LP17 Design - Planning Statement

Householder Planning Permission
Site: New Rear Extension, 30A Milestone Lane, Pinchbeck, Lincolnshire, PE11 3XX.
Date: July 2026

Householder Planning Application for the Erection of a new rear extension to the rear of the existing property for purposes of additional living space

1. Introduction

This Planning Statement has been prepared in support of a Householder Planning Application seeking permission for the erection of a single-storey rear extension at 30A Milestone Lane, Pinchbeck, Spalding, Lincolnshire, PE11 3XX.

The proposal seeks to provide additional family living accommodation through the extension of the existing dwelling. The proposed development has been carefully designed to complement the character and appearance of the host property whilst respecting the amenities of neighbouring occupiers and the established residential character of the surrounding area.

The application site lies within the settlement of Pinchbeck and is identified as being within Flood Zone 3 on the Environment Agency Flood Map for Planning. The proposal has therefore been designed having regard to national and local planning policies relating to flood risk and sustainable development.

This statement demonstrates that the proposed development accords with the National Planning Policy Framework (NPPF), the adopted South East Lincolnshire Local Plan (2011–2036), and relevant emerging planning policies. It is concluded that there are no material planning considerations that would outweigh the clear policy support for the proposal.

Planning applications must be determined in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, whereby applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

2. Site Context and Surroundings

The application site comprises an existing detached dwelling located on the eastern side of Milestone Lane within the settlement of Pinchbeck.

The dwelling occupies a generous residential plot with an established rear garden and off-street parking provision. The surrounding area is predominantly residential in nature and is characterised by a mixture of detached and semi-detached dwellings of varying ages, designs and architectural styles.

Many properties within the locality have been altered and extended over time, reflecting the evolving needs of occupiers and contributing to a varied residential character.

The proposed extension is located wholly within the existing domestic curtilage and does not involve the loss of agricultural land, public open space or other undeveloped land.

3. Description of Development

Planning permission is sought for the construction of a single-storey rear extension to provide additional family living accommodation of 23.69m2.

The extension has been designed to:

- Remain subordinate to the original dwelling;
- Reflect the proportions and character of the existing building;
- Utilise materials that match or complement the existing dwelling;
- Retain adequate private amenity space;
- Avoid adverse impacts on neighbouring properties; and
- Integrate successfully with the existing built form.

The extension will be positioned to the rear of the dwelling where visibility from the public realm is limited.

4. Planning Policy Context

4.1. National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the Government's planning policies for England and is a significant material consideration in the determination of planning applications.

The proposal accords with the overarching objectives of the NPPF by:

- Supporting sustainable development;
- Making effective use of existing residential land;
- Delivering high-quality design;
- Protecting residential amenity;
- Supporting the continued occupation and enhancement of existing housing stock; and
- Ensuring development remains safe from flood risk.

Particular regard has been given to:

Chapter 12 – Achieving Well-Designed Places

The proposed extension has been designed to be visually attractive, sympathetic to local character and appropriate to its context. The scale, form and appearance of the extension ensure that it functions well and contributes positively to the overall quality of the property.

Chapter 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

The proposal has been designed to ensure that it remains safe throughout its lifetime without increasing flood risk elsewhere. As an extension to an existing dwelling, it does not increase the number of residential units or materially alter the vulnerability classification of the site.

4.2. South East Lincolnshire Local Plan 2011 – 2036

The adopted South East Lincolnshire Local Plan forms part of the statutory Development Plan for South Holland District.

The proposal is considered to accord with the following policies.

Policy 1 – Spatial Strategy

The site is located within the established settlement of Pinchbeck where development supporting sustainable communities is encouraged. The proposal represents an appropriate extension to an existing dwelling and therefore accords with the spatial strategy.

Policy 2 – Development Management

Policy 2 requires development to:

- Protect residential amenity;
- Respect the character of the locality;
- Avoid unacceptable overlooking or overshadowing;
- Provide appropriate design; and
- Ensure satisfactory access and parking arrangements.

The proposal satisfies these requirements.

Policy 3 – Design of New Development

The proposal has been designed to:

- Respect local character;
- Remain subordinate to the host dwelling;
- Utilise appropriate materials;
- Integrate with its surroundings; and
- Maintain a high standard of design quality.

Accordingly, the proposal complies with Policy 3.

Policy 4 – Housing

The proposal relates solely to the extension of an existing dwelling and does not create any additional residential units. It therefore supports the continued occupation and improvement of the existing housing stock.

