

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H23-0847-25 **Applicant:** L G Design & Build Ltd
Proposal: Erection of 2 Dwellings - outline approval H23-0698-22
Location: Rear Of Westerley Back Bank Whaplode Drove
Terminal Date: 7th November 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
- 10 Meeting Assessed Housing Requirements
- 11 Distribution of New Housing
- 17 Providing a Mix of Housing
- 28 The Natural Environment
- 29 The Historic Environment
- 30 Pollution
- 33 Delivering a More Sustainable Transport Network
- 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 5 - Delivering and sufficient supply of homes
- Section 9 - Promoting sustainable transport
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment
- Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0

WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
RUBEN LOPEZ, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	1	0
RESIDENTS	1	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application seeks approval for reserved matters for the erection of two detached bungalows, through the submission of reserved matters, pursuant to outline planning permission H23-0698-22.

Outline permission H23-0698-22 granted consent for up to two dwellings. All matters were reserved and as such, the current application seeks consent for the access, scale, landscaping, layout and appearance of the development.

Site Description

The site comprises land to the rear of dwellings along Back Bank and Farrow Road in Whaplode Drove. The site is currently within an agricultural field. There are trees to the east and existing boundary fencing along the northern and eastern edges of the site.

The site is located within the settlement limits of Whaplode Drove 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

H23-0698-22: (Outline Application) Residential Development (maximum 2 plots) - approved 08 September 2022

H23-0402-25: (Overhead Communications Consultation) Move section of overhead network to accommodate for housing development & increased demand on network - confirmation of no objections issued by the Local Planning Authority on 12 May 2025

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.

Whaplode Parish Council: No comments.

South Holland Internal Drainage Board: 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. The Board recommend that any discharge is in line with the National standards for sustainable drainage systems (SuDS) published in June 2025. Further to the National Standards for SuDS, the Board's policy is to restrict discharges to 2/l/s/ha or annual average flood flow rate (QBar or QMed), whichever is higher. Please note that any consent granted for the discharge of surface water is likely to be subject to a Surface Water Development Contribution fee (SWDC) as outlined within our Development Control Charges and Fees. Byelaw 3 (Treated 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. Please note that any consent granted for the discharge of treated foul water is likely to be subject to a Treated Foul Water Development Contribution fee (TFWDC) as outlined within our Development Control Charges and Fees. Section 23, Land Drainage Act 1991 I am not aware of any riparian owned/maintained watercourses within or adjacent to the site boundary, however this should be confirmed by the applicant. Should the applicant's proposals include works to alter a watercourse, or if works are proposed to alter a watercourse at any time in the future, consent would be required under the Land Drainage Act 1991 (and byelaw 4). Byelaw 10 There are no Board maintained watercourses within or adjacent to the site boundary therefore Byelaw 10 does not apply.

Lincolnshire County Council - Historic Environment Team: The proposal is located within an area of archaeological potential, as stated in our previous comments in relation to H23-0698-22, which I hereby reiterate. I recommend that if permission is granted, there be an archaeological condition for a mitigation strategy to effectively deal with this site. This will comprise a phased approach of archaeological investigation and mitigation work.

Environmental Protection: No comments regarding land contamination.

Lincolnshire County Council - Highways and SUDS: For a garage to be classed as a parking space it should measure 3m x 6m. A double garage should measure 6m x 6m. A three-bedroom dwelling should have two parking spaces.

Cllr A C Beal: No response received.

Cllr P A Redgate: 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, 2 letters of representation have been received. The following matters are raised within the representations:

- It is unclear where the power lines are going to be relocated to. The application form states 'The original approved layout was derived through the need to place one dwelling each side of the overhead powerlines, or subsequently, each side of the powerlines relocated below ground. The powerlines are now to be relocated to the front of the site and have no such influence on the positioning of the dwellings'. It is not clear on any of the site plans where this will be. Looking at document 9510 fire appliance tracking, the power lines appear to be in the same place as they are now, which appears to contravene the application. If it means relocated west towards Back Bank, then as tenants of 31 Farrow Road we object as this will be directly behind our property.
- The proposals will negatively impact local wildlife.

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 principle of development for 2 dwellings within the site has already been established as acceptable through the approval of the outline permission for the site under reference H23-0698-22. The current application seeks consent for the detailed design. As such, the main issues and considerations in this case include the following:

- Scale, Appearance and Layout;
- Impact on Residential Amenity;
- Access, Parking and Highway Safety;
- Landscaping and Biodiversity Net Gain; and
- Drainage.

These matters are assessed in turn below.

Scale, Appearance and Layout

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 south of dwellings on Farrow Road and to the east of dwellings on Back Bank. The proposed development of the site represents back land development due to its position to the rear of existing dwellings.

Both dwellings are proposed to be single storey, featuring matching layouts which would measure approximately 15m in length and 10.7m in width. The dwellings are proposed to feature an L-shaped layout with front porches located in a central position on the western sides of the dwellings. The dwellings are proposed to feature a hipped roof form, except for the front porches which are proposed to feature a smaller gable end roof form. The dwellings are proposed to measure approximately 4.3m up to the roof ridgelines and 2.4m up to the eaves. Detached garages are proposed to the west of both dwellings. The garages are proposed to measure 5.9m by 5.9m, with hipped roof forms measuring 3.9m in height.

Many of the nearest dwellings are single storey bungalows; however, there are some examples of 2-storey dwellings within the area. There is a mixture of house types within the immediate area and the nearest dwellings feature a mixture of roof forms and plot layouts. It is considered that the proposed scale and siting of the bungalows would be acceptable as the bungalows would be in keeping with the character and appearance of many of the nearest bungalows. The proposed bungalows would be partially visible from the surrounding area of the site from public viewpoints.

