

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H13-0760-25 **Applicant:** Mr J Ward
Proposal: Erection of Domestic Garage
Location: College Farm Loosegate Road Moulton Seas End
Terminal Date: 7th October 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
- 30 Pollution
- 36 Vehicle and Cycle Parking
- APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework December 2024

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making
- Section 9 - Promoting sustainable transport
- Section 11 - Making effective use of land
- 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
HISTORIC ENVIRONMENT OFFICER	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application seeks full planning permission for the erection of a domestic garage. The garage is proposed to be attached to an existing store building which features brickwork facades. The proposed garage would measure 10m by 6m and the proposed materials include timber horizontal cladding and a slate roof.

Site Description

The site comprises land at College Farm, Loosegate Road, Moulton Seas End. The area where the garage building is proposed is adjacent to an existing barn and currently features vacant land. There is a residential annexe located approximately 6m to the south.

The site is located outside any defined settlement limits, as identified by the South East Lincolnshire Local Plan 2011-2036, and the accompanying policies map.

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

Relevant Planning History

The following application relates to land to the south of the application site:

H13-0076-23: (Full Application) Conversion of Outbuilding into Residential Annexe - approved 20 March 2023.

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 - Historic Environment: It is noted that the applicant has not provided an assessment of the site's heritage potential, as required by the NPPF (paragraph 207). The site lies within the area of ML1123172: College Farm, Moulton- a partially extant 19th-century farmstead of regular courtyard form, with an L-plan range and detached buildings on the fourth side. The farmhouse is detached from the main working complex. There has been a partial loss (less than 50%) of traditional buildings, and large modern sheds are present on site. The farmstead forms part of a loose cluster (Greater Lincolnshire Farmsteads Project, 2015. SLI15702). College Farm is a non-designated heritage asset (NDHA) recorded in the Historic Environment Record. The proposal has the potential to affect this NDHA, either directly or indirectly through its setting, but this has not been addressed in the submitted documents. Currently there is insufficient specific information on the heritage potential for the site and the extent of impact to the historic environment from the proposed development. I recommend that the applicant submit the results of a Heritage Impact Assessment (HIA). This will be in accordance with Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets. This HIA will aim to determine the significance and character of any heritage assets which could be impacted by the proposed development. This information should be provided with the application so that an informed planning recommendation can be made and to meet the requirements of the National Planning Policy Framework (NPPF) paragraphs 207 and 218. This will also help inform an appropriate evaluation/mitigation strategy for the proposed impact if necessary and should permission be subsequently granted.

Lincolnshire County Council - Highways and SUDS: No objections. 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.

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 Heritage Assets;
- Impact on Amenity;
- Highway Safety and Parking; 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 outside any defined settlement boundaries and as such, the site is within the countryside in planning policy terms. The proposed development is for a domestic garage for the use of College Farm and its associated annexe. It is acknowledged that there are permitted development rights that allow for the erection of outbuildings within the curtilage of dwellings. It is unclear if the site is within the curtilage of College Farm; however, it is acknowledged that there is a sense of containment within the site due to the positioning of existing buildings within and to the north of the

site and there is existing fencing around the site boundaries. Therefore, the proposed garage building would not protrude into the open countryside. As such, the principle of development is considered to be acceptable in this instance.

Design and Visual 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 site is located to the north of Loosegate Road which is characterised by sparsely located dwellings and agricultural buildings. College Farm comprises a detached two storey dwelling set within a spacious plot. There is an annexe to the north of the dwelling that was granted approval under permission H13-0076-23. The garage building is proposed to the north of the annexe, connecting to an existing storage building and other garages.

The proposed garage would measure 10m by 6m. The building is proposed to feature a gable end roof form, measuring 4m in height up to the ridgeline. This is lower than the height of the building towards the site frontage and smaller than the middle section of the building. The height of the building has been reduced during the determination of the application in the interests of visual amenity. The garage building would be slightly wider than the adjacent brickwork building, however, the width increase is proposed within the internal courtyard area. It is considered that the garage building would be proportionate and in keeping with the existing building in terms of its scale and siting.

The proposed materials are indicated within the application form rather than on the submitted plans. The materials include timber horizontal cladding and a slate roof. The timber cladding would contrast with the existing brickwork facades of the rest of the building. Timber cladding is considered to provide a rural character that could be in keeping with the character of the area. It is considered necessary to secure further details of the cladding via a planning condition to ensure the finish is of a suitable quality and appearance.

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 in accordance with Policies 2 and 3 of the Local Plan and Section 12 of the NPPF.

Impact on Heritage Assets

The NPPF 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.

Paragraph 212 of the NPPF sets out the following:

"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 of the Local Plan sets out that where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made to its setting, it should be informed by proportionate historic environment assessments.

In this case, whilst the site does not comprise a designated heritage asset, the site is part of College Farm which is a non-designated heritage asset. The asset is recorded in Lincolnshire County Council's Historic Environment Record. College Farm is a partially extant 19th-century farmstead of regular courtyard form, with an L-plan range and detached buildings on the fourth side.

A Heritage Impact Assessment (HIA) has been submitted during the determination of the application. The HIA includes a historic map from 1887 which shows the farmhouse and a range of single and two storey brick built barns. It appears the buildings were constructed in approximately the 1850s. Some of the original buildings are no longer in place, including structures to the west of the area where the garage is proposed.

Paragraph 216 of the NPPF sets out the following:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

The proposed garage would diverge from the character of the existing buildings to an extent, given that the facades are proposed to feature timber cladding rather than brickwork. The scale and proportions of the garage are considered to be in keeping with the existing buildings. The impact of the proposals on the non-designated heritage asset is considered to be acceptable provided the proposed timber is of a suitable quality. As such, it is considered appropriate to secure further details of the proposed materials via a condition. Therefore, it is considered that the proposals would not result in a significant degree of harm or loss to the non-designated heritage asset within the site.

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.

Due to the scale and siting of the garage, it is considered that the building would not cause an unacceptable degree of overshadowing of the annexe that is located to the south. Furthermore, no habitable accommodation is proposed and as such, the garage would not result in an unacceptable degree of overlooking.

Highway Safety and Parking

Paragraph 116 of the NPPF sets out 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 would be severe, following mitigation.

Policy 2 of the Local Plan sets out 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.

Policy 33 further reinforces the need for developments to be accessible via sustainable modes of transport.

Policy 36 of the Local Plan, in conjunction with Appendix 6, sets out minimum vehicle parking standards.

Three parking spaces are proposed within the garage which is located towards the rear of the site, away from the public highway. The plans have been amended during the determination of the

application to confirm that a brick wall within a courtyard area will be removed to allow vehicular access to the garage building as previously it was unclear how access would be provided. Lincolnshire County Council's Highways Team have not raised any objections to the proposals in terms of highway safety.

Therefore, the proposal would be acceptable in terms of highway safety in and would therefore accords with Policies 2, 3, 33 and 36 of the Local Plan, as well as Section 9 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.

When taking the above into account, the development in this instance the application is exempt from the statutory 10% Biodiversity Net Gain requirements. For example, the area where the garage is proposed features concrete hardstanding, which is not considered to offer any habitat.

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 development hereby proposed does not materially harm the character or appearance of the locality, or the 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, 29 and 30 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.