

DECISION DELEGATED TO HEAD OF PLANNING

Application No:	H22-0336-25	Applicant:	Mr P Coleman
Proposal:	Single Storey Rear Extension to Form Dining Room & Internal Alterations		
Location:	Oakleigh House 3 Pinfold Lane Weston		
Terminal Date:	15th August 2025		

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
29	The Historic Environment
30	Pollution
APPENDIX 6	Parking Standards

National Guidance**National Planning Policy Framework December 2024**

Section 2 - Achieving sustainable development
Section 4 - Decision-Making
Section 5 - Delivering a sufficient supply of homes
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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
OTHER STATUTORY BODIES	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for a single storey side/rear extension to form extension to the existing kitchen and includes dining room & other internal alterations.

The applicant has provided an amended scheme, and the extension now consists of a single storey dual pitched roof structure with bi-folding doors on two elevations, opening into the garden, with the other elevation blank. Materials are annotated on plan and the structure is to be finished in a matching facing brick and pantile.

This application is considered alongside a pending application for listed building consent. Which includes changes to an existing conservatory roof, internal layouts and the installation of a dormer. These works do not require planning permission and will be considered under the application for listed building consent that runs parallel to this application.

Site Description

The application site fronts High Road, Weston. Oakleigh House is a Grade II listed building, first listed 24th September 1990, it is located adjacent to 'Barn located south of Oakleigh House'. The dwelling has been modified to both the side and rear, with an existing conservatory being prominent on its north eastern elevation (side). The dwelling is located opposite the junction of Edgefield.

Historic England describe the asset/dwelling in the following way:

Farmhouse. Early C18 and early C19. Red brick, partly rendered, with slate, pantile and C20 concrete tile roofs. 4 gable stacks. L-plan. Front range, to street, 2 storey, 3 bay, with central doorway with painted surround and C20 glazed door, either side are single plain sashes. Above 3 smaller plain sashes. Rear wing, now rendered. 3 bay, single storey plus attics, with central C20 glazed door flanked by single plain sashes, above a tripartite plain sash in a through eaves dormer window, and to the right a 3 light fixed light under wooden lintel. To the left a single storey extension with a plank door and a casement window both with segment heads. North East room on ground floor has early C18 dado panelling. Rear wing has stick baluster staircase.

The Application site is located within Flood Zone 1 in accordance with Environment Agency Mapping Systems and in a low risk area in accordance with the South East Lincolnshire SFRA.

History

H22-0337-25 - LBC - Single Storey Rear Extension to Form Dining Room & Internal Alterations. Pending.

H22-1028-95 - Proposed renovation and conversion to domestic garage. Approved 05-12-95

Consultation Responses

Highways & SuDs - Support

No objection - This proposal is for Single storey rear extension to form dining room & internal alterations and the access and parking arrangements remain unchanged; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

South Holland IDB

Surface Water

I cannot see that the applicant has identified a drainage strategy for the site within their application. We recommend a drainage strategy is provided for the site. If the applicant proposes to discharge surface water to a watercourse, consent would be required under Byelaw 3

Foul Water

I note that the applicant has not indicated how they propose to dispose of foul water from the development. If the applicant proposes to discharge treated foul water to a watercourse, consent would be required under Byelaw 3.

National Grid

No Observations.

Conservation Officer

In commenting upon the listed building consent application the officer states:

I write to confirm the removal of objections to this proposal. The new roof arrangement should give the impression of a more authentic addition to a range of secondary structures to the rear of an original listed property, rather than the originally rather awkwardly-grafted on modern facsimile appearance of the original proposal. Whilst this is by no means the most outstanding example, this is a compromise settlement that is more satisfactory, and should not detract from the character of the important frontage range building by appearing to be an out of keeping addition to this - admittedly lower in the significance hierarchy - later addition of rear range buildings. However, the success of this proposal will be pivotal upon the fine detail and materials of construction. I therefore suggest the imposition of conditions requiring details of all materials of construction, including a brick sample panel and of all proposed fenestration, doors and also of all domestic accoutrements including rainwater goods. The applicant has indicated in their application form that the rainwater goods would be UPVC - this is unacceptable, and all such goods should be black metal at least - however, this can be settled via a condition instead of further amendment.

Evaluation

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving listed buildings, their setting, or any features of special architectural or historic interest which they possess.

In assessing proposals of this nature, the Local Planning Authority must ensure special regard to preserving the Listed Buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act'). No harm should be caused with the historical assets and their surroundings requiring to be preserved or enhanced.

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, 2024 (NPPF) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Planning Considerations

This is an application for Householder development, some of the works shown on the plan do not require planning permission, but do require listed building consent. This application considers only the elements that require planning permission, namely the side/rear extension. Given it relates to householder development there is no requirement to discuss matters of planning principle.

