

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H07-1040-25 **Applicant:** Mr & Mrs Wilson
Proposal: Single storey side extension
Location: Hillside 41 Station Road Gedney Hill
Terminal Date: 16th 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
30 Pollution

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 9 - Promoting sustainable transport
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change

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
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application seeks full planning permission for the erection of a single storey side extension on the detached dwelling of Hillside. The extension is proposed on the eastern side of the dwelling, towards the rear of the plot. The extension is proposed to measure 9.6m by 6m, featuring a gable end roof form that would measure 3.9m in height up to the ridgeline and 2.5m in height up to the eaves.

Initially, permission was also sought for a detached garage on land to the north of the dwelling. The garage has been removed from the proposals as it was considered that it would be necessary to obtain full planning permission to change the use of the land to the north of the dwelling for residential use as the land does not appear to be part of the curtilage of the dwelling. As this would likely require a biodiversity net gain assessment, it was agreed to remove the garage from the proposals and a separate application for the garage and the change of use of the land can be submitted at a later stage.

Site Description

The site comprises land at Hillside, 41 Station Road, Gedney Hill. The site is located approximately 800m to the south-west of Gedney Hill. To the rear of the site, there is a printing shop business; however, the site is otherwise mostly surrounded by agricultural fields and sporadic development along Station Road.

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

The site is within Flood Zone 3, as identified by the Environment Agency's flood risk maps.

Relevant Planning History

H07-0462-87: (Full Application) Change of use from agricultural to light industrial - approved 30 June 1987

H07-0280-89: (Full Application) Proposed extension to dwelling - approved 20 March 1989

H07-0952-04: (Full Application) Proposed dry store - refused 03 September 2004

H07-1212-04: (Full Application) Proposed dry store - approved 20 October 2004

H07-0330-11: (Full Application) Proposed dry store building - approved 12 July 2011

H07-1010-13: (Full Application) Two-storey side extension, single-storey extension and detached garage - approved 06 January 2014

H07-0128-14: (Non Material Amendment) Two storey side extension, single storey extension and detached garage - approved under H07-1010-13. Amendments to include: first floor bathroom, window, two rooflights and two bedroom rooflights - refused 17 April 2014

H07-0354-14: (Full Application) Two-storey side extension, bathroom extension above existing kitchen and detached garage (re-submission of H07-1010-13) - approved 23 June 2014

H07-1069-15: (Full Application) Proposed two-storey extension - approved 18 December 2015

H07-0745-18: (Full Application) Proposed extensions and alterations to dwelling - approved 2 August 2018

H07-0798-19: (Non Material Amendment) Proposed alterations and extensions to dwelling - approved under H07-0745-18. Amendments to show window on side elevation in lieu of 3-leaf bi-fold doors and to show 2-leaf bi-fold doors in lieu of windows on front and rear elevations - approved 21 August 2019

H07-1022-19: (Full Application) Proposed fishing lake for private use - approved 20 January 2020

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.

National Gas: An assessment has been carried out with respect to National Gas Transmission plc's apparatus and the proposed work location. Based on the location entered into the system for assessment the area has been found to be within the High Risk zone from National Gas Transmission plc's apparatus and you MUST NOT PROCEED without further assessment from Asset Protection.

Lincolnshire County Council - Highways and SUDS: No objections. 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 a single storey side extension & detached garage 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.

South Holland Internal Drainage Board:

Byelaw 3 (Surface Water): The applicant has indicated that they intend to dispose of surface water via infiltration, however I cannot see that the viability of this proposal has been evidenced. We recommend that ground investigation is carried out to determine infiltration potential, followed by testing in line with BRE Digest 365 if onsite material is considered favourable for infiltration. If infiltration is not feasible at this site, following the drainage hierarchy we would expect the applicant to propose to discharge surface water to a watercourse. In this case, consent would be required under Byelaw 3. The Board recommend that any discharge is in line with the National standards for sustainable drainage systems (SuDS) published in June 2025. Further to the National Standards for SuDS, the Board's policy is to restrict discharges to 2l/s/ha or annual average flood flow rate (QBar or QMed), whichever is higher. Please note that any consent granted for the discharge of surface water is likely to be subject to a Surface Water Development Contribution fee (SWDC) as outlined within our Development Control Charges and Fees.

Byelaw 3 (Treated Foul Water): I note that the applicant intends to dispose of foul water by discharging into the existing main dwellings foul drainage system. Should the applicants proposals change to include the discharge of treated foul water to a watercourse, consent would be required under Byelaw 3.

Section 23, Land Drainage Act 1991: I note the presence of a watercourse which is not maintained by the Board (a riparian watercourse) adjacent to the northern and southern site boundaries. Whilst not currently proposed, should the applicant's proposals change to include works to alter the riparian watercourse, or if works are proposed to alter the watercourse at any time in the future, consent would be required under the Land Drainage Act 1991 (and Byelaw 4).

