DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H11-0746-26**	**Applicant:**	**Mr & Mrs J Slipper**
Proposal:	Proposed rear extension to bungalow		
Location:	10 York Ride Long Sutton Spalding		
Terminal Date:	9th October 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework August 2026

Section 3 - Decision-making policies
Section 4 - Achieving sustainable development
Section 14 - Achieving well designed places
Section 15 - Promoting sustainable transport
Section 18 - Managing flood risk and coastal change

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a single storey rear extension at 10 York Ride, Long Sutton.

The extension would protrude approximately 3600mm from the rear elevation and would have a width of 6500mm. The height would sit just over 4100mm and the eaves would be level to the eaves of the host property. Finally, it would be constructed from facing brickwork and concrete roof tiles to match the existing residential property.

Site Description

The site is located within the defined settlement boundary of Long Sutton as outlined in the South East Lincolnshire Local Plan, 2019 (SELLP). York Ride is set off Dick Turpin Way and is a relatively modest side road featuring residential dwellings within a larger estate. No. 10 is of a somewhat typical design to that of its neighbouring dwellings and is constructed from brickwork, tiled roof and white uPVC windows and doors.

History

H11-0748-79 - Residential development (101 Plots) with roads and services at "Syndicate Land" - Approved.

Consultation Responses

Long Sutton Parish Council

There are no observations in relation to this application.

South Holland Internal Drainage Board

No comments.

Lincolnshire County Council Highways & SUDS

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.

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.

Comments:

The proposal is for proposed rear extension to bungalow and it does not have an adverse impact on the Public Highway.

Informatives:

Highway Informative 06:

This application is a minor application, and it is the LPA's responsibility to satisfy themselves that the risk from surface water flooding is acceptable. It is noted that the proposal is located in an area at risk from surface water flooding. We therefore suggest that, to assist the LPA, a Flood Risk Statement is submitted which considers this risk and any necessary mitigation.

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:

- Concerns regarding surface water and impacts upon No. 14 Sturton Way, Long Sutton.
- Concerns regarding drainage and location of soakaways, and impacts upon No. 14 Sturton Way, Long Sutton.
- Concerns regarding site levels of garden.
- Concerns over ownership of boundary and fences.

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
- Flood Risk & Drainage.

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 August 2026) 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.

Policy S4 of the NPPF outlines when development within settlements would be acceptable. This

states:
"Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework."

The application site in this instance is in Long Sutton as detailed by Policy 1. Regardless of such, the proposal solely relates to an extension at 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) and the National Planning Policy Framework (2026) when viewed in principle. This is subject to the assessment against site specific criteria; including (but are not limited to) the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers, and impact on highway safety, which are discussed in turn as follows.

Layout, Design and Consideration of the Character and Appearance of the Area

Section 14 of the National Planning Policy Framework (2026) specifically relates to 'Achieving well-designed places' and details that the objective of the policy is to "promote high quality, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes" and as such, it is generally accepted that good design plays a key role towards sustainable development.

Paragraph 1 of Policy DP3 outlines that "development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets".

In order to create well-designed places, Paragraph 2 states proposals should reflect seven key principles, as appropriate to the nature of the development and its location. These are: liveability, climate, nature, movement, built form, public space, and identity.

Paragraph 3 of DP3 is explicit that proposals which conflict with paragraph 1, the relevant aspects of paragraph 2 of DP3, or relevant development plan policies and guidance, should be refused. Conversely, substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

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 14 of the National Planning Policy Framework (2026), 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 (2026) and require that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Proposals for new development would therefore require the aforementioned considerations to be adequately assessed and designed, including the siting, design and scale to be respectful of surrounding development and ensure that the character of the area is not compromised.

As outlined above, the extension would protrude from the rear elevation by approximately 3600mm and would have a width of approximately 6500mm. Furthermore, it would have a total height of 4100mm to ensure it sits lower than the host dwelling appears subservient in this regard. As such, the extension is considered to be a modest and suitable addition to a residential bungalow. The proposed extension would remain proportionate within the plot.

Alongside the suitable size and design of the extension, it would be constructed from materials which would match the existing dwelling throughout to ensure it would remain in keeping within the

estate.

It should be noted that, with the exception of a minor exceeding roof height, the floor area of the proposed extension would fall within those permitted under Part 1, Class A of the GPDO and as such, comprises a clear and evident fall back position.

Taking account of the design, scale and nature of the development, as detailed above, the proposal is considered to be acceptable. The proposal would not cause an adverse impact to the character or appearance of the area and would therefore be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and Section 14 of the National Planning Policy Framework (2026).

Impact on Residential Amenity/Land Users

Policy DP3, Paragraph 2 of the National Planning Policy Framework (2026) outlines that development should create places that are safe, inclusive, and accessible and which promote health and well-being, with a focus on promoting liveability.

