



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

12 June 2025

S25/0588

Proposal

Location

Applicant

Agent

Reason for Referral to Committee

Key Issues

Single storey rear extension

The Conifers, School Lane, Old Somerby, Lincolnshire,
NG33 4AQ

Mrs A Selby

Mr Simon Webb

Applicant is a relative of SKDC Councillor

Residential amenity

Report Author

Alex McDonough – Assistant Development Management Planner



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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Lincrest

Reviewed by:

Phil Jordan, Development Management &
Enforcement Manager

3 June 2025

Recommendation (s) to the decision maker (s)

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

S25/0553 – The Confiers, School Lane, Old Somerby, Lincolnshire, NG33 4AQ



Key

Application
Boundary



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1 Description of Site

- 1.1 The existing property is a detached one-and-a-half-storey dwelling, situated on School Lane, Old Somerby. Planning permission was granted under S21/1714 for the erection of the two storey rear extension to the property, which was subsequently amended under S24/1514.
- 1.2 The application site is surrounded by dwellings of varying scales and designs, with open countryside to the north.

2 Description of the proposals

- 2.1 This is an application for the erection of a single storey rear extension.
- 2.2 The proposed materials would be matching the existing.
- 2.3 The proposed rear extension would measure 3m in depth; 3m in width and 2.700m in height.

3 Site history

- 3.1 S21/1714 - Erection of a two storey rear extension – Approved 05.01.2022
- 3.2 S24/1514 - Door added to side of garage, window added to side elevation and gable to front of two storey will not be rendered – Approved 30.09.2024

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
- 4.2 **Design Guidelines Supplementary Planning Document (Adopted November 2021)**
- 4.3 **National Planning Policy Framework (Published December 2024)**
 - Section 9 – Promoting Sustainable Transport
 - Section 12 - Achieving well-designed and beautiful places
- 4.4 **Old Somerby Neighbourhood Development Plan (Adopted 29 June 2021)**

5 Representations Received

5.1 Old Somerby Parish Council

- 5.1.1 This application relates to the erection of a single storey rear extension to form a sun room at this property. It was noted that the work had already been commenced, but following a visit from an officer of the Planning Enforcement Team the Applicant had been advised to cease building and apply for planning permission. The Councillors had no representations to make in relation to this application.

5.2 Lincolnshire County Council (Highways and SuDS)

- 5.2.1 No Objections

- 5.2.2 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.

6 Representations received as a result of publicity

- 6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and two letters of representation have been received.

- 6.2 The points raised can be summarised as follows:

2x Objections:

1 Reduce privacy to neighbouring dwelling

2 Side window is positioned higher than neighbouring fence

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); and

- 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 2024) are also a relevant material consideration in the determination of planning applications.

7.4 Principle of Development

- 7.4.1 The proposal relates to the erection of a single-storey rear extension. This proposal is considered to be acceptable in principle and in accordance with Policy SD1 (Principles of Sustainable Development in South Kesteven) of the adopted Local Plan subject to assessment against site specific criteria. These include 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.

7.5 Impact on the character and appearance of the area

- 7.5.1 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that to ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the street scene, settlement pattern or the

landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area. Part 12 of the NPPF (Achieving well-designed places) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.

- 7.5.2 The proposed single-storey rear extension would be subordinate to the host dwelling, modest in scale and would not be visible from the street scene on School Lane. The materials proposed would be sympathetic to the existing dwelling and street scene therefore, there would be no unacceptable adverse impact caused to the character and appearance of the area.
- 7.5.3 The proposal has been assessed against the Old Somerby Neighbourhood Development Plan 2018 -2036, where Policy 1 – Residential Development has been applied. Criterion c) states that development would be supported where it is *designed with regards to scale, layout and materials to retain local distinctiveness and create a sense of place*. The proposal is small in scale and the materials would match the existing dwelling and therefore, this policy has been satisfied.
- 7.5.4 By virtue of the design, scale and materials to be used, the proposal would be in keeping with the host dwelling, street scene and surrounding context in accordance with the NPPF Section 12, Policy DE1 of the Local Plan, and the Old Somerby Neighbourhood Development Plan.