Byelaw 10: There are no Board arterial watercourses within or adjacent to the immediate site boundaries therefore Byelaw 10 does not apply. However, the Board would like to make the applicant aware of the Board arterial watercourse, known as E22 Highstock Drain - South (DRN196P2303), located approx. 200m to the east of the property. Any works within 9 metres of this watercourse requires consent under Byelaw 10.

Gedney Hill Parish Council: No response received.

Clr 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 representations from members of the public 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 issues and considerations in this case include the following:

- Principle of Development;
- Design and Visual Impact;
- Impact on Amenity;
- Flood Risk; and
- Biodiversity Net Gain.

These matters are assessed in turn below.

Principle of Development

Policy 1 of the Local Plan sets out the settlement hierarchy in respect of delivering sustainable development, which 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 need, whilst making more sustainable use of land, and to minimise the loss of high-quality agricultural plots by developing in sustainable locations and at appropriate densities.

Policy 1 expresses this sustainable hierarchy 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 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 site is outside the settlement limit of Gedney Hill; however, the proposal is for a householder development which seeks to extend the dwelling within the site. There are permitted development rights which allow for the extension of dwellings. Such permitted development rights are subject to restrictions and conditions. Nonetheless, such rights form a material consideration in the determination of the current application as the dwelling could potentially be made larger in some degree by using such rights. Therefore, the enlargement of an existing dwelling or the erection of an outbuilding within the countryside can be acceptable provided that the proposal is suitably designed.

Design and Visual 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 existing dwelling comprises a detached two storey dwelling with gable end roof forms. The dwelling has already been extended to the side, and there are numerous permissions that relate to the application site and carry some weight in the determination of the current application. For example, the proposed extension partly overlaps a rear extension that was permitted under permission H07-0745-18. This permission also allowed for a side extension which would have featured a garage. This permission appears to have been partly implemented as the orangery side extension appears to have been constructed. As such, this permission represents a fall-back position in this case.

The proposed plans have been amended during the determination of the application. For example, the proposed extension has been moved further to the south, to step the extension behind the dwelling further. It is considered that the revised siting of the extension is preferable to the position that was initially proposed.

The extension is proposed to be located on the eastern side of the dwelling, which is located to the rear of the site. The extension is proposed to measure 9.6m by 6m, featuring a gable end roof form that would measure 3.9m in height up to the ridgeline and 2.5m in height up to the eaves. Although the extension would be located on a side elevation, the extension is located towards the rear of the plot due to dwelling's orientation. Although the extension is relatively long, it would not be as long as the host dwelling. Furthermore, the height and overall scale of the extension is considered to be subservient and proportionate. It is also not considered that the extension would be highly visually prominent from the street scene as there are various trees and around the site which provide screening from Station Road.

The extension is proposed to feature horizontal weatherboard cladding and roof tiles which would match the host dwelling. Whilst the cladding would contrast with the rendered facades of the dwelling, this is considered to be acceptable in this instance due to the positioning of the extension towards the rear of the site.

The visual impact of the proposed development is acceptable. The 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.

Impact on Amenity

Paragraph 135 of the NPPF 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 Local Plan set out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

There are no dwellings located next to the site and the nearest dwellings are located on the opposite side of Station Road, to the north-west and south-west of the site. The proposed extension would not result in an adverse impact on the amenity of the nearest dwellings due to the separation distances between the properties.

Therefore, the impact of the proposed development on the amenity of neighbouring properties and future occupants would be acceptable. As such, the proposed development accords with Policies 2 and 3 of the Local Plan and Section 12 of the NPPF.

Flood Risk

Section 14 of the NPPF sets out guidance relating to how local authorities should assess and determine applications which are subject to flood risk concerns.

The site is located within Flood Zone 3. Policy 4 of the Local Plan sets out that development within

Flood Zone 3 can be permitted in instances where specific criteria is met.

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. Within the SFRA, areas across South Holland have been identified according to the level of hazard that is posed in terms of flood risk. Appendix C of the SFRA sets out guidance in terms of the minimum measures that are required according to what hazard category areas fall under. The site is not identified within a hazard rating area and the proposal is for a householder development. As such, no specific mitigation is recommended within the SFRA.

Therefore, it is considered that the proposed development accords with Policy 4 of the Local Plan and the intentions of the NPPF in terms of flood risk and drainage.

Biodiversity Net Gain

Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) requires developers to deliver a minimum of 10% Biodiversity Net Gain using standardized biodiversity units measured by statutory biodiversity metrics. This is often referred to as the mandatory requirements for Biodiversity Net Gain.

"Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits".

The biodiversity gain condition is a pre-commencement condition. This relates to a condition that seeks, once planning permission has been granted, a Biodiversity Gain Plan that must be submitted and approved by the planning authority before commencement of the development, alongside the need to submit a Habitat Management and Monitoring Plan.

The effect of Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the "biodiversity gain condition".

The effect of this "biodiversity gain condition" is that development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan, or
- (c) the development is exempt from the biodiversity gain condition.

When taking the above into account, the development in this instance the application is exempt from the statutory 10% Biodiversity Net Gain requirements.

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 1, 2, 3 and 4 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.