DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H11-0943-24**	**Applicant:**	**Mr R Tilbrook**
Proposal:	Ground floor rear & first floor side extensions including alterations		
Location:	87 Little London Long Sutton Spalding		
Terminal Date:	10th January 2025		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework December 2024

Section 12 - Achieving well designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a ground floor rear and first floor side extension including alterations at 87 Little London, Long Sutton.

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).

History

No relevant planning history.

Consultation Responses

Lincolnshire County Council Highways

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:

The proposal is for a Ground floor rear & first floor side extensions including alterations. The proposal will increase the bedroom numbers from three to four and adequate parking has been demonstrated on the site plan. The proposal will not have an adverse impact on the public highway. 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.

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, four letters of representation have been received.
These can be summarised as follows:

- Concerned about extent of work - would like to know what hours of construction will be
- Would also appreciate a rough idea of how long the work will take as it seems a large scale undertaking
- Also plans are not clear to me that our walkway will not be effected. Is the building following the line of garage or extending further out?
- I believe the current design takes no consideration whatsoever for the area and the impact it will have
- The design is overbearing, overbuilt for the size of the plot and completely out of keeping with the rest of the houses on our street
- The plans will look extremely out of place on the street
- The plan to build on top of the garage is unacceptable as it will completely block out all light to our conservatory
- The front garden has been completely removed and converted into a drive for five vehicles, the further removal of land currently as a back garden is detrimental to the environment and seems to be a great risk of surface water gathering and flooding
- Gardens have a huge impact on the environment collectively in this country for the better and I would hate to see a well sized garden developed upon considering most new developments get no such luxury of a garden as large, we need to protect the current gardens in this country. Not only is the biodiversity net gain being dismissed but the negative impact on the environment should not be ignored
- Would reduce our light

- Does not meet certain section of the local validation list

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.

Furthermore, where a Neighbourhood Plan has been adopted, this alongside the adopted Local Plan, forms part of the Development Plan for the District, and must be considered when assessing development proposals. In this instance, no relevant neighbourhood plans have been adopted.

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 Long Sutton 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

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.

Currently, 87 Little London is made from buff yellow brickwork, brown concrete roof tiles and white uPVC windows and doors. The proposal would alter this to feature red brick plinth, off white rendering and timber cladding at various points on the walls, grey concrete roof tiles and grey uPVC windows and doors; altering all features across the elevations. The existing section that protrudes from the front elevation would feature the timber cladding centrally between the ground and first floor windows. The rendering would span across the entire extant dwelling and the red brick plinth will be on the lowest point. The change in roof tile is not considered to cause any harm.

It could be considered that the cladding could cause some material harm, however, in relation to the whole scheme this would be a minute feature on the front elevation. With the rendering, this could be considered to cause harm as the majority of the built form features brickwork. Despite this, No. 101 Little London, seven doors north of this site, features white render and black cladding on the front elevation which would be somewhat similar to what 87 Little London proposes. Furthermore, both 103 and 105 feature similar designs. Therefore, this makes this proposal more acceptable and should not materially harm the street scene or locality.

From the rear elevation, a single storey extension would protrude by around 4000mm and would run the full width of the host property (8888mm) and would have a total height of 3200mm. This would only be 200mm over what is allowed under permitted development as the height limit is 3000mm. Therefore, the LPA cannot resist such a development and the additional 200mm would not cause any material harm in this instance.

Furthermore, the first floor side extension would be level to the eaves and ridge of the host property. It would project from the side by approximately 3517mm and will be the full length sitting at around 8783mm. A resident objection was received stating the following 'The plan to build on top of the garage is unacceptable', it is not considered that building on this section would be unsuitable as there is no set design along Little London for them to accord to, whilst there are multiple properties which look similar there are various designs in terms of shape, size, materials etc. This therefore should not create an adverse impact.

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 12 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.

Firstly, as the single story rear extension is only 200mm over what would be allowed through the General Permitted Development Order (2015) (GDPO) the LPA do not consider that this additional 200mm would cause unacceptable or material harm to the neighbours amenity and quality of life in this instance. In any case, it would not directly overshadow or overlook the northern or southern property, the neighbour to west would also be unharmed due to a clear separation distance between them and the host property.

Secondly, the first floor side extension would be level with No. 89 to both the front and rear elevations meaning it will not extend beyond the build line and should not cast a shadow to the front or rear garden because of this. Due to the this and the positioning of the site there is not considered to be an unacceptable harm to the amenity; naturally, the sun will rise in the east and set in the west travelling south. To the east and west there would be no harm due to the distance to the western neighbour and there being no dwellings to the east, the height of the dwelling itself would also not increase thus creating no impact in this instance. Whilst there is an existing side window on No. 89 to the north, the new extension would not cause any additional harm. This is because the extension will sit at the same level as the host dwelling and although No. 89 could be impacted when the sun is at the southern point as they will sit at the same height there should be no new issues, and therefore would be acceptable.

There are also no side windows on the first floor extension meaning it could not overlook through this, a window for Bedroom 4 is located on the rear elevation however this is similar to the existing layout of the dwelling and should only allow them to face into their own rear garden. It would more than likely be no different to how the surrounding dwellings are set out either.

It is not considered that the development would overhang onto the neighbouring property, the proposed block plan states that there is a gap of 150mm to the northern dwellings boundary. From this, it is considered that despite being a minute distance, there is a still gap which ensures it should not overhang and cause a material harm.

Naturally, after the initial construction, which itself would take place over a short period, minimal additional noise pollution would be caused as a result of the development and the neighbour should not be greatly harmed through an increase in noise.

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.

There would be an increase from three to four bedrooms within this property, as such, they will need to provide three off street parking spaces. This has been identified within a new set of plans requested by LCC Highways and shows room for the vehicles to turn and manoeuvre to exit onto the highway in a forward gear.

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).

Other Matters

This section has been added in to briefly discuss certain points raised through resident objections, in this instance, these are:

- The front garden has been completely removed and converted into a drive for five vehicles, the further removal of land currently as a back garden is detrimental to the environment and seems to be a great risk of surface water gathering and flooding
- Gardens have a huge impact on the environment collectively in this country for the better and I would hate to see a well sized garden developed upon considering most new developments get no such luxury of a garden as large, we need to protect the current gardens in this country. Not only is the biodiversity net gain being dismissed but the negative impact on the environment should not be ignored

Householder applications are exempt from the need for mandatory biodiversity as outlined in the government guidance for exempt developments, it goes on to say within this that 'These are applications made by householders as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
It includes, for example, small projects like home extensions, conservatories or loft conversions.'

It is therefore considered that as the application is a householder development, it is exempt from BNG and the issues highlighted here cannot hold any material weight.

Finally, they have stated that they would like a rough idea of how long the work will take due to its large scale, this would not be something the LPA would look into and would purely be something that neighbours should discuss amongst themselves. The issues surrounding noise has been discussed in the previous residential amenity section.

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 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.