



Planning Committee

12 June 2025

S25/0471

**Proposal
Location**

Proposed single storey rear extension
The Caretakers House, 27A Queensway, Grantham,
Lincolnshire, NG31 9QB

**Applicant
Agent**

Carol Walmsley

Gary Milnes

Reason for Referral to Committee

Site is a Council property

Key Issues

Council property

Report Author

Alex McDonough – Assistant Development Management Planner



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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham Harrowby

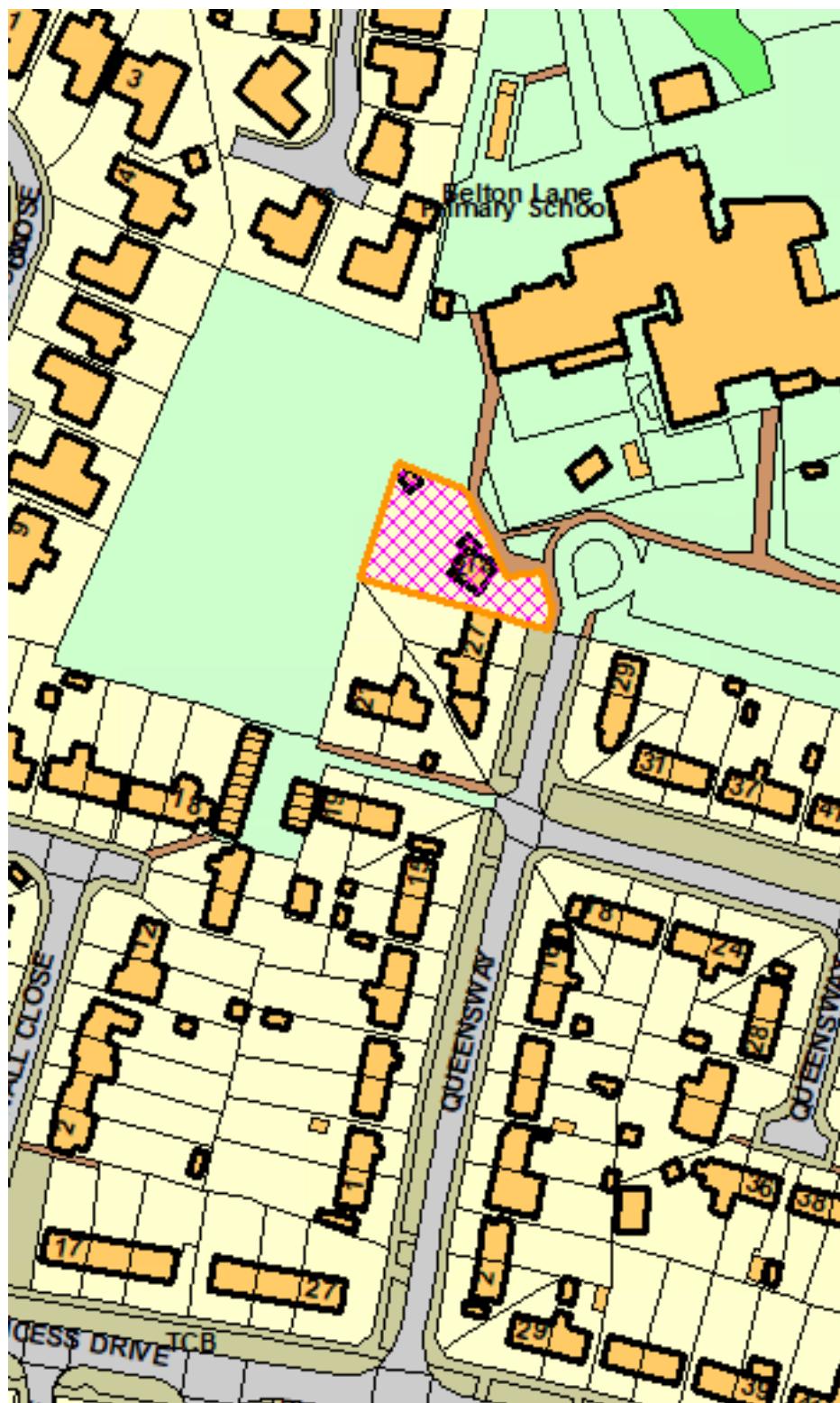
Reviewed by:

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.