The materials for the dwellings and garages include Forterra Facing brickwork (Hampton Rural Blend), Crest Planum concrete flat interlocking roof tiles, and black aluminium window and door frames. There is a mixture of building materials within the area including red brickwork, stonework and render. The proposed materials are considered to be acceptable and in keeping with the character and appearance of the area.

The scale, appearance and layout of the development is acceptable. The 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 Residential 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 bungalows would not result in an unacceptable degree of overshadowing of neighbouring properties due to their scale and positioning. For example, the dwellings are set back within the plot at an appropriate distance from the nearest dwellings.

The nearest dwellings to the site are located to the north and west of the site. There are no dwellings immediately to the south or the east. It is considered that there would be suitable separation distances between the bungalows and the nearest dwellings to the west of the site. For example, there would be approximately 24m between the rear elevation of Field View and the front elevation of the northern bungalow. There would be a degree of screening between the sites due to existing boundary fencing, vegetation and the single storey garage that is proposed on front of the bungalow. There would be approximately 41m between Westerly and the southern bungalow. This is also considered to be a suitable separation distance to prevent an unacceptable degree of overlooking between the properties.

To the north, there are 4 single storey bungalows and there is a 2-storey dwelling (25 Farrow Road) to the north-east of the site. There is approximately 3m between the side elevation of the bungalow that is proposed on the northern side of the site, and the site boundary to the north. There is existing fencing on the northern edge of the site that provides a degree of screening between the site and dwellings to the north. A door is proposed on the northern side elevation of the bungalow; however, this door is proposed to connect to a utility space, which is not considered to be a habitable room. Furthermore, the existing fencing between the site and dwellings to the north should prevent an unacceptable degree of overlooking between the properties.

It is considered that the proposed bungalows would be provided with sufficient internal living space. For example, the bungalows accord with the nationally described space standard. Rear gardens are proposed for both bungalows, and it is considered that there would be sufficient external amenity space for future occupants.

Therefore, the proposed development would result in an acceptable impact on the residential amenity of neighbouring dwellings and future occupants. As such, the proposal is considered to accord with the provisions of the Section 12 of the NPPF and Policies 2 and 3 of the Local Plan.

Access, Parking and Highway Safety

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 sets out 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 36 and Appendix 6 of the Local Plan, set out minimum vehicle parking standards. The standards require at least two spaces for dwellings of up to three bedrooms, and three spaces for dwellings with four or more bedrooms.

A vehicular access is proposed from Back Bank to the west of the site. The access is proposed to extend into the side with brindle block paving. Lincolnshire County Council's highways team have not raised any concerns with the proposed access. During the determination of the outline

application (H23-0698-22), the team set out that the access point should have sufficient visibility splays for drivers.

The highways team have queried whether the proposed garages are large enough to contain parking spaces. For a garage to be classed as a parking space it should measure 3m x 6m. A double garage should measure 6m x 6m. As each of the bungalows is proposed to feature 3 bedrooms, there should be at least 2 parking spaces for each of the bungalows. The proposed garages measure 5.9m by 5.9m, which is slightly under the recommendation dimensions for a double garage. Notwithstanding this, it is considered that there would be sufficient room for parking and turning within the driveway at the front of the bungalows.

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

Landscaping and Biodiversity Net Gain

The following conditions within the outline permission H23-0698-22 require details to be submitted with any reserved matters application:

- Condition 5: landscaping and tree planting (the condition requires the landscaping proposals to demonstrate that Biodiversity Net Gain will be achieved on site);
- Condition 6: boundary treatments including details such as fencing levels, heights and materials and any species of hedging.

Initially, it was considered that insufficient information had been submitted to satisfy the requirements of conditions 5 and 6. Additional information has subsequently been provided.

It is proposed for the shared access drive to be constructed using brindle block paving. The hard landscaping details are considered to be acceptable.

In terms of boundary treatments, the existing fencing along the northern and south-eastern edges of the site is proposed to be retained as this fencing connects to neighbouring dwellings. New fencing is proposed to subdivide the plots, including 1.8m close boarded fencing along the eastern edge of the site. The fencing is proposed to be lower towards the front of the plots.

In terms of soft landscaping and planting, it is proposed for several trees to be planted to the south of the access road. 6 trees are proposed within the rear gardens. Hedgerow planting is proposed around the site edges and also next to the plot boundaries. According to the submitted Biodiversity Net Gain Report, the proposal would result in a net gain of 12.4% in habitat units. Therefore, the proposed landscaping is considered to be acceptable and to accord with the requirements of conditions 5 and 6.

Drainage Strategy

It is noted that South Holland Internal Drainage Board have raised queries with the proposed drainage strategy for the site. Condition 8 of outline permission H23-0698-22 requires details of the proposed means of foul and surface water disposal to be submitted and approved prior to the commencement of development. As such, these details will need to be submitted and approved separately through an application to discharge condition 8.

Other Matters

Initially, the red line boundary shown within the location plan was inconsistent with the red line boundary that was approved within the outline permission H23-0698-22. The discrepancy related to an area next to Back Bank as the red line boundary included more land next to the access than under the original approval. This matter was raised with the applicant's agent and an updated location plan was provided to align the red line boundary with the original approval. It was not considered necessary to re-consult on the amended location plan as the plan was merely updated to be consistent with the original approval.

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, including the listed building within the site 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, 4, 28, 29, 30 and 36 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.