



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

5 December 2024



S24/1655

Proposal	Remove single storey existing porch and store. Construct new single storey porch and extend kitchen to side (west) elevation of property to form access, kitchen and shower room facilities
Location	4 School Lane, Uffington, Lincolnshire, PE9 4SU
Applicant	C/O Agent
Agent	Jo Short (SKDC Private Sector Housing Officer)
Reason for Referral to Committee	SKDC are Applicant
Key Issues	<ul style="list-style-type: none"> Impact on the character and appearance of the conservation area Impact on neighbouring amenities

Report Author

Craig Dickinson – Development Management Planner



01476 406485



craig.dickinson@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Casewick

Reviewed by:

Adam Murray – Principal Development Management Planner

25 November 2024

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.



Key



**Application
Boundary**



1 Description of Site

- 1.1 The application site comprises of 4 School Lane, Uffington; a single storey semi-detached dwelling, positioned ahead of the junction of School Lane and Casewick Lane, situated within the centre of Uffington.
- 1.2 The host dwelling is a contemporary dwelling, and is constructed with red brick and brown roof tiles.
- 1.3 The existing property occupies a prominent position and follows part of two pairs of matching bungalows, sitting centrally within a substantially sized plot measuring approximately 480 sq. metres.
- 1.4 The site is bound to the east by the attached no. 2 School Lane, a matching bungalow screened from the road by a boundary hedge. To the west, the site is adjacent to Nos 6 and 8 School Lane, which match the host site's design. It should be noted that the neighbouring dwelling No. 2 benefits from an extant planning permission for significant rear extensions granted under application ref: S22/0722.
- 1.5 The application site is located within the Uffington Conservation Area, which is identified in the Uffington Conservation Area Appraisal as having the following key characteristics:
 - Linear plan form with a low density of development.
 - Defined building line along the streets. Buildings typically front onto the highways and are aligned to the rear of the narrow footways or set back within small gardens with boundary walls.
 - Formal rural character that is influenced by the historic parkland of Uffington House. The Parkland lies on the south side of Main Road and extends westwards as far as the River Gwash with uninterrupted views across the open countryside towards Burghley House and Stamford.
 - Former estate village of the Bertie family with a unified quality derived from distinctive architectural style and cohesive material palette.
 - The location of the conservation area within the Welland Valley, with a number of significant heritage assets contributing to far reaching views and the wider landscape setting of the conservation area.
 - The inter-visibility between Uffington Park and Burghley House and Park are particularly important to the setting of the conservation area.
 - Limestone quarried from nearby Barnack and Collyweston roofs are a key characteristic.
 - Grass verges, the small green planted with mature trees which lies between Main Road and The Bertie Arms together with the enclosed field adjacent to Casewick Lane contribute towards a rural open character.
 - The Church of St Michael and All Angels is the focal point of the village and contributes towards a number of key views.
 - Greatford Road has an enclosed character due to its narrow width, the absence of footways and the presence of trees. The application site is not subject to any planning policy constraints.

- 1.6 The site has been the subject of a previous planning application to erect a single storey extension to the side and rear of the dwelling in 2023/4 (LPA Ref: S23/1644), which was approved subject to standard conditions.

2 Description of the proposals

- 2.1 The current application seeks planning permission for the erection of a single storey porch and side extension to the dwelling following the removal of an existing single storey extension and porch.

3 Relevant History

Application Ref	Description of Development	Decision
S23/1644	Single storey extension to side and rear of dwelling.	Approved 06/03/24

4 Planning Policies and Documents

4.1 South Kesteven Local Plan 2011-2036 (Adopted January 2020)

Policy SD1 – The Principles of Sustainable Development in South Kesteven

Policy DE1 – Promoting Good Quality Design

Policy EN6 – The Historic Environment

4.2 Design Guidelines Supplementary Planning Document (Adopted November 2021)

4.3 National Planning Policy Framework (Published December 2023)

Section 12 - Achieving well-designed and beautiful places

Section 16 - Conserving and enhancing the historic environment

5 Representations Received

5.1 Uffington Parish Council

- 5.1.1 No comments received

5.2 Lincolnshire County Council (Highways and SuDS)

- 5.2.1 No objections.

5.3 SKDC Conservation Officer

- 5.3.1 No objections.

