

Your Ref: PP-14134493
Our Ref: 1671 1 LMS

03 July 2025

Chief Planning Officer
Planning and Building Control
South Holland District Council
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Dear Sir

MR G QUINCE
INCORPORATION OF LAND INTO RESIDENTIAL CURTILAGE AND ERECTION OF DOMESTIC
WOODEN SHED AND ASSOCIATED FENCING.
30 POSTLAND ROAD, CROWLAND, PE6 0JB

We have submitted a full planning application for the above development. 30 Postland Road is a two-storey dwelling with a side elevation and pedestrian door set behind a close boarded fence facing onto Eastlands, a residential cul-de-sac running in an 'L' shape to the rear of the Postland Road frontage.

Our client has purchased a thin strip of land which runs parallel with the footway on Eastlands from his neighbour with a view to extending the side garden and to provide sufficient space to erect a modest garden shed. We have shown the proposal on the submitted plan. We understand that the land in question was retained by the previous owner as a ransom strip, but that the prospect of using the land as a ransom fell away upon the development of the Nelson Close development (which incorporates 30 Postland Road) and ever since has essentially been viewed as 'space left over after planning'. The thin strip of land tapers in as it proceeds along Eastlands until it effectively runs out before reaching number 7 Eastlands. The land does not form part of the adopted highway and is not Public Open Space. There is no similar arrangement on the other side (east) of the junction, where there is no footway and no boundary enclosure to the frontage of 32 Postland Road.

Postland Road is characterised by a variety of two storey and single storey residential development, also with a wide variety of frontage treatment ranging from hard surfaced open parking areas to enclosed front gardens bounded with 1.8m close boarded fencing. There have also been recent permissions granted for double garages in front gardens of dwellings in relation to Postland Road. Accordingly, the introduction of a modest domestic scale shed, boundary treatment and associated planting will not be out of keeping with the prevailing character along Postland Road. The photograph below depicts an example of this varied character.

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Looking east along Postland Road at a garage under construction.

The application land has no existing discernible current use having regard to its narrow nature, and its overall diminutive size. There will, therefore, be no loss of amenity to the wider community and the proposed planting of the boundary will largely ensure that the resultant development is not dissimilar to the character which exists at present.

A small wooden shed is also proposed, and this will be accessed from within the curtilage and will have a domestic use incidental to the occupation of the host dwelling. The shed measures 7m long, 3.5m wide, 1.5m to the eaves and 2.5m to the ridge with a set of double doors to the Postland Road frontage and a single pedestrian door facing north. The low eaves and ridge height will serve to reduce any impact in the street scene and is considerably lower than those garages approved in front gardens further along Postland Road. In addition, the shed will be no further forward than both the host dwelling and the existing 1.8m close boarded fence, which lies along the existing boundary with Eastlands.

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Biodiversity Net Gain Statement

The application is classed as a 'small site' (ie not major development) as the site area is below 0.5ha. The application site is currently laid to grass. Less than 25sqm of onsite habitat with a value greater than zero will be lost and there is no onsite linear habitat (ie hedgerow or watercourse habitats). Accordingly, the proposal is classified as *de minimis development* in accordance with The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Conclusion

The proposal will have a limited impact on the Eastlands and Postland Road frontage and, having regard to the proposed boundary features, the development will contribute towards the existing varied character in accordance with South East Lincolnshire Local Plan policies 2 and 3.

Yours faithfully

Lewis Smith

Lewis Smith MRTPI



Town Planning



Landscape Architecture



Architecture



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