DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-0350-26**	**Applicant:**	**Mr D Lovoaea**
Proposal:	Proposed hip to gable roof conversion with ridge raise, front and rear dormers and ground floor conservatory link extension		
Location:	27 Wardentree Lane Pinchbeck Spalding		
Terminal Date:	1st September 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 14 - Achieving well designed places
Section 15 - Promoting sustainable transport

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a proposed hip to gable roof conversion, alongside front and rear dormers and a ground floor conservatory link extension at 27 Wardentree Lane, Pinchbeck.

The extension would provide additional roof space for the residential dwelling and would see an overall increase from 4800mm to 6500mm. Box dormer windows are proposed on the front and rear elevation which measure at 2100mm in height and 8600mm in length, these would be identical across both elevations.

Furthermore, a relatively minor addition is proposed to the rear elevation to create extra room within the conservatory and would feature proposed new doors. Finally, the materials would match throughout.

Site Description

The detached bungalow is within the settlement boundary of Pinchbeck, as outlined within the South East Lincolnshire Local Plan, 2019 (SELLP). The dwelling is on a similar sized plot to others on this road and is built in the same style with red bricks and white uPVC frames. There is a variety of bungalows and two storey dwellings in this area. It has a large gravel driveway at the front of the property which leads to the rear of the property also, in the rear there is a conservatory.

History

H14-0217-23 - Proposed Loft Conversion, Alterations and Extension

Consultation Responses

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:

This proposal is for a proposed hip to gable roof conversion with ridge raise, front and rear dormers and ground floor conservatory link extension. The access remains unchanged and parking arrangements within the dwelling curtilage is sufficient. Therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

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 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
- 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 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.

The application site in this instance is in Pinchbeck as detailed by Policy 1. Regardless of such, the proposal solely relates to a roof conversion and 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) 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 DP3, contained within Section 14 of the National Planning Policy Framework (2026), states that development proposals should respond to their context to integrate with and enhance their surroundings. This can be achieved through the arrangement of plots and buildings, use of materials and architectural features, as well as the restoration, reuse and integration of heritage assets. Notwithstanding this, it should not preclude innovation or change where it is considered to be appropriate, particularly where an increased scale or density can be justified.

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 include, liveability, climate, nature, movement, built form, public space and identity.

Further to this, Paragraph 3 goes on to establish that proposals should be refused if, without clear

justification, they conflict with Paragraph 1 or the relevant aspect of the principles within Paragraph 2, as outlined above. Alongside this, explicit design standards set out within the development plan must also be taken into consideration. Substantial weight should be given to compliance with development plan policies when it comes to assessing the design quality of proposals.

Finally, Paragraph 5 outlines that substantial weight must also be given to any form of "outstanding or innovative designs which promote high levels of sustainability, or which help raise the standard of design more generally within an area". Any examples of this design must however also be consistent with the overall form and layout of their surroundings.

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 application solely relates to a proposed hip to gable conversion and would include front and rear box dormers with a small link extension to the rear. The height of the property currently sits at 4800mm and is of a relatively standard size and design for a bungalow within this area. The proposal would take this to roughly 6500mm in height and alter the roof design from a hipped roof to a gable roof. Two identical box dormers would be featured on the front and rear elevation and would measure 2100mm in height and 8600mm in length.

Whilst a previous scheme was approved in 2023 for a somewhat similar proposal, new additions have been proposed within this application, most notably the front box dormer. In any case, this permission has now lapsed and holds little weight in the determining of this application.

This particular section of Wardentree Lane is characterised by typical residential dwellings with some being standard bungalows as well as two storey. Despite the difference in size and scale, there is a clear pattern of hipped roofs with the vast majority of dwellings incorporating this. Furthermore, there are no examples of box dormers being sited upon a visible elevation along the highway. As such, through increasing the height of the roof to around 6500mm and siting a large scaled box dormer across the new front elevation would conflict with the existing built form and cause harm to the character of the area as a result. The addition of a front box dormer is considered to be unsightly and out of place with no clear justification being provided in support.

Although technically speaking, the increase in roof height was approved under a previous scheme, as this permission has lapsed it holds no weight in the determining of this application. As such, it is also considered that the increase in roof height and alteration from a hipped roof to a gable would cause harm to the area and would be contrasting to the surrounding area. The construction of the hip to gable would effectively create a chalet bungalow design, the area notably features single storey bungalows and two storey dwellings of similar designs with the vast majority featuring hipped roofs, no existing examples of chalet bungalows are prominent or noticeable within the area and as such would be an anomaly along Wardentree Lane. On this basis, the proposal is unacceptable due to it vastly contradicting with the area and thus causing material harm to the street scene and location as a result of it being proposed on the most prominent and visible elevation.