- 5.3.2 4 School Lane Uffington is an unlisted property within the Uffington Conservation Area. Uffington Conservation Area is characterised by its central core having a linear plan form with a low density of development. There is a defined building line along the streets as buildings typically front onto highways and are aligned to the rear of narrow footways or set back within small gardens with boundary walls. Boundary walls are a significant feature of the conservation area which link buildings and outbuildings and maintain the continuity of the building line along the streets.

- 5.3.3 4 School Lane is located opposite the field to the east of the Grade I listed Parish Church of St Michael and All Angels (NHLE 1062590) which is enclosed by a one metre high wall. Other heritage assets include the Old School and School House which is Grade II listed

(NHLE 1165754), 15 Casewick Lane (NHLE 1360204), 12 and 14 Casewick Lane (NHLE 1062624) and 8 and 10 Casewick Lane (NHLE 1317200).

- 5.3.4 It is proposed to demolish the existing porch and store on the west elevation and build a larger, more accessible porch and increase the kitchen to the rear of the building
- 5.3.5 The proposed extension is subservient to the existing building and is similar in style from the front elevation as the existing porch on the property. The ridge height of the extension is not increased over the existing porch.
- 5.3.6 There are changes to the property when viewed from the west elevation, the extension is no longer central to the property but finishes at the rear wall. This change, however, is minimal and does not detract from the Uffington Conservation Area. The proposal will result in a negligible change to the Uffington Conservation Area.
- 5.3.7 Overall, I have no concerns with the proposal on heritage grounds

6 Representations received as a result of publicity

- 6.1 The application has been advertised in accordance with the Council's Statement of Community Involvement and no letters of representation have been received.

7 Evaluation

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority (LPA) makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the Development Plan comprises of the following documents:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020)

- 7.2 The Local Planning Authority also have an adopted Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021) and this document is a material consideration in the determination of planning applications.

- 7.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2023) are also a relevant material consideration in the determination of planning applications.

- 7.4 Furthermore, as referenced above, the current application scheme is subsequent to a previously approved (Ref: S23/1644), which granted similar extensions to the dwelling. The previous planning history of the site is a relevant material consideration.

7.5 Principle of Development

- 7.5.1 The application proposals involve development to an existing domestic dwelling located within the main built-up area of Uffington. As such, the application proposals are acceptable in principle, in accordance with the provisions of Policy SD1 (The Principles of Sustainable Development in South Kesteven) of the adopted Local Plan, subject to relevant material considerations. These include the impact of the development on the character and appearance of the area, impact on neighbouring amenity and impact on heritage assets, and these matters are discussed below.

7.6 **Impact on the character and appearance of the area**

- 7.6.1 The proposed extension would project from the west elevation of the dwelling, in place of an existing side extension. It is considered to be of a modest size and is designed to allow a more accessible property with widened doors and internal rearrangement to accommodate a porch area, and larger kitchen and shower room facilities.
- 7.6.2 The extension would be subservient to the main dwelling with a significantly lower ridge and matching eaves. Its scale and massing are considered to be appropriate and would still be in keeping with the character of these matching pairs of bungalows.
- 7.6.3 The extension would be built from materials to match those used on the existing dwellinghouse, which is considered to be appropriate, and would aid the visual integration of the extension into the site and its surroundings.
- 7.6.4 Taking the above into account, it is Officer's assessment that the design, scale and materiality of the proposed development would not unacceptably impact the character of the host dwelling, and would not result in harm to the character and appearance of the surrounding streetscene. As such, the application proposals would be in accordance with Policy DE1 of the adopted Local Plan, and Sections 12 and 16 of the National Planning Policy Framework.

7.7 **Impact on neighbourhood amenity**

- 7.7.1 The proposed extension would be at single storey and would replace a similar extension at the side of the property. Its small footprint and low height mean that its visual impact to neighbouring properties would be minimal, and similarly it would cause minimal overshadowing.
- 7.7.2 The orientation of the proposed windows and openings, paired with them being at ground floor level mean that the proposal would not unacceptably overlook neighbours' primary windows or amenity spaces, or cause any unacceptable loss of privacy.
- 7.7.3 Taking the above into account, the application proposal would not give rise to any unacceptable adverse impacts on privacy, overshadowing or outlook for existing and future occupants. As such, the application proposals would accord with Policy DE1 of the adopted Local Plan, the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework.

