DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H07-0103-26**	**Applicant:**	**Mr Lomas**
Proposal:	Replacement Windows and Doors		
Location:	33 North Road Gedney Hill Spalding		
Terminal Date:	1st April 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application seeks full planning permission for the replacement of windows and doors on an

existing dwelling at 33 North Road, Gedney Hill. The existing windows feature cream timber and the existing doors feature a mixture of white, grey and cream UPVC. The proposal seeks to install grey UPVC windows and doors. No additional windows or doors are proposed; however, it is proposed to replace the existing garage doors with sliding doors.

Site Description

The site comprises 33 North Road, Gedney Hill, which is a two-storey detached dwelling located to the west of North Road. There are similar sized dwellings located on either side of the site.

The site is located within the settlement limit of Gedney Hill, as identified by the South East Lincolnshire Local Plan 2011-2036, and the accompanying policies map.

Relevant Planning History

H07-0959-00: (Outline Application) Residential development to frontage with revised agricultural access - approved 24 October 2000

H07-0090-02: (Full Application) Erection of a 5-bed house and detached double garage - approved 08 May 2002

H07-0167-04: (Full Application) Erection of double garage - approved 02 April 2004

H07-1245-04: (Outline Application) Residential development - one 3/4 bedroom bungalow and single garage - refused 10 November 2004 - appeal withdrawn 09 May 2005

H07-0302-05: (Outline Application) Residential development - single dwelling - approved 28 April 2005

H07-0562-06: (Full Application) Proposed detached five-bed house and triple garage - refused 19 June 2006

H07-0968-06: (Reserved Matters) Erection of five-bed house and double garage - refused 25 August 2006

H07-1366-06: (Reserved Matters) Erection of five-bed house and attached double garage - approved 22 November 2006

H07-1681-06: (Discharge of Conditions) Schedule of external materials (Condition 2 of H07/1366/06) - approved 28 December 2006

H07-1002-07: (Full Application) Sun lounge extension - approved 31 August 2007

H07-0260-08: (Discharge of Conditions) Details of existing and proposed site levels & design and position of meter boxes (Conditions 3 & 4 of H07/1366/06) - approved 27 March 2008

H07-1039-25: (S192 Application) Replacement of existing garage doors with UPVC sliding patio doors - refused 16 December 2025

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.

Lincolnshire County Council - Highways and SUDS: The proposal is for replacement windows and doors and it does not have an impact on the Public Highway or Surface Water Flood Risk.

Gedney Hill Parish Council: No response received.

Cllr L J Eldridge: 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 letters of representation have been received.

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, December 2024 (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 consideration in this case is the visual and amenity impact of the proposals.

Visual and Amenity Impact

Paragraph 135 of the NPPF states that new development should function well and add to the overall quality of the area and should be visually attractive as a result of good architecture and appropriate landscaping.

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 accords with the provisions of Section 12 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 proposal seeks consent to replace the existing windows and doors of the dwelling within the site with grey UPVC. The existing windows feature cream timber and the existing doors feature a mixture of white, grey and cream UPVC. No additional windows or doors are proposed; however, it is proposed to replace the existing garage doors with sliding doors.

As the site is not within a Conservation Area and the building within the site is not listed, planning permission would not typically be required to install replacement windows and doors. In this case, certain permitted development rights have been restricted by condition 5 of reserved matters approval H07-1366-06. Condition 5 is worded as follows:

"Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out without the prior written approval of the Local Planning Authority:
i)the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
ii)the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
iii)alterations including the installation of replacement or additional windows or doors and the installation of roof windows.

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and the visual amenity and character of the area within which it is set.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan, 2006."

As such, planning permission is required for the proposed replacement windows and doors in this case. It is considered that the proposed use of UPVC would be suitable in this instance. For example, the site is not within a Conservation Area and many of the nearest dwellings within the street scene feature UPVC. As such, there is a general prevalence of modern materials rather than more traditional materials such as timber. Therefore, the proposed replacement windows and doors are acceptable.

The bathroom window (W02) at the first-floor level on the northern side elevation would not face directly towards any windows on the dwelling to the north. There is a ground floor window on the side elevation of the dwelling to the north. In the interests of maintaining privacy, it is considered appropriate to include a condition requiring this window to be obscure glazed.

The proposed replacement of the existing garage doors with sliding doors is also considered to be acceptable in terms of the impact on the neighbouring dwelling to the south. For example, there is a suitable separation distance between the doors and the nearest elevation of the dwelling to the south and furthermore, the doors would not face directly towards any neighbouring habitable rooms. There is also a close boarded timber fence between the dwellings to provide a degree of screening and privacy.

The visual and amenity impact of the proposed development is acceptable. The proposed development would not cause an adverse impact to the character or appearance of the area in accordance with Policies 2 and 3 of the Local Plan and Section 12 of the NPPF.

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. Therefore, the proposed development accords with the Local Plan and the NPPF. 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 and 3 of the Local Plan, along with the identified sections contained within the NPPF. 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.