DECISION DELEGATED TO HEAD OF PLANNING

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| **Application No:** | **H03-1030-25** | **Applicant:** | **Mr & Mrs Campbell** |
| **Proposal:** | Demolition of existing garage conversion & erection of side extension | | |
| **Location:** | 7 Everard Road Tongue End Spalding | | |
| **Terminal Date:** | 17th March 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 |
| 36 | Vehicle and Cycle Parking |

**National Guidance**

**National Planning Policy Framework December 2024**

Section 9 - Promoting sustainable transport
Section 12 - Achieving well designed places

**Representations:**

| | Object | Support | No Obj. | Comments |
|---|---|---|---|---|
| PARISH COUNCIL | 0 | 0 | 1 | 0 |
| WARD MEMBER | 0 | 0 | 1 | 0 |
| HIGHWAYS & SUDS SUPPORT | 0 | 0 | 0 | 1 |
| WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD | 0 | 0 | 0 | 1 |

CASE OFFICER ASSESSMENT

## Proposal

This is a householder application seeking permission for the demolition of an existing garage and the erection of a side extension at 7 Everard Road, Tongue End.

The proposed side extension would protrude from the side elevation by 4400mm to the front and by 3400mm at the rear of the dwelling. After further clarification, it is clear that the extension would have a maximum height of 3500mm from the front elevation and 3300mm from the rear elevation due to the site levels.

The application has been subject to amended plans during the application process. These amendments were sought from the case officer due to concerns being raised regarding the proposed materials. The main issues which needed addressing were the use of standing seam timber effect wall cladding and a black standing seam roof cladding. These were considered to conflict with the wider area and cause adverse harm and subsequently needed changing to achieve a positive outcome. The report, assessment and recommendation has been produced based on the amended scheme.

Following amendments to the scheme, the materials have been changed so that the extension would be constructed from brickwork across the front elevation and timber effect cladding along the side and rear. The roof would be constructed from interlocking roof tiles and uPVC windows.

## Site Description

The site is located within the defined settlement boundary of Tongue End as outlined in the South East Lincolnshire Local Plan, 2019 (SELLP). Everard Road is a small residential cul-de-sac at the eastern side of the settlement which mostly features semi-detached dwellings of similar sizes and designs. No.7 is a two storey semi-detached dwelling constructed from red brickwork a tiled roof and uPVC windows. The site directly abuts large agricultural fields and marks the edge of the settlement.

## History

No relevant site history.

## Consultation Responses

Deeping St Nicholas Parish Council

The Parish Council see no reason to object to this application.

Councillor A Harrison

I see no reason to object to this application.

Welland and Deeping Internal Drainage Board

No comment.

*Comments After Amendment*

No comment.

Lincolnshire County Council Highways Authority

Recommendation: 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:

This proposal is for demolition of existing garage conversion & erection of side extension and the access and parking arrangements remain unchanged; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

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 Tongue End as detailed by Policy 1. Regardless of such, the proposal solely relates to an extension 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.

As outlined above, the proposed extension would protrude from the side elevation by 4400mm at the front and 3400mm at the rear. The extension has been designed as to project slightly beyond the front elevation of the existing garage projection by around 1700mm, and would comprise a single storey form. The extension itself is of a relatively standard and minor scale and is not considered to be a significant increase in footprint from that of the current dwelling on site, given that the proposal seeks to demolition the existing garage, with this proposed extension comprising an additional projection of 1400mm beyond the side of the existing garage. As such, the main bulk of the extension is considered to be acceptable and proportionate with justification being made from the existing single storey garage.

Furthermore, the proposal section of this report introduced the previous concerns raised within the initial assessment of the application. These issues mostly concerned the materials proposed within the extension due to the confliction it would cause in a rather ubiquitous setting. The previous materials comprised a standing seam timber effect cladding for the walls and a black standing seam cladding for the roof. Detailed 3D perspective drawings illustrated the proposal would conflict with the area and also appear incongruous in relation to the host dwelling itself.

As such, amendments were requested by the case officer for both the wall and roof materials. Following on from this, amended plans were submitted which changed the materials to brickwork across the front elevation and timber effect cladding along the side and rear whilst the roof would be constructed from interlocking roof tiles and uPVC windows. Given the change in materials, the amendments also resulted in the change in design and overall height of the proposed extension. Whilst retaining its single storey scale, the proposal sought to alter the eaves and ridge height to allow for the material changes.

Whilst there would still be a fairly large section of timber cladding along the side elevation, this would be transitioned from brickwork along the frontage to help minimise any concern and lessen its extent. Furthermore, this is to a significantly reduced scale and would not be harmfully visible from the road. The use of brickwork on the front elevation also allows for the extension to remain in character with the host property so that the most visible section would not be incongruous or out of character. Finally, the roof materials would now also appear in keeping with the area where as before these were a main point of concern.

It was considered before that the aforementioned materials were deeply unsympathetic with there being minimal potential justification or properties of a similar design nearby. The amendment allows for the extension to appear in keeping with the area and would ensure a smooth transition from brickwork to cladding whilst the cladding on the rear elevation itself would not be visible or materially harmful in any case. The roof tiles also suit the wider context and should appear unharmful as a result.

Given that the materials gave rise to concern, and have resulted in the need for an amendment, it is recommended that PD rights are removed in this regard, to ensure that any future proposal to alter the material finish of the front elevation requires the submission of a planning application and careful consideration of the Local Planning Authority.

Finally, the plans also detail that an existing gate is to be repositioned which itself would have a height of over 2m, meaning therefore it would require planning permission. The repositioning of the gate is not considered to cause any material harm to the surrounding area and therefore is considered to be acceptable and suitable 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.

The proposed extension, whilst of an increased height in comparison to the existing garage, would comprise a modest increase in this regard and would remain subordinate, given its single storey height and would remain appropriate, without causing an unacceptable impact to the residential amenities of neighbouring occupiers.

Furthermore, the bulk and size of the extension is considered to be proportionate for the site and dwelling it would serve and as such, there is not considered to be any material overshadowing impact that would cause a significant or unacceptable impact beyond that of the existing arrangement.

Beyond this, there are no side elevation windows which could materially overlooking towards the direct neighbour, the window to the rear of the extension would provide a view into the host properties garden and would not result in a loss of privacy.

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.

Despite the proposal seeking to demolish the garage on site, as this has been previously converted, it would not provide parking for the host dwelling in any case. The extension would also not create a new bedroom. As such, the existing parking arrangements would not be impacted nor would any new spaces be required.

Furthermore, the proposal would not impact upon the access to or from the site. 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

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 Some within the SFRA, as the application is purely for a side 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.

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 amenity of nearby residents, and provides adequate parking.

Whilst the proposal was previously considered to materially harm the character and appearance of the locality due to the contradictory materials proposed, amended plans were submitted which changed the materials to a more inclusive and appropriate design and as such now conforms 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). The 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.