7.8 **Impact on heritage assets**

- 7.8.1 As referenced above, the application site is located within the Uffington Conservation Area. The Council's Conservation Officer has been consulted on the application proposals and has confirmed that they do not have any objections to the proposed development, and do not consider the proposed development to result in any harm to heritage assets.
- 7.8.2 The nature of the site as a contemporary dwellinghouse with a small footprint and modern materials means that despite being out of keeping with the established character of the conservation area, its impact is overall neutral and not directly harmful. The proposed extension would mimic the stylings of the existing dwelling, and as above, is considered to be of a modest scale and subservient design. Its visual prominence would be limited and would maintain the established building set by the existing pattern of development on School Lane.

7.8.3 Taking the above into account, the application proposals would not result in any adverse impact on the setting and significance of the Uffington Conservation Area and, therefore, would be in accordance with Policy EN6 of the adopted Local Plan, and Section 16 of the Framework.

7.9 **Other Matters**

7.9.1 The proposed development would not result in any changes to the access or parking arrangements for the site. Nonetheless, Lincolnshire County Council (as Local Highways Authority) have confirmed that they have no objections.

8 **Crime and Disorder**

8.1 It is concluded that the proposals would not result in any significant crime and disorder implications.

9 **Human Rights Implications**

9.1 Article 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is concluded that no relevant Article of that Act will be breach in making this decision.

10 **Planning Balance and Conclusion**

10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

10.2 The application proposals involve the development of 4 School Lane, Uffington and are acceptable in principle, in accordance with Policy SD1 of the adopted Local Plan, subject to material considerations.

10.3 In this case, the changes to the existing dwelling are limited, and it is Officers' assessment that the design, scale and materiality of the proposed development would preserve the character and appearance of the host dwelling and would not be incongruous when viewed in the context of the surrounding streetscene and conservation area. Furthermore, it is Officer's assessment that the application proposals would not result in any unacceptable adverse impacts on the amenity of neighbouring properties.

10.4 Taking the above into account, it is Officers' assessment that the application proposals would be in accordance with Policies DE1 and EN6 of the adopted Local Plan, the Design Guidelines SPD, and the National Planning Policy Framework. As such, the proposed development would be in accordance with the adopted Development Plan when taken as a whole, and there are no material consideration to indicate that planning permission should be withheld.

11 **Recommendation**

11.1 To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - a. Proposed Layout Plan and Elevations – dwg no. DFG/4School/04 – received 24/09/24
 - b. Proposed Layout Plan – dwg no. DFG/4School/05 – received 24/09/24
 - c. Proposed Details – dwg no. DFG/4School/06 – received 24/09/24

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Before the Development is Occupied

- 3) Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms and approved drawings unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Standard Note(s) to Applicant:

- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.