Policy 13 – Accessibility and Transport

No changes are proposed to the existing access arrangements or parking provision. Consequently, the proposal raises no highway safety concerns.

Policy 28 – The Natural Environment

The proposal is confined to an existing domestic garden and will not adversely affect biodiversity assets, protected species, landscape character or ecological networks.

Flood Risk and Drainage Considerations

The Local Plan seeks to ensure that development appropriately addresses flood risk and drainage matters. The proposal complies with these objectives as it does not increase flood risk on or off the site and maintains existing drainage arrangements.

4.3 South Holland District Council Design Principles

South Holland District Council expects householder extensions to:

- Be subordinate to the original dwelling;
- Respect the scale and proportions of the host building;
- Utilise complementary materials;
- Protect neighbouring amenity; and
- Preserve the character of the surrounding area.

The proposed extension satisfies each of these objectives and will appear as a natural and sympathetic addition to the dwelling.

5. Residential Amenity

The proposal has been designed to ensure that neighbouring occupiers continue to enjoy a satisfactory level of residential amenity.

The development will not result in:

- Significant overlooking;
- Loss of privacy;
- Unacceptable overshadowing;
- Loss of daylight;
- Overbearing impact.

The single-storey scale and rearward positioning of the extension ensure that impacts upon neighbouring properties remain limited and acceptable.

Future occupiers will benefit from improved living accommodation whilst retaining adequate private garden space.

LP17 DESIGN
WHERE VISION MEETS REALITY

6. Character and Appearance

The extension has been carefully designed to ensure that it reads as an integrated part of the existing dwelling.

The proposal:

- Is single-storey in form;
- Is located to the rear of the property;
- Maintains the visual hierarchy of the original building;
- Utilises matching or complementary materials;
- Preserves the established character of Milestone Lane.

Given its scale and location, the proposal will not harm the character or appearance of the street scene.

7. Flood Risk

The application site is located within Flood Zone 3 as identified by the Environment Agency Flood Map for Planning.

The proposal relates solely to the extension of an existing dwelling and does not involve the creation of an additional residential unit or any increase in residential density.

As a householder application, the proposal is not normally subject to the Sequential Test set out within the National Planning Policy Framework and associated Planning Practice Guidance.

The proposed extension occupies a modest footprint within the established residential curtilage and will not:

- Obstruct flood flow routes;
- Reduce flood storage capacity;
- Increase flood risk elsewhere;
- Alter the vulnerability classification of the site.

The development has been designed so that:

- Existing residential use remains unchanged;
- Existing drainage arrangements are maintained;
- Surface water runoff is not materially increased;
- Flood-resilient construction methods may be incorporated where appropriate;
- Occupiers continue to benefit from Environment Agency flood warning systems.

Where practical, flood-resilient materials and finishes may be incorporated below predicted flood levels to facilitate recovery following a flood event.

The proposal therefore satisfies the flood risk objectives of Chapter 14 of the National Planning Policy Framework and the South East Lincolnshire Local Plan by ensuring that the development remains safe throughout its lifetime and does not increase flood risk elsewhere.

A separate Flood Risk Assessment accompanies the application.

8. Planning Balance

The proposal represents a modest and appropriate extension to an existing dwelling within an established residential area.

The development will:

- Improve the quality and functionality of the existing dwelling;
- Make effective use of an established residential plot;
- Preserve the character of the area;
- Protect neighbouring residential amenity;
- Maintain existing parking and access arrangements;
- Avoid adverse ecological impacts;
- Remain appropriate within Flood Zone 3;
- Not increase flood risk on or off the site; and
- Not create any additional residential units.

The proposal therefore represents sustainable development and accords with both national and local planning policy objectives.

9. Conclusion

This Planning Statement demonstrates that the proposed single-storey rear extension at 30A Milestone Lane, Pinchbeck accords with the National Planning Policy Framework (December 2024), the adopted South East Lincolnshire Local Plan (2011–2036).

The proposal:

- Represents a high-quality and sympathetic addition to the existing dwelling;
- Respects the character and appearance of the surrounding area;
- Protects neighbouring residential amenity;
- Raises no highway safety concerns;
- Has no unacceptable ecological impacts;
- Is exempt from statutory Biodiversity Net Gain requirements;
- Remains appropriate within Flood Zone 3;
- Does not increase flood risk elsewhere; and
- Constitutes sustainable development.

The proposal fully accords with the Development Plan when read as a whole and there are no material considerations that indicate that planning permission should be withheld.

Accordingly, South Holland District Council is respectfully requested to grant planning permission for the proposed development.