The following issues are relevant to this assessment:

- Design, Heritage and Conservation
- Highway Safety
- Residential Amenity
- Other Matters

Design, Heritage and Conservation

Policy 29 of the SELLP, alongside Section 16 of the NPPF, relates to the preservation of the historic environment. Both outline that all applications within the Conservation Area or which effect heritage assets, such as listed buildings, should preserve or enhance these assets. SELLP 29a is especially relevant to listed buildings. It sets out 3 criteria points, with point 3 being pertinent to this assessment, it states:

(3.) Proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building.

Policy 2 of the SELLP states 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.

Policy 2 point 1 states that proposal should meet with sustainable development considerations specifically in relation to 'size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses'.

Policy 3 sets out the 'Design of new development' in part it states 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"

Section 16 of the NPPF states that "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".

Paragraph 208 of the NPPF states that "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."

Paragraph 213 of the NPPF outlines that "any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification." In other words, should a proposal result in harm to an asset, this should be weighed against the public benefits arising from the proposal. Paragraph 215 expands upon this, stating that "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

The applicant seeks to erect a single storey rear/side extension, which would function as an extension to form a kitchen/dining room. The proposal is for a brick built, dual pitched extension. The plans show that on its short side, the southwestern elevation the extension would measure approximately 5.75m and on its longer side approximately 6.7m, the ridge would sit lower than the existing utility room to which it would attach. The proposal would contain sliding doors on both the northeast elevation and south west. The other elevation (northwest) would be facing brick with no punctuation.

Materials are stated on plan to match existing; this includes both roof dressing as well as facing brick.

NPPF Paragraph 208 requires that LPAs should assess the particular significance of any heritage asset that may be affected by a proposal; the location of the extension, to the side rear, as confirmed by the conservation officer, would extend from a less important/significant part of the listed building and therefore this avoids/minimises the conflict between the heritage asset's conservation and the proposed development. It would also be screened from the street somewhat by the existing conservatory. By virtue of the notion that the extension would not overly impact the listed buildings most significant elements (thus not resulting in conflict between the heritage assets conservation and the kitchen extension), that it is screened from the street and that its scale and massing, whilst large is still subservient to the dwelling then the proposal is considered acceptable in this instance.

Therefore, in line with the conservation officers comments the proposal, is considered acceptable subject to control over materials, including opening and rainwater goods which shall be submitted to and agreed in writing with the local planning authority prior to any above ground works.

On this basis the proposal would accord with policies 29 (29a), 2 and 3 of the South East Lincolnshire Local Plan as well as section 16 of the National Planning Policy Framework (December 2024).

Highway Safety

SELLP 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.

SELLP 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.

SELLP Policy 36 is concerned with Vehicle and Cycle Parking it states that "All new development, including change of use, should provide vehicle and cycle parking, in accordance with the minimum Parking Standards adopted by the Local Planning Authorities (in Appendix 6).

The proposal is to offer a greater amount of kitchen floor space, there are no increase in bedroom numbers that would lead to the requirement of additional parking. Moreover, the existing access/egress will remain unaltered, and the dwelling has already sufficient parking provision. Highways have been consulted and have no objections to the proposal.

On this basis the proposal would accord with policies 2, 3 and 36 of the South East Lincolnshire Local Plan.

Residential Amenity

SELLP Policy 2 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.

SELLP Policy 30 is concerned with pollution and places impacts in relation to noise, disturbance and air quality as important considerations when considering proposals for planning.

The extension, by virtue of its siting, scale and the positioning of openings would not lead to unacceptable harm in relation to neighbouring amenity. The scale and location of the extension retains a sufficient separation distance from all other properties not to result in undue overshadowing or overbearing impacts whilst the positioning (and style) of openings would not lead to inappropriate visual intrusion.

On this basis the proposal would accord with policies 2 and 30 of the South East Lincolnshire Local Plan.

Other Matters

South Holland IDB have recommended that a drainage strategy is provided for the site. However, this proposal, due to its scale and the limited amount of additional surface water that would be captured is fairly mitigated by the applicant's requirement to construct in accordance with building regulations. Building Regulations approved documents in relation to drainage are sufficient mitigation and conditionality on this topic, would in this instance be unreasonable.

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. And

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving listed buildings, their setting, or any features of special architectural or historic interest which they possess.

It is considered that given the extension does not emanate from a significant part of the asset, and so its conservation/legibility remains intact, the harm attributed to the proposal is limited. The optimal viable use for this building is to function as a dwelling, the proposal is an extension of that use and considered to be appropriately designed.

Furthermore, the proposal is also screened from the street scene by the conservatory with is also an addition and will be conditioned as regards all external materials.

On the above basis it is considered that the proposal is acceptable.

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 & 36 of the South East Lincolnshire Local Plan (2019), along with the identified sections contained within the National Planning Policy Framework (December 2024).