Whilst an identically designed and scaled box dormer would be located on the rear elevation, as this would be sited to the rear and not visible from the highway it is not considered to cause any material or adverse harm in this regard to a warrant a refusal on its own. Similarly, the extension to the rear of the site is considered to be a minor addition which would be concealed from view of the highway and would therefore cause no material or adverse harm to the character of the area. It would provide an additional 4.5sqm of floor space and as such, it is considered to be acceptable in this regard.

Whilst the materials proposed within the works would match that of the existing dwelling, the issues outlined throughout the report hold more weight in recommending the application for refusal.

Taking account of the design, scale and nature of the development, as detailed above, the proposal is considered to be unacceptable. The proposal would cause an adverse impact to the character and appearance of the area and would therefore directly conflict with 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) states that development should create places that promote liveability, with a particular focus on healthy, mixed, vibrant and integrated communities. Any examples of public space should be safe, secure, inclusive, and accessible for all.

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.

Despite the increase in roof height and addition of windows within the new roof space on the front and rear elevation, there is not considered to be a harmful increase in material overlooking. Firstly, the windows across the front elevation serve a bedroom, and two en-suites; as these would solely provide a view out onto the main road this would not provide an outlook into residential properties or gardens.

Further to this, the windows across the rear elevation would operate for a dressing room, landing and bedroom. The dressing room and landing are not considered to be habitable rooms meaning the bedroom is the only window on this elevation which has the capacity to cause harm. Whilst this window would provide a new outlook which is not currently available on site, it would be no different to the views provided from neighbouring properties adjacent to the site. No. 29 has multiple first floor windows on the rear elevation which provide views into the garden of the application site, No. 31 also has a first floor side elevation window which directly faces the host properties rear garden. As such, whilst the window could potentially look towards the garden of No. 29, this would not be to a materially harmful or currently unprecedented scale. The rear projection would feature no new windows and would solely be set to the ground floor, no materially harmful views should be possible following the construction as such.

Beyond this, there would be an increase in height from 4800mm to 6500mm which opens the scheme up to having potential material overshadowing impacts towards its eastern and western neighbours. Despite this, the main bulk of the addition would be set in line with existing built form and would not be directly adjacent to garden land or private amenity spaces. Any shadow that could be cast from this would therefore not be materially harmful in this regard and should not see a harmful loss of light. Furthermore, the rear extension is considered to be minor and subservient to the rear projection, no material harmful shadow would be cast either from 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".

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.

It is unclear how many bedrooms are on site currently due to the floor plan not detailing the specific number, however, it is fair to assume from the size of the dwelling that this would be around two. Despite the extension and conversion, the number of bedrooms on site would remain the same with them being moved upstairs. In any case, the driveway to the front of the site is considered to provide adequate space for vehicles to be stored off-street and therefore be in accordance with Appendix 6.

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 National Planning Policy Framework (2026) explains that the objective of the policy is to "minimise risks to development arising from all sources of flooding and coastal change, taking into account the impacts of climate change, by steering development away from areas of risk, ensuring that development will be safe for its lifetime without increasing flood risk elsewhere, and incorporating sustainable drainage systems where appropriate".

This goes on to state, within Paragraph 1 of F2, that "Development plans should take a risk-based approach when identifying suitable locations for development, taking into account all sources of flood risk and the current and future impacts of climate change". It is considered that this should be done, and manage any residual risk, by "a. Applying the sequential test in policy F5 and, where relevant, policy F6".

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 Policy F5, Paragraph 2, Point C.

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 Most within the SFRA, as the application is purely for a roof conversion and minor 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.

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.

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 inappropriate development within the defined settlement boundary. The development hereby proposed is considered to materially harm the character and appearance of the locality as a result of the conflicting design proposed through the front box dormer and hip to gable conversion in an adversely prominent and visible area.

The amenity of nearby residents would be unaffected whilst adequate parking would be provided and no harm being created from a flood risk perspective. Despite this, when viewed as a whole, the proposal conflicts with the South East Lincolnshire Local Plan (2019) and the provisions of the National Planning Policy Framework (2026).

In this instance, these are material considerations that weigh against the proposal and as such, the planning balance is not 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 conflict with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019), along with the Section 14 contained within the National Planning Policy Framework (NPPF) (2026). The character issues identified are considered to be 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 refused under Delegated Authority.