Site Location Plan

Location Plan

Site Address: 4, School Lane, Uffington, PE9 4SU

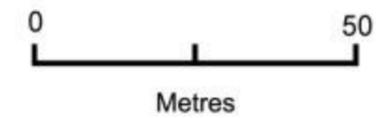


Date Produced: 24-Sep-2024

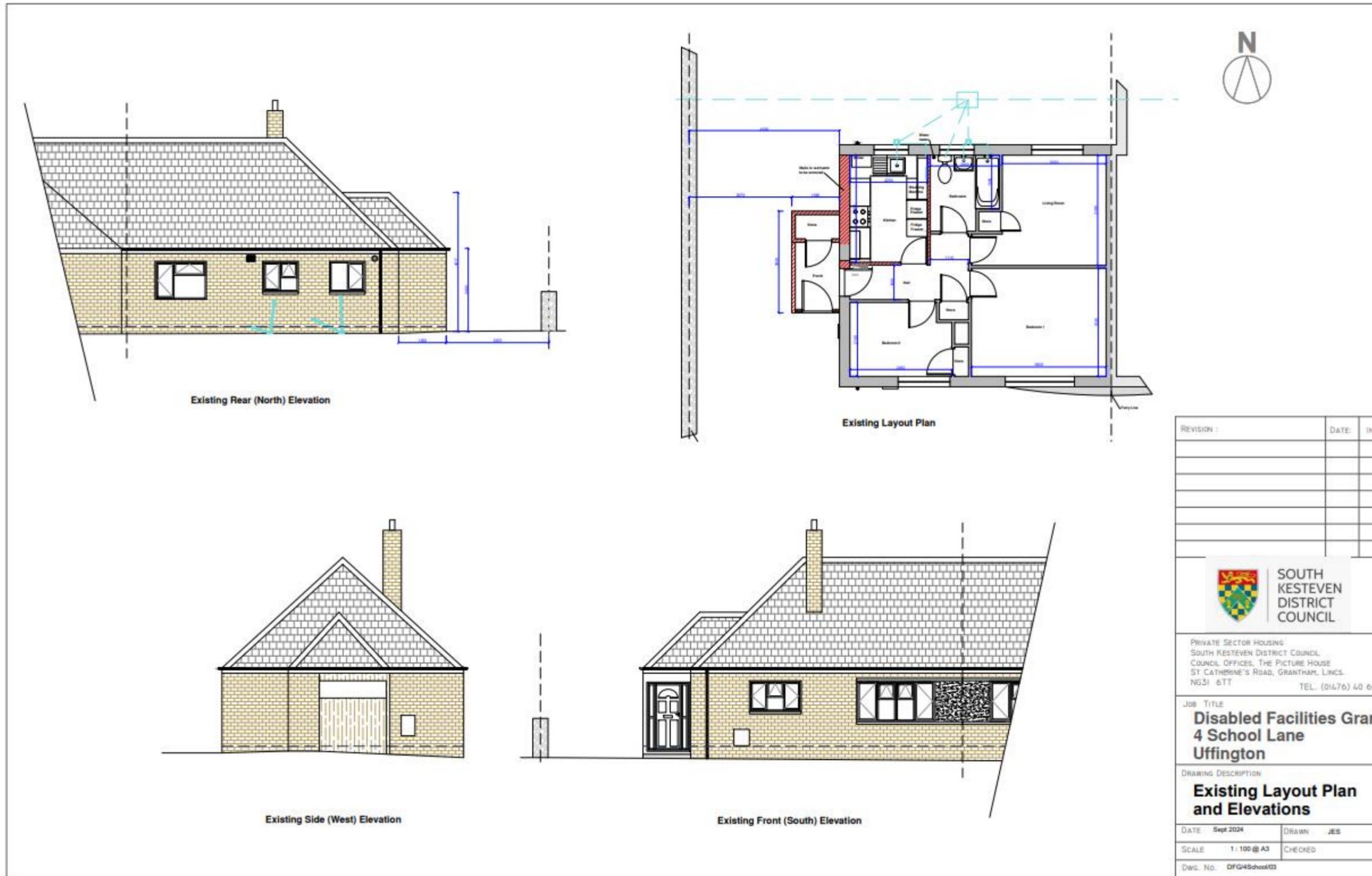
Scale: 1:1250 @A4



Planning Portal Reference: PP-13430409v1



Existing Elevations



REVISION :	DATE:	INT:



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

PRIVATE SECTOR HOUSING
SOUTH KESTEVEN DISTRICT COUNCIL
COUNCIL OFFICES, THE PICTURE HOUSE
ST CATHERINE'S ROAD, GRANTHAM, Lincs.
NG31 6TT TEL: (01476) 40 60 80

JOB TITLE
**Disabled Facilities Grant
4 School Lane
Uffington**

DRAWING DESCRIPTION
**Existing Layout Plan
and Elevations**

DATE	Sept 2024	DRAWN	JES
SCALE	1:100 @ A3	CHECKED	
DWG. No.	DFG4School03		

Proposed Elevations and Floor Plan

Proposed Rear (North) Elevation

Proposed Plan

Proposed Side (West) Elevation

Proposed Front (South) Elevation

Proposed Layout Plan and Elevations

REVISION :	DATE:	INT:


SOUTH KESTEVEN DISTRICT COUNCIL
 PRIVATE SECTOR HOUSING
 SOUTH KESTEVEN DISTRICT COUNCIL
 COUNCIL OFFICES, THE PICTURE HOUSE
 ST CATHERINE'S ROAD, GRANTHAM, Lincs.
 NG31 6TT TEL. (01476) 40 60 80

Job TITLE
Disabled Facilities Grant
4 School Lane
Uffington

DRAWING DESCRIPTION
Proposed Layout Plan and Elevations

DATE	Sept 2024	DRAWN	JES
SCALE	1:100 @ A3	CHECKED	
DWG. No.	DFG4School04		