

**DECISION DELEGATED TO HEAD OF PLANNING**

**Application No:** H07-1204-25                      **Applicant:** Mr & Mrs Young  
**Proposal:** Extension & Alterations to Dwelling & Erection of Garden Shed  
**Location:** 3 Sycamore View Gedney Hill Spalding  
**Terminal Date:** 20th February 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  
29                      The Historic Environment  
36                      Vehicle and Cycle Parking  
APPENDIX 6                      Parking Standards

**National Guidance**

**National Planning Policy Framework December 2024**

Section 9 - Promoting sustainable transport  
Section 12 - Achieving well designed places  
Section 16 - Conserving and enhancing the historic environment

**Representations:**

|                                       | <b>Object</b> | <b>Support</b> | <b>No Obj.</b> | <b>Comments</b> |
|---------------------------------------|---------------|----------------|----------------|-----------------|
| PARISH COUNCIL                        | 0             | 0              | 0              | 1               |
| WARD MEMBER                           | 0             | 0              | 0              | 0               |
| HIGHWAYS & SUDS SUPPORT               | 0             | 0              | 0              | 1               |
| SOUTH HOLLAND INTERNAL DRAINAGE BOARD | 0             | 0              | 0              | 1               |
| SHDC INTERNAL                         | 0             | 0              | 0              | 1               |
| RESIDENTS                             | 1             | 0              | 0              | 0               |

## **CASE OFFICER ASSESSMENT**

### **Proposal**

This is a householder application seeking permission for the erection of an extension to the host dwelling and alterations, along with the erection of a garden shed at 3 Sycamore View, Gedney Hill.

The proposed extension would comprise an additional first floor above a current garage, and would protrude from the side elevation by approximately 5700mm and would have a width of 5800mm. The height would sit lower than the eaves and ridge of the main house and therefore make the extension appear subservient. It would also be constructed from materials to match the host dwelling throughout.

The proposed development also seeks to convert the existing garage into habitable accommodation.

The garden shed would be constructed from timber feather board tiles to match the existing timber doors. It would have a total height of 2950mm and would have an internal floor space of just over 13sqm.

### **Site Description**

The site is located within the defined settlement boundary of Gedney Hill as outlined in the South East Lincolnshire Local Plan, 2019 (SELLP). Sycamore View is sited just off Hill Gate, the main road going through the settlement and is a relatively small housing estate. Each property is of a fairly notable size and are constructed from red brickwork, tiled roof and white uPVC windows and doors throughout.

### **History**

H07-0166-04 - Single storey rear extension - Approved

H07-0688-21 - Change of use of part of paddock from agricultural to residential garden and erection of an outbuilding - retrospective - Approved

This application granted permission for the use of sizeable paddock land to residential land. This area, in part, forms the rear of the application site whereby the garden shed is proposed.

### **Consultation Responses**

#### **Gedney Parish Council**

No objection.

#### **South Holland Internal Drainage Board**

Byelaw 3 - Consent may be required

Section 23, Land Drainage Act 1991 - Consent not currently required

Byelaw 10 - Consent not currently required

#### **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 extension & alterations to dwelling & erection of garden shed. The access remains unchanged, and parking provision is satisfactory; 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.

#### Conservation Officer

No objections.

The site is within close range of the Grade II listed Red Lion Inn. However, the scale of the development, linked with the separation distances involved and the extant development interrupting sightlines between the two sites lead me to confirm that I do not consider this proposal to place the character and special interest in the nearby listed building at any undue risk.

#### 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, one letter of representation has been received, these have been summarised below:

- The application is incorrect as the "garden shed" has been built in 2025 therefore it cannot be a proposed application but should be as a minimum part retrospective or 2 separate applications.
- The French doors to the master bedroom will enable the occupants to overlook our back garden area losing even more privacy.

#### **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 Gedney Hill 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 and Heritage Impacts

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.

The application site in this instance lies within fairly close proximity to the grade II listed Red Lion Public House. In this regard, in assessing proposals of this nature, the Local Planning Authority must ensure special regard to preserving the Listed Buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act'). No harm should be caused with the historical assets and their surroundings requiring to be preserved or enhanced.

The National Planning Policy Framework (NPPF) (December 2024) expresses the importance of considering the impact of development on the significance of designated heritage assets; advising that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.

Section 16 of the National Planning Policy Framework (December 2024) states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance".

Policy 29 (The Historic Environment) states amongst other matters that the distinctive elements of the South East Lincolnshire historic environment will be conserved and, where appropriate, enhanced, in keeping with the policies in the National Planning Policy Framework (December 2024). Development proposals will be expected to conserve and enhance the character and appearance of designated and non-designated heritage assets, including archaeology, historic buildings, conservation areas, scheduled monuments, street patterns, streetscapes, landscapes, parks (including Registered Parks and Gardens), river frontages, structures and their settings through high-quality sensitive design.

The extension would protrude from the first floor side elevation by approximately 5700mm and would have a width of 5800mm. This would ensure that it would sit on the same footprint as the existing ground floor garage so that it does not appear disproportionate in relation to the rest of the dwelling. Whilst no other dwellings on this estate have constructed an extension above their representative garage, the extension is of a fairly modest scale and would not cause harm to the area.

