection has been received following (re)consultation. Any permission will be linked to this information.

Biodiversity Net Gain & Self Build

The applicant has submitted a Biodiversity Exemption Statement which relies on the proposal qualifying as self-build housing in accordance with the Self-build and Custom Housebuilding Act 2015 (as amended) and the associated regulations. The Act requires that, to be considered self-build or custom housebuilding, the dwellings must be built by individuals (or persons working with them) for their own occupation, and purchasers must have meaningful input into the design and specification of their homes. These definitions are also reflected in SELLP Policy 28, which recognises that genuine self-build and custom-build developments can meet the requirements of the national biodiversity exemption.

Following initial review, the LPA sought clarification from the applicant regarding how the scheme would comply with the legislative definitions. In response, the applicant has explained that, while the external appearance and siting of the three dwellings would be fixed through any permission, each unit would be sold as a custom-build opportunity. Purchasers would acquire the plots at a very early stage, accompanied by a simultaneous build contract with the developer. This arrangement is intended to provide certainty over delivery while enabling purchasers to exercise significant influence over key aspects of the design, including the internal layout and detailed specification. The applicant has also stated that, should any purchaser request external design changes, these could be secured through a subsequent application to the LPA.

On the basis of the applicant's clarification, the proposed delivery model would give future owners a demonstrable and substantive role in shaping the design and construction of their homes. This reflects the level of purchaser involvement that the Act requires for a scheme to be considered custom build, and it would distinguish the development from conventional speculative housing.

Therefore, and in this instance only, the applicant's stated approach is considered capable of meeting the definitions set out in the Self-build and Custom Housebuilding Act 2015. As such, the proposal can reasonably be treated as self-build/custom-build for the purposes of SELLP Policy 28 and the associated biodiversity exemptions.

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.

As set out in the preceding assessment, the proposal benefits from an extant permission for residential development across the wider site, establishing the acceptability of the principle of residential use in this location. The site lies within the Main Service Centre of Crowland, where Policy 1 supports development that reinforces the settlement's role and sustainably meets local needs.

In terms of the historic environment, while the proposal does not necessarily enhance the Crowland Conservation Area, the dwellings are of a scale and form commensurate with the fallback scheme,

and by virtue of their reduced height would deliver a modest improvement in terms of visual impact. Subject to conditions controlling materials and boundary treatments, the development would preserve the character and appearance of the conservation area in accordance with SELLP Policies 2, 3 and 29 and relevant sections of the NPPF.

Matters relating to flood risk, drainage, residential amenity, land contamination and ecology can be satisfactorily addressed through conditions. Highway matters, including parking provision and access improvements, can also be appropriately mitigated and do not give rise to unacceptable impacts.

There are no identified material considerations that weigh significantly against the development. When applying the statutory test under Section 38(6), and giving weight to the extant fallback position, the proposal is considered to represent an acceptable and policy-compliant form of development.

It is therefore concluded that the proposal accords with the South East Lincolnshire Local Plan when read as a whole, and that planning permission should be granted subject to the conditions identified.

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 therefore accords with SELLP Policies 1, 2, 3, 4, 28, 29, 30 and 36 of the South East Lincolnshire Local Plan (2019), along with the identified sections contained within the National Planning Policy Framework (December 2024).