Likewise, Policy P3(1) outlines that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site. This point is expanded upon in P3(2) which states all development proposals should "provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and the quality of life".

Policies 2 and 3 of South East Lincolnshire Local Plan (2019) sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

The proposed extension would not increase or create the potential for material overlooking as a result of the location of the windows and the areas in which they would outlook. Two windows would be located along the newly constructed rear elevation and would serve two separate bedrooms. Whilst this would create a new outlook, it is considered that this would solely provide a view into the host properties rear garden and due to the single storey nature of the extension would not provide materially harmful views over the existing boundary treatments. No other windows are proposed and would therefore not cause any material harm.

Moving on from this, the extension would not cause any material harm via overshadowing following its construction. It would be set lower than the main dwelling and would therefore would not worsen any existing shadow cast from the current dwelling. Furthermore, the positioning of the dwelling in the plot would mean that if a shadow were to arise this would mostly be when the sun first rises and light levels are lowest. No material or adverse harm is considered to occur following this.

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 14 of the National Planning Policy Framework (2026), and Policies 2 and 3 of the South East Lincolnshire Local Plan (2019).

Highway Safety and Parking

Section 15 of the National Planning Policy Framework (2026) specifically relates to 'Promoting sustainable transport'. Paragraph TR6(4) advises that "Development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion".

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.

No change is to be made to the existing vehicle access arrangements for this dwelling.

The extension would take the existing dwelling from two to three bedrooms and would therefore increase the requirement for off-street vehicle parking to a minimum of two spaces. The driveway to the front of the site is considered to be suitable in this instance to ensure that vehicles are capable of parking off the highway and would not cause harm as a result of 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 15 of the National Planning Policy Framework (2026).

Flood Risk

Section 18 of the NPPF relates to "Managing flood risk and coastal change". It requires a sequential approach to flood risk, in accordance with the decision making policies contained within this section. Policy F7 is clear that "development proposals should not present a risk from flooding to potential occupiers, users, or visitors, and should not increase flood risk elsewhere."

The site lies within Flood Zone 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 SELLP 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.

NPPF Policy F5(3) states "the strategic flood risk assessment covering the area of the proposed development and the Flood Map for Planning should provide the evidential basis for applying the sequential test". 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 SFRA as a basis to apply the sequential test.

Whilst the onsite flood risk is noted, Policy F5(2) states:
"The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, other than for (...) householder development". Expanding upon this, NPPF Policy F6(2) states: "The exception test does not need to be applied: To those forms of development, or in those circumstances, where the sequential test is not required, as set out in policy F5"

Therefore, in line with Policy F5(2)(ci) and F6(2)(a), there is no need to apply the exceptions or sequential tests. Further to this, despite the property being within Flood Zone 3 and Danger for Most within the SFRA, as the application is purely for a rear 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.

Public representation has been made with regard to concerns over flooding from the application site; however, the proposal seeks to provide a modest single storey extension to the existing dwelling, and whilst it would naturally increase the built form on site and create impermeable floor space, the extension is of a modest size and is not considered to give rise to a significant increase in flood risk terms, as to warrant refusal of the application.

It should also be noted that the proposal minimally exceeds development that could be constructed under permitted development, with the exceeding factor being by virtue of the height proposed, as

opposed to the footprint itself. As such, although the concerns regarding surface water flooding have been noted, the proposal is not considered to give rise to a significant increase in surface water flood risk, and given the evident fallback position, would not hold significant weight in this regard, to warrant refuse of the application.

It is also noted that various comments were raised regarding the location of soakaways, in respect of the 'required' distances from built form and boundaries. These requirements are not set out within the planning regime and are likely to fall within the requirements' of building control; given this is a differing consent regime, this would not be a reason to withstand permission.

Additional concern has also been raised regarding site levels within the application site, in comparison to neighbouring dwellings. The concerns outline that the boundary ground level within the application site are too high in comparison to the boundary ground level of other neighbouring gardens, and as such causes the surface water from the site to run off into neighbouring dwellings gardens. It has therefore been suggested through the public representation that the ground along the boundary be lowered by 300mm as this would help reduce the level of surface water flooding between the site and neighbouring properties.

Despite this, correspondence with the Planning Agent has outlined that the site levels, where relevant to this application and the proposed development of a single storey extension, would remain as per the existing property and the floor levels would follow through the property and comprise the same level as the existing property. As such, site levels would not be raised as a result of the proposed extension, and such a raise has not been requested, nor permitted by this application. As such, it is considered that the that the proposal would not result in an increased impact in this regard.

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 (2026) in this regard.

Other Matters

It must be noted that within the public representations received, concerns have been highlighted regarding the ownership of boundaries and fences. Matters regarding boundary ownership are a civil matter, in which the LPA would not be involved, nor control. Therefore, it is advised that issues regarding boundary ownership and agreements over what can be erected on fences must be discussed on a civil basis between each land owner.

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 (2026) 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) (2026). 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.