DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H09-1289-25**	**Applicant:**	**Mr B Traverso**
Proposal:	Proposed single storey rear extension and two storey side extension		
Location:	Tweenus Cherry Tree Lane Holbeach		
Terminal Date:	2nd 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
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:

	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

This is a householder application seeking permission for a proposed single storey rear extension and two storey side extension at Tweenus, Cherry Tree Lane, Holbeach.

The extension would be constructed from rendered walls, roof tiles, white aluminium windows and white uPVC doors, all to match the existing dwelling.

The two storey side extension would have a total height of 8411mm and would be set at 5185mm to the eaves, these would both be level to the main house. This extension would have a width of 3500mm and would span the full length of the main dwelling.

The single storey rear extension would have a height of 2500mm and would comprise a flat roof design, with crenelated sections above. It would protrude from the rear elevation by around 3500mm and would have a total length of 7047mm.

Site Description

The site is set just to the north of the defined settlement boundary of Holbeach and is therefore in the countryside as outlined in the South East Lincolnshire Local Plan, 2019 (SELLP). Cherry Tree Lane is located just off the A17 and only features four residential dwellings, with the main purpose of the road being to serve a large sewage plant.

The host site itself comprises a two storey semi-detached dwelling which is has a white rendered finish and a tiled roof and backs onto large open agricultural fields.

History

No relevant site history.

Consultation Responses

South Holland Internal Drainage Board

No comments.

Lincolnshire County Council Highways & SuDS

ADDITIONAL INFORMATION REQUIRED

The proposal will increase the bedrooms from three to five so this will increase parking demand. For a five-bed house they should provide 4 parking spaces. This needs to be shown on the proposed site plan.

The access needs to be upgraded to Lincolnshire County Council Specification - a note is required on the proposed site plan.

Conservation Officer

We have no objection to the proposal.

The key heritage considerations for this application were the nearby Grade II listed Town Farm and the Non- Designated Heritage Asset, Cherry Lane Cottage (House). The proposed works will not affect the significance or setting of either asset, and as such raise no heritage concerns.

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
- Imapct and harm to heritage assets
- 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 the countryside 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 is in close proximity to a Grade II Listed Town Farm and a Non-Designated Heritage Asset Cherry Lane Cottage (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 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.

As outlined above, the proposed two storey side extension would have a total height of 8411mm (ridge) and an eaves height of 5185mm. The extension would match, in respect of heights, to those of the host dwelling. As such, the proposed extension, in this regard, would not appear subservient or subordinate to the main dwelling.

Whilst a subordinate height would typically be sought and would be preferable, being considered as more appropriate as it allows the extension to be seen as a new addition to the property, in this instance it is not considered to cause a significant or unduly detrimental impact as to warrant a refusal due to the minimal material harm it causes to the street scene and locality.

The description of the site above has already outlined the rural nature of the setting, alongside the minimal dwellings featured along Cherry Tree Lane. Furthermore, neither Tweenus or its neighbouring property 'Round Tree Drive' have particularly high levels of architectural merit and thus this addition would not cause material harm as a result of the proposed extension. Alongside this, the extension would be built on the same footprint as an existing single storey projection, and therefore ensures that it would appear proportionate in this regard.

The single storey rear extension would protrude from the rear elevation by around 3500mm and would have a total length of 7047mm and would therefore span almost the full length of the existing dwellinghouse. It would feature a flat roof and would have a total height of around 2500mm. Whilst flat roof extensions are not commonly favoured, as the extension is set to the rear elevation, the proposal would not be readily visible from the highway; as such, the extension is not considered to cause harm to the area and street scene. The single storey extension in this regard is proportionate to the main house and is considered to be acceptable.

Finally, both the single storey rear extension and two storey side extension would be constructed from materials to match throughout. This ensures that the extension remains in keeping with the host property and does not harm the area as a result of this.

The proposal, with regard to the nearby heritage asset(s) is not considered to give rise to any harm. The Grade II Listed Building and NDHA would not be impacted with the Conservation Officer outlining that *'The proposed works will not affect the significance or setting of either asset, and as such raise no heritage concerns'*.

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.

Within the proposed extension there would be multiple new windows and openings, most of these would be on ground floor level and therefore would not cause unacceptable harm through overlooking or a loss of privacy, due to the level in which they are set.

