

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H02-0902-25 **Applicant:** Dr L Edensor
Proposal: Erection of single storey rear extension & pergola structure, erection of first floor extension & alterations
Location: 23 Normanton Road Crowland Peterborough
Terminal Date: 5th December 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	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for the erection of a single storey rear extension, first floor extension and pergola at 23 Normanton Road, Crowland.

The ground floor extension would have a total height of 3100mm and would project beyond the rear elevation of the dwelling by around 6000mm, and would adjoin an existing rear projection, providing a width of 5900mm.

The first floor extension would extend above an existing single storey projection to the north east of the property, and would have a maximum height of 6900mm.

Finally, the pergola would have a total height of 2500mm and would be made from metal with a solid/glazed roof.

Site Description

The site is located within the defined settlement boundary of Crowland as outlined in the South East Lincolnshire Local Plan, 2019 (SELLP). Normanton Road is in the north east section of the settlement which sits adjacent to an allocated site known as Cro050.

The host property comprises a two storey residential dwelling, constructed from a sand brick with red tiled roof and white uPVC windows and doors.

History

H02-0225-97 - Proposed residential development incorporating provision of incidental open space - Approved

H02-1012-00 - Erection of 114 dwellings, estate roads, P.O.S. & improvements to Clout Drove & demolish existing workshop - Approved

Consultation Responses

Crowland Parish Council

No Objection.

Councillor A Harrison

Provided the issue of Surface Water drainage is resolved with the local IDB, I see no reason to object to this application.

North Level Internal Drainage Board

Further to your consultation, no details seem to be given in the application about how surface water run-off from the proposed development will be managed.

There are existing Anglian Water surface water sewers around this estate, which then discharge into a watercourse maintained by this Board. It is believed that the development as originally built drains to these sewers.

If surface water run-off from the proposed extensions is to be discharged to one of those sewers, an application seeking consent from the Board will be required and, if consented (approval is not guaranteed), this may be subject to conditions, including the payment of a development levy in accordance with the enclosed.

The Board would be grateful to receive confirmation from the applicant/agent about the intended method of surface water disposal and, if applicable, the discharge application as soon as possible.

Lincolnshire County Council Highways

Recommendation No objection:

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:

Erection of single storey rear extension & pergola structure, erection of first floor extension & alterations. The proposal will utilise the garden space and there will be no impact on the public highway or parking. 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.

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 Crowland as detailed by Policy 1. Regardless of such, the proposal solely relates to a single storey extension, first floor extension and the erection of a pergola at 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.

Firstly, the pergola would have a height of 2500mm and would be made from metal with a solid/glazed roof. It would span a total length of 8800mm and would project beyond the rear of the single storey extension. Whilst this is of a fairly large scale, it would be mostly concealed from prominent views and therefore would not be harmful in this regard.

The ground floor extension would protrude from the rear elevation by around 6000mm, to be level to the rearmost point of the existing house (existing rear projection). The proposed extension is designed as to comprise a flat roof design, providing a height of roughly 3100mm. Whilst flat roofs

are not commonly favourable, the extension would be mostly concealed along Normanton Road and would only be visible via the private access/drive travelling to the rear of the site. The single storey extension in this regard is therefore considered to be acceptable and proportionate in relation to the host dwelling.

Finally, the first floor extension would extend above an existing projection, and would comprise a maximum height of 6900mm, providing a height that would be level to the height of the main dwelling. Whilst this would, therefore, not be subservient, the extension is not considered to cause unacceptable harm as to warrant a refusal.

The first floor extension would have the same width as the existing gable projection, and would sit on a similar footprint to the ground floor section, by extending out by around 2800mm. Whilst the direct neighbour, in its current form, has somewhat of an identical construction to that of the existing host dwelling and therefore this first floor extension could be somewhat out of character in this regard, as it would be set to the rear of the site, it would mostly be concealed from prominent views and only partially visible when travelling out of the estate. As such, the first floor extension is also considered to be acceptable and proportionate in this regard.

The materials used would match the existing dwelling throughout with the exception of the flat roof rear extension. The walls would be made from brickwork, interlocking roof tiles would be used for the pitched roof whilst a grey GRP covering would be featured on the flat roof. Both the windows and doors would be made from white uPVC. As such, this ensures that the extension ties in well with the host property as well as the surrounding area to ensure it would not harm the character or appearance of the estate.

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.

No new windows are proposed along the rear elevation; however, one window is proposed on either side of the first floor rear extension. One of these windows would be for an en-suite for Bedroom 2 and therefore would naturally be obscure glazed, whilst the window on the opposite side would be for the dressing room within this same bedroom. This dressing room window would face out onto the host properties garden and could provide a view, to some extent, into the neighbouring properties rear garden also.

Notwithstanding this, there is already a window on this same elevation for the Bedroom 2 and therefore this window would not provide any additional views, that would amount to an unacceptable level of additional harm. As such, there is not considered to be any material overlooking concern that is not at an already existing level.

The first floor rear extension is not considered to result in any material overshadowing to either neighbour due to the distances provided. Furthermore, the single storey rear extension is also not considered to result in any material loss of light due to it being solely a ground floor extension with a height of 3100mm whilst also having suitable separation distances. Overall, no material loss of light should occur in this regard.

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 dwelling has four bedrooms on the first floor, the extension would not increase the number of bedrooms on site but would see an increase in the overall floorspace for Bedroom 2. There is ample parking which is set to the rear of the site which allows the dwelling to accommodate the necessary three vehicles on site. Furthermore, LCC Highways have raised no objections to the proposal from a highway safety perspective.

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 and Drainage

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 3 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.

Despite the property being within Flood Zone 3 and Danger for Most within the SFRA, as the application is purely for a ground floor and first floor extension to an existing residential property; there would not be any significant harm raised and it would not materially increase the flood risk for the site and surrounding area in a harmful way.

North Level IDB have been consulted on this application to assess the acceptability of the drainage details provided, their comments have highlighted that no details have been given regarding how surface water run-off from the development will be managed. They have requested that if the surface water run-off from the proposed extension is to be discharged to one of the existing Anglian Water surface water sewers then an application must be made to the Board to gain the relevant consent. An informative has been attached to the decision notice which informs the applicant to contact the Drainage Board to discuss this further, this has not impacted the LPAs decision making due the IDB's Byelaws being outside of the planning scope.

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 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 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.