DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H13-0341-25**	**Applicant:**	**Mr & Mrs P Ilet**
Proposal:	Single storey porch extension to front elevation		
Location:	Plough Inn Woodgate Road Moulton Chapel		
Terminal Date:	28th May 2025		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework December 2024

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

National Guidance

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
HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application seeks full planning permission for a single storey porch extension on the front elevation of the Plough Inn, Woodgate Road, Moulton Chapel.

Site Description

The site comprises land at Plough Inn, Woodgate Road, Moulton Chapel. The site features a detached two storey dwelling which currently features red brickwork facades.

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

The Chapel of St James is located to the north of the site, and this comprises a grade II* listed building. The site is not within a Conservation Area and there are no other listed buildings around the site. There is however a grade II listed mill to the south-east of the site, located behind dwellings along Woodgate Road.

The site is within Flood Zone 1, as identified by the Environment Agency's flood risk maps.

Relevant Planning History

H13-0661-96: (Full Application) Extension to private quarters to provide level access, bathroom and entrance lobby (disabled) - approved 28 August 1996

H13-1511-03: (Outline Application) Redevelopment of site to provide 5 new dwellings and 2 dwellings by conversion of existing building - refused 15 March 2004 - appeal dismissed 14 February 2005

H13-0905-05: (Outline Application) Residential development - (including conversion of the existing two-storey residential part of the existing building) - approved 16 September 2005

H13-0714-12: (Full Application) Change of use from public house to domestic dwelling, including demolition of single-storey section and alterations - approved 26 October 2012

H13-0994-08: (Reserved Matters) Erection of two detached houses (outline reference H13/0905/05) - approved 19 February 2013

H13-0329-15: (Full Application) Proposed one 3-bedroom and one 4-bedroom detached dwellings - approved 20 July 2015

H13-0126-21: (Full Application) Refurbishment and extension to dwelling and boundary wall to east, south and west boundaries - approved 20 April 2021

H13-0293-22: (S73 Application) Proposed one 3 bedroom & one 4 bedroom detached dwellings - approved under H13-0329-15. Modification of Condition 12 to allow windows to be uPVC in lieu of wooden windows - approved 17 May 2022

Consultation Responses

The responses received from consultees during the consultation period are summarised below. The responses can be viewed in their entirety on South Holland District Council's website.

Lincolnshire County Council - Highways and SUDS: No objections. It is considered that the proposals would not result in an unacceptable impact on highway safety.

Lincolnshire County Council - Historic Environment Team: The proposal is unlikely to have an impact on significant archaeological remains. Consequently, no further archaeological input is necessary for this application.

Conservation Officer: No objections.

South Holland Internal Drainage Board: Having screened the application, whilst the site in question lies within the Internal Drainage District of the South Holland Internal Drainage Board the proposed application does not meet our threshold for commenting as per our Planning and Byelaw Strategy. Therefore, the Board has no comments to make.

Historic England: Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers.

Moulton Parish Council: No response received.

Cllr T E Sneath: No response received.

Cllr A Casson: No response received.

Cllr A R Woolf: No response received.

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Key Planning Considerations

Development Plan

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019 (SELLP), is the development plan for the district, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework, December 2024 (NPPF) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

There are no adopted Neighbourhood Plans for the area within which the site is located.

The main issues and considerations in this case include the following:

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

These matters are assessed in turn below.

Principle of Development

Policy 1 of the Local Plan sets out the settlement hierarchy in respect of delivering sustainable development, which meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local need, whilst making more sustainable use of land, and to minimise the loss of high-quality agricultural plots by developing in sustainable locations and at appropriate densities.

Policy 1 expresses this sustainable hierarchy of settlements, ranking the settlements deemed to be most sustainable in descending order. The most sustainable locations for development are situated within the 'Sub-Regional Centres', followed by 'Main Service Centres'. Lower down the hierarchy are areas of limited development opportunity including Minor Service Centres, with areas of development constraint comprising 'Other Service Centres and Settlements'. The countryside is at the bottom of the settlement hierarchy and represents the least sustainable location.