To the first floor, only one window is proposed to the front and rear elevations. The front elevation would naturally outlook onto the highway and would not cause harm to neighbouring residents amenities.

The rear elevation window would serve a bedroom and therefore could provide outlook into a neighbouring properties garden. In any case, it is considered that this window would provide a similar view and outlook as that of existing windows within the rear elevation of the host dwelling, and would not provide a substantially different view or an additional materially harmful outlook that

would cause an unacceptable imapct upon the residential amenities of neighbouring occupiers. As a result, there is not considered to be any material overlooking following the construction of this development.

The single storey extension would not cause any material overshadowing given he height proposed, being set at 2500mm for the most part and would only be a maximum of 500mm higher than boundary treatments that could be installed on site.

It is noted that a hedge is currently set along the boundary with the height of this being unknown; in any case, if this hedge was removed the neighbours or hosts could install a 2m high fence and rectify any potential concerns. The two storey extension would have the same height as the host dwelling and would not provide any harm as a result, given the lack of neighbouring properties immediately adjoining this elevation. No significant additional levels of overshadowing is considered to be cast once this two storey extension is constructed.

As detailed above, the scale and design of the proposal is considered to be such that there would be no significant or unacceptable impact on the residential amenities of the occupiers of adjacent properties or land users, when also taking account of the conditions recommended. As such, the proposal is considered to accord with the provisions of the Section 12 of the National Planning Policy Framework (December 2024), and Policies 2 and 3 of the South East Lincolnshire Local Plan (2019).

Highway Safety and Parking

Section 9 of the National Planning Policy Framework (December 2024) specifically relates to 'Promoting sustainable transport'. Paragraph 116 of the National Planning Policy Framework (December 2024) advises that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios".

In respect of highway matters, Policy 2 details that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to access and vehicle generation. Policy 3 details that development proposals will demonstrate how accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways will be secured, where they are relevant to the proposal.

Further, Policy 36, to be read in conjunction with Appendix 6, of the South East Lincolnshire Local Plan (2019), sets out minimum vehicle parking standards and requires at least two spaces for dwellings of up to three bedrooms and three spaces for dwellings with four or more bedrooms.

The two storey side extension would create two additional bedrooms and thus take the total number of bedrooms on site to five. Whilst Appendix 6 does not account for dwellings with five bedrooms, it would assumed that at least three spaces are required to accommodate this. The driveway is considered to appropriately accommodate sufficient area to ensure that all vehicles can be parked off-street so that harm is not caused to the highway.

It should be noted that LCC Highways, as Local Highway Authority, have been consulted on this application and have outlined that additional information is required, in the form of a note and clarification of additional parking on site.

The LPA in this instance consider that this additional information is not necessary to determine the application. Firstly, whilst it has been stated that a five-bed house is required to provide four parking spaces; as outlined above, Appendix 6 does not necessitate this requirement but simply outlines that four bedrooms would require three spaces. It is considered that the parking, and area available for such on site, is adequate to accommodate and serve the proposed development.

Secondly, it was noted that, as the access needs to be upgraded, a note is required on the proposed site plan to show it would be upgraded to LCC Specification. A condition will be attached to the decision notice to ensure this.

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".

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, 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.

As such, the proposal is not required to pass the sequential or exceptions test in this instance.

Furthermore, given that the application is purely for a single storey rear extension and two storey 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. The two storey nature of the host dwelling, and resultant form, is such that safe refuge could be achieved, and the circumstances for this are unaltered.

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 in principle. The development hereby proposed does not materially harm the character or appearance of the locality, or amenity of nearby residents, provides adequate parking and does not cause any harm to nearby heritage assets, whilst conforming with the South East Lincolnshire Local Plan (2019) and the provisions of the National Planning Policy Framework (December 2024) when viewed as a whole.

In this instance, there are no material considerations that weigh against the proposal and as such, the planning balance is in favour of the development.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

Taking the above considerations into account, the proposal is considered to be in accordance with Policies 1, 2, 3, 4 and 36 (including Appendix 6) of the South East Lincolnshire Local Plan (2019), along with the identified sections contained within the National Planning Policy Framework (NPPF) (December 2024). 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.