Alongside this, the height of the proposed extension would be set as to be below that of the main dwelling and therefore ensures that the proposal would appear subservient and subordinate. The height, combined with the size and scale of the extension, proposes a proportionate and thus acceptable extension and one that would not harm the street scene.

As outlined above, the extension would be constructed from materials which match the host dwelling throughout. This ensures that once it has been fully constructed it would not look out of place along Sycamore View and would not cause harm to the street scene or locality.

The garden shed is constructed from relatively standard materials and is of a typical design to what would be expected for residential sheds such as this. The materials are therefore considered to be acceptable. The design in terms of scale and size is also considered to be fairly standard and would not harm the area either. Due to its location it would not be visible from the highway in any capacity and is thus concealed from view.

The proposal, with regard to the nearby heritage asset is not considered to give rise to any harm. The grade II listed Red Lion Public House is situated with ample separation distance to the north and would not be impacted by the proposed development.

SHDC's Conservation officer has also stated that no harm would be caused, detailing that "the scale of the development, linked with the separation distances involved and the extant development interrupting sightlines between the two sites lead me to confirm that I do not consider this proposal to place the character and special interest in the nearby listed building at any undue risk".

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, nor cause harm to the nearby heritage asset, and would therefore be in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) and Section 12 and 16 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 extension would sit lower than the host dwelling which would limit the potential concerns in relation to overshadowing. Alongside this, the positioning of the plot means that if any shadow were to be cast, this would only impact the host dwellings garden, and potentially to a minimal extent, that of the northern neighbouring property, when the sun travels south during the course of the day. This in itself would be a relatively minor impact and would not materially harm neighbouring dwellings. Neither the northern or southern would be materially effected whilst there are no residential dwellings to the west of the site.

The neighbouring plot to the south would not be significantly impacted in this regard, given its southern siting in relation to the proposed extension.

In regard to overlooking, there would be three windows and one door on the ground floor and one window and a Juliet balcony on the first floor. Firstly, the ground floor windows and door would cause no material harm through overlooking due to there proposed siting to the ground floor. This siting, coupled with existing boundary treatments, limit any potential harm.

The first floor windows would be sited within the new master bedroom and would face south and north west respectively. The window on the front elevation (south) would only face Sycamore View itself and would provide no new views in comparison to that which it currently affords from the front elevation windows. As such, no significant or unacceptable increase in overlooking would be proposed as a result of this.

Whilst the Juliet balcony would be a new addition on this elevation and thus would provide a new view, it is not considered to give rise to a significant or unacceptable adverse or harmful impact. It is noted that this addition could provide some views into No. 5 Sycamore View, particularly its garden area; however, it was noted during the officers visit that this dwelling itself has windows which look directly into the rear garden of No. 3 and the level of outlook would not be significantly different, demonstrating that this is not an uncommon feature. Finally, it would be set around 18m from the boundary of No. 6 Station Road, this is considered to be an acceptable distance so that they would not materially impacted either.

The garden shed should also not cause any material harm through overshadowing or overlooking due to its location which is set away from any nearby residential dwellings. The same reasoning can be applied through overshadowing with the positioning benefitting this part of the scheme. It is also much lower than the main house, which itself causes no material harm through overshadowing. No windows are proposed across any elevations with it also not being classed as a habitable room either so no material overlooking could occur.

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 increase in floor space there would not be an increase in the number of bedrooms on site. As such, there does not need to be an increase in the vehicle parking spaces on site. It should be noted also that the garage would be converted into a family room and dining area and therefore parking would be lost as a result of this, in any case the driveway provides enough room for off-street vehicle parking. Finally, the garden shed would be solely ancillary to the host dwelling and would have no impact on the parking arrangements on site.

LCC Highways have raised no objections to the scheme from a highway safety perspective either.

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, it is within an area of no hazard within the SFRA. Furthermore, the application is purely for a first floor extension to an existing residential property and a garden shed; 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.

### Other Matters

It is noted that within public representation received during the application process it has been stated that "The application is incorrect as the "garden shed" has been built in 2025 therefore it cannot be a proposed application but should be as a minimum part retrospective or 2 separate applications".

The case officer has undertaken a site visit as part of the assessment of this application. It is apparent from this visit that the garden shed has been erected on site; albeit, the exact date of its erection is not known. In this regard, the application form is incorrect in that this details the works have not commenced or been completed; again, albeit the date of the development having been carried out is not strictly known.

Notwithstanding this, and the retrospective nature (in-part), this does not prejudice, or alter the requirements in assessing the proposal. Section 73 of the Town and County Planning Act 1990 allows for retrospective applications. This states that:

"Planning permission for development already carried out.

(1) On an application made to a local planning authority, the planning permission which may be granted includes planning permission for development carried out before the date of the application.

(2) Subsection (1) applies to development carried out -

(a) without planning permission;

(b) in accordance with planning permission granted for a limited period; or

(c) without complying with some condition subject to which planning permission was granted".

As such, whilst it is noted that form submitted contains this inaccuracy, this does not alter or impacts the assessment of any party in this case.

### **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, 28 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.