The site is within the defined settlement of Moulton Chapel which is a Minor Service Centre. Policy 1 sets out that development in this type of settlement 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. In this case, the proposal solely relates to the alteration of an existing dwelling. Therefore, the principle of such development is appropriate, provided the design of the front porch is suitable in terms of its visual, heritage and amenity impact.

Visual and Heritage Impact

Paragraph 135 of the NPPF states that new development should function well and add to the overall quality of the area and should be visually attractive as a result of good architecture and appropriate landscaping.

Policy 2 of the Local Plan outlines sustainable development considerations for development proposals, providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals.

Policy 3 accords with the provisions of Section 12 of the NPPF, in that it requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically-designated or undesignated townscape or landscape surroundings.

The Chapel of St James is located to the north of the site, and this comprises a grade II* listed building. The site is not within a Conservation Area and there are no other listed buildings around the site. There is however a grade II listed mill to the south-east of the site. Policy 29, Part A sets out that proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building

The existing dwelling comprises a detached two-storey dwelling featuring red brickwork facades. The dwelling is set back from the road frontage on Woodgate Road by approximately 15m. The nearest dwelling to the site is Leitrim, which is located to the south of the site. Leitrim is positioned further forward to Woodgate Road than the Plough Inn.

The front porch is proposed to measure approximately 1.9m by 2.8m. The porch is proposed to feature a gable end roof form, measuring 3.7m up to the ridgeline from the ground level. The porch is proposed to be located within a relatively central position on the front of the dwelling. According to the application form, the porch is proposed to feature composite timber cladding boards, and these appear to be a dark grey colour on the submitted plans. There are two windows on either side of the front door and an additional triangular shaped window above the door.

The council's conservation officer has set out that they have no objections to the proposals. It is therefore considered that the proposed porch would have an acceptable impact on the setting of the grade II* listed Chapel of St James, to the north of the site.

The porch would be proportionate to the host dwelling and the scale and siting of the porch is therefore considered to be acceptable. Whilst there are no nearby examples of front porches along Woodgate Road, the proposed porch would have an acceptable impact on the street scene due to its relatively small scale. Furthermore, the porch would not protrude significantly further forward along the building line along the street scene as the porch would be set back from the road frontage

at a similar distance as Leitrim, to the south of the site.

The proposed materials would differ from the host dwelling and the nearest dwellings within the street scene. However, due to the subservient nature of the porch, it is considered that the contrasting cladding would have an acceptable impact on the street scene.

The visual impact of the proposed development is therefore acceptable. The proposed development would not cause an adverse impact to the character or appearance of the area and would therefore accord with Policies 2, 3 and 29 of the Local Plan and Section 12 of the NPPF.

Impact on Amenity

Paragraph 135 of the NPPF states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policies 2 and 3 of Local Plan set out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

The proposed porch is not expected to result in an adverse impact on the amenity of neighbouring properties or future occupants. For example, the porch would not result in an unacceptable degree of overshadowing or overlooking. As such, the proposed development accords with Policies 2 and 3 of the Local Plan and Section 12 of the NPPF.

Biodiversity Net Gain

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

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

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

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

The effect of this "biodiversity gain condition" is that development granted by this notice must not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan, or
(c) the development is exempt from the biodiversity gain condition.

For applications that are submitted prior to the introduction of this requirement, the development would be exempt from the mandatory 10% requirement and as such, the Biodiversity Gain Condition would not apply. However, this application was submitted following the introduction of this legislation. As such, unless comprising development that is exempt from this mandatory Biodiversity Net Gain (10%), a condition would be required, as mandatorily set. When taking the above into account, the development in this instance the application is exempt from the statutory 10% Biodiversity Net Gain requirements.

Planning Balance

As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as

amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The proposed development 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. The proposed development therefore accords with the Local Plan and the NPPF. In this instance, there are no material considerations that weigh against the proposal and as such, the planning balance is in favour of the development.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

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

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

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

Human Rights

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

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

Conclusion

Taking the above considerations into account, the proposal is considered to accord with Policies 1, 2, 3 and 29 of the Local Plan, along with the identified sections contained within the NPPF. There are no significant factors in this case that indicate against the proposal and outweigh the consideration in favour of the proposal and the policies referred to above.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under delegated authority.