7.6 **Impact on neighbourhood amenity**

- 7.6.1 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that all development proposals will be expected to ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and provide sufficient private amenity space, suitable to the type and amount of development proposed. Paragraph 135 of the NPPF states that developments 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.
- 7.6.2 The proposal would be subordinate to the existing dwelling and modest in scale. Due to the fact that the proposed extension is at single-storey level, it would not result in an unacceptable adverse impact on neighbouring amenities through overbearing or overshadowing.
- 7.6.3 The proposed extension would introduce additional windows and doors on each elevation of the development. This includes two doors—one on the east side and one on the south—as well as an additional window on the west side. The location of the extension would place it centrally within the rear garden of the site, ensuring an adequate separation distance from neighbouring dwellings and amenity spaces.
- 7.6.4 An objection received regarding the application raised concerns about the west-facing window impacting the neighbouring rear amenity space. However, it is the Officer assessment that the level of the window, combined with the existing boundary treatment, would ensure there would be no overlooking to that property. Therefore, the inclusion of the additional window and doors is not considered to have an unacceptable impact on neighbouring amenity.

7.6.5 The proposal has been assessed against the Old Somerby Neighbourhood Development Plan 2018 -2036, where Policy 1 – Residential Development has been applied. Criterion b) states that development would be supported where *it is appropriate to its surroundings and does not have an unacceptable impact on the amenities of adjoining properties*. As above, it is Officer's assessment that this proposal would not have an unacceptable adverse impact on the residential amenity of the occupiers of neighbouring dwellings, and this policy has therefore been satisfied.

7.6.6 Taking into account the nature of the proposal being small scale, and the existing boundary treatments, it is considered that there would not be an unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the NPPF Section 12, Policy DE1 of the Local Plan, and the Old Somerby Neighbourhood Development Plan.

7.7 Impact on Highways

7.7.1 Paragraph 116 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

7.7.2 The proposal does not have an impact on the Public Highway and as the Lead Local Flood Authority, they have made no objections.

7.7.3 The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

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 proposal involves a domestic extension, which is acceptable in principle, in accordance with Policy SD1 of the adopted Local Plan, subject to material considerations.

10.3 The proposed extension is not considered to result in any unacceptable impacts on the character and appearance of the area or on the amenities of neighbouring occupiers.

10.4 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 9 and 12), Policy DE1 of the South Kesteven Local Plan, and the Old Somerby Neighbourhood Development Plan. There are no material considerations that indicate otherwise although conditions have been attached.

11 Recommendation

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

Time limit

- 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. Site Location Plan - Date received: 28.03.2025
 - b. Proposed Plans and Elevations - Drawing number: 25.020PL01-2 - Date received: 24.03.2025

Unless otherwise required by another condition of this permission.

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

Materials

- 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 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

HM Land Registry
Current title plan

Title number **LL355385**
Ordnance Survey map reference **SK9533NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Lincolnshire : South**
Kesteven

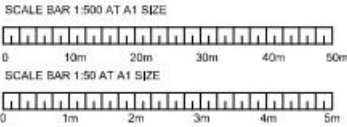
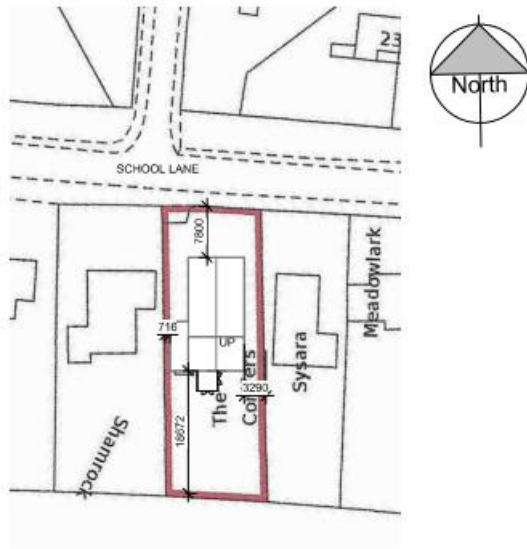
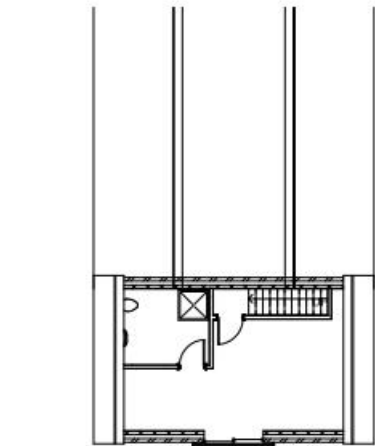
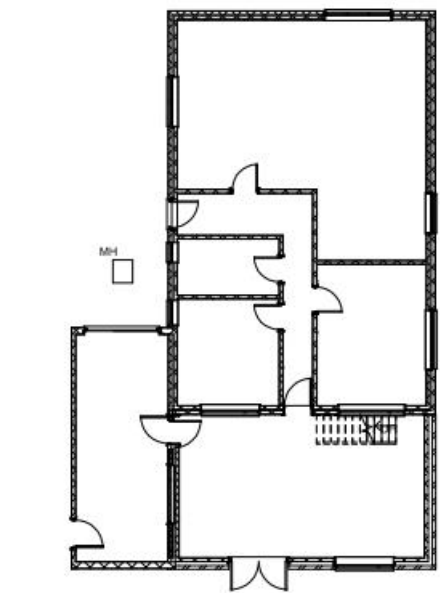
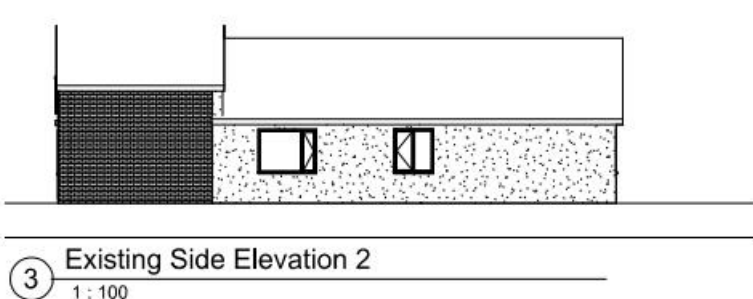
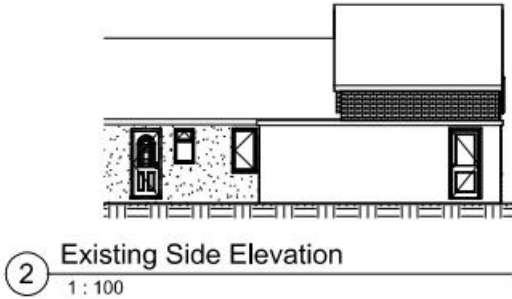


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Existing Plans and Elevations

This drawing must not be copied.
All dimensions must be checked on site by contractor before starts.



Building Development Service
Architectural Design

Simon Webb
Architectural Technician

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Gresford, NG31 8PL

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simonwebb1997@hotmail.co.uk

Client
Mr & Mrs J Selby

Project Address
The Conifers
School Lane, Old Somerby
NG33 4AQ

Project
Single storey extension to rear

Drawing
Title
Existing Plans & Elevations

Scale As indicated	Date 20/03/25	Drawn SRW
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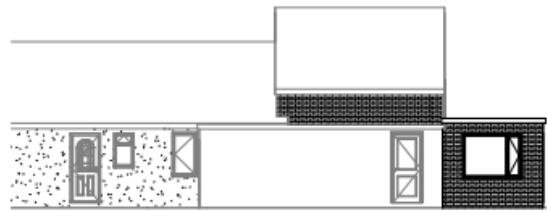
Drg
No.
25.020PL01-1

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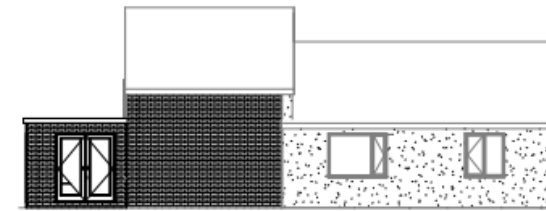
Proposed Plans and Elevations



3 Proposed Rear Elevation
1 : 100

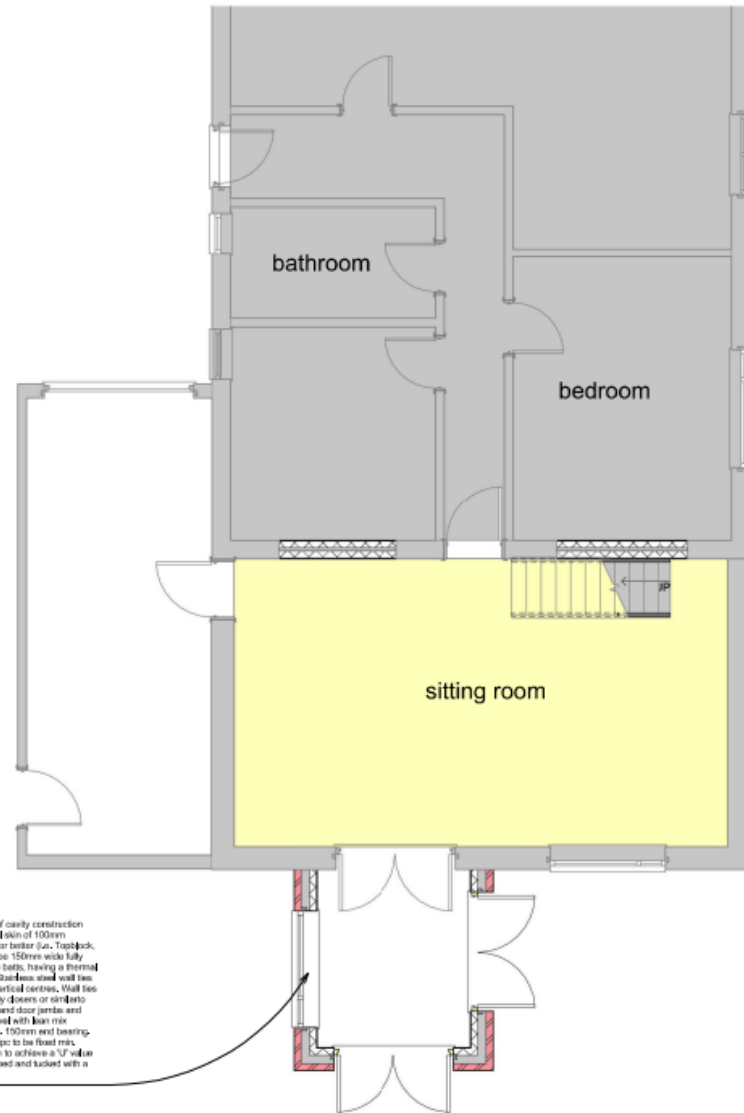


4 Proposed Side Elevation
1 : 100

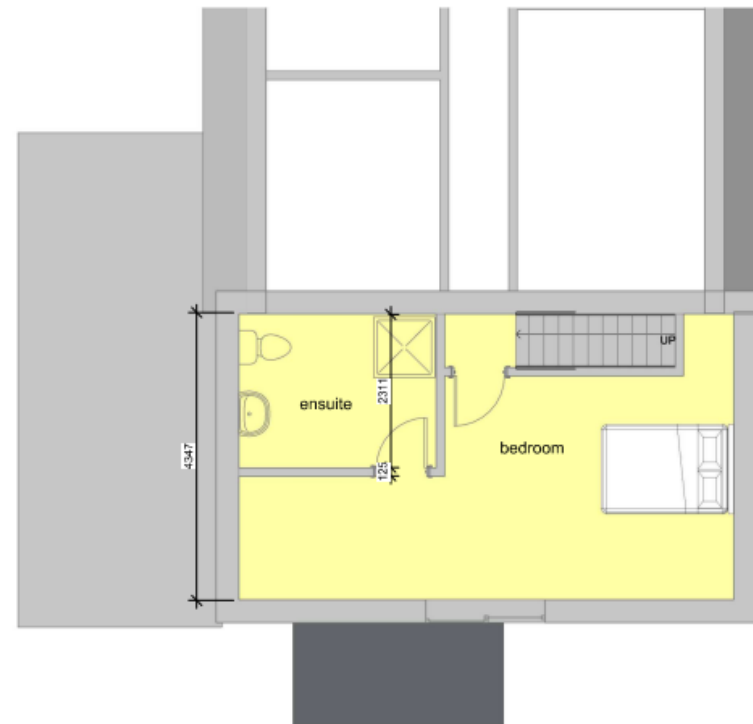


5 Proposed Side Elevation 2
1 : 100

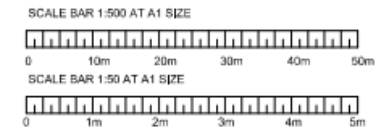
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All dimensions must be checked on site by contractor before starts.
Rev A - 05/11/21 - Height of proposed extension reduced by 30cm



1 Proposed Ground Floor Plan
1 : 50



2 Proposed First Floor Plan
1 : 50



Client		
Mr & Mrs J Selby		
Project Address		
The Conifers School Lane, Old Somerby NG33 4AQ		
Project		
Single storey extension to rear		
Drawing		
Title		
Proposed Plans & Elevations		
Scale	Date	Drawn
As indicated	20/03/25	SRW
Drg No.		
25.020PL01-2		
This drawing must not be copied. All dimensions must be checked on site.		