Key

Application
Boundary



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1 Description of Site

- 1.1 The application site is a corner plot detached two-storey dwelling off Queensway, Grantham, at the end of the road.
- 1.2 The site has Belton Lane Community Primary School to the north, with the playing field to the west. There are dwellings to the east and south of similar appearance.

2 Description of the proposals

- 2.1 The application proposes a single-storey rear extension and addition of a ramped access to the side.
- 2.2 The proposed materials would be ivory render with composite weatherboard panel, GRP flat roof in anthracite grey, with grey uPVC windows and doors.
- 2.3 The proposed rear extension would measure 4.356m in depth; 8.733m in width and 2.627m to the eaves.
- 2.4 The extension is to be used for downstairs bedrooms and bathroom.

3 Planning Policies and Documents

3.1 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

3.2 Design Guidelines Supplementary Planning Document (Adopted November 2021)

3.3 National Planning Policy Framework (Published December 2024)

Section 9 – Promoting Sustainable Transport

Section 12 - Achieving well-designed and beautiful places

4 Representations Received

4.1 Grantham Town Council

- 4.1.1 We see no reason to raise an objection.

4.2 Lincolnshire County Council (Highways and SuDS)

- 4.2.1 No Objections

- 4.2.2 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.

4.3 Cadent Gas

- 4.3.1 No objection – informative note required

- 4.3.2 To prevent damage to our assets or interference with our rights, please add the following Informative Note into the Decision Notice:
 - 4.3.3 Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.
 - 4.3.4 If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions
 - 4.3.5 Prior to carrying out works, including the construction of access points, please register on www.linsearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

5 Representations received as a result of publicity

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

6 Evaluation

- 6.1 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

- 6.2 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.

- 6.3 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.

Principle of Development

- 6.4.1 The proposal relates to the erection of a single-storey rear extension and the addition of a ramped access to the side. 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.

6.5 Impact on the character and appearance of the area

6.5.1 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.

6.5.2 The proposed single-storey rear extension would be connected to the host dwelling running the length of the rear wall. The proposal would be subordinate to the host dwelling, modest in scale and would only be partly visible from the streetscene on Queensway. The materials proposed would be sympathetic to the host dwelling and streetscene, therefore, there would be no unacceptable adverse impact caused to the character and appearance of the area.

6.5.3 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, and Policy DE1 of the Local Plan.

6.6 Impact on neighbourhood amenity

6.6.1 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.

6.6.2 The proposed rear extension is a modest addition to the host dwelling that does not include any additional side facing windows. There are additional windows that are rear facing, however, these are existing windows that face this direction. As such, it is Officer assessment that the development would not result in an increase in overlooking to neighbouring dwellings

6.6.3 The size and scale of the proposal being a modest addition, would not increase overshadowing to an unacceptable degree, and would not result in an overbearing impact.

6.6.4 Taking into account the nature of the proposal, small scale, and adequate separation distances, it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the NPPF Section 12, and Policy DE1 of the Local Plan.

6.7 Impact on Highways

6.7.1 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.

- 6.7.2 The proposal does not have an impact on the Public Highway and as the Lead Local Flood Authority, they have made no objections.
- 6.7.3 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.

7 Crime and Disorder

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

8 Human Rights Implications

- 8.1 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 breached in making this decision.

9 Planning Balance and Conclusion

- 9.1 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.
- 9.2 The application proposals involve a domestic extension, which is acceptable in principle, in accordance with Policy SD1 of the adopted Local Plan, subject to material considerations.
- 9.3 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.
- 9.4 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) and Policy DE1 of the South Kesteven Local Plan. There are no material considerations that indicate otherwise although conditions have been attached.

10 Recommendation

- 10.1 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. A4 Location Plan – 27A Queensway Grantham – 03 – Received 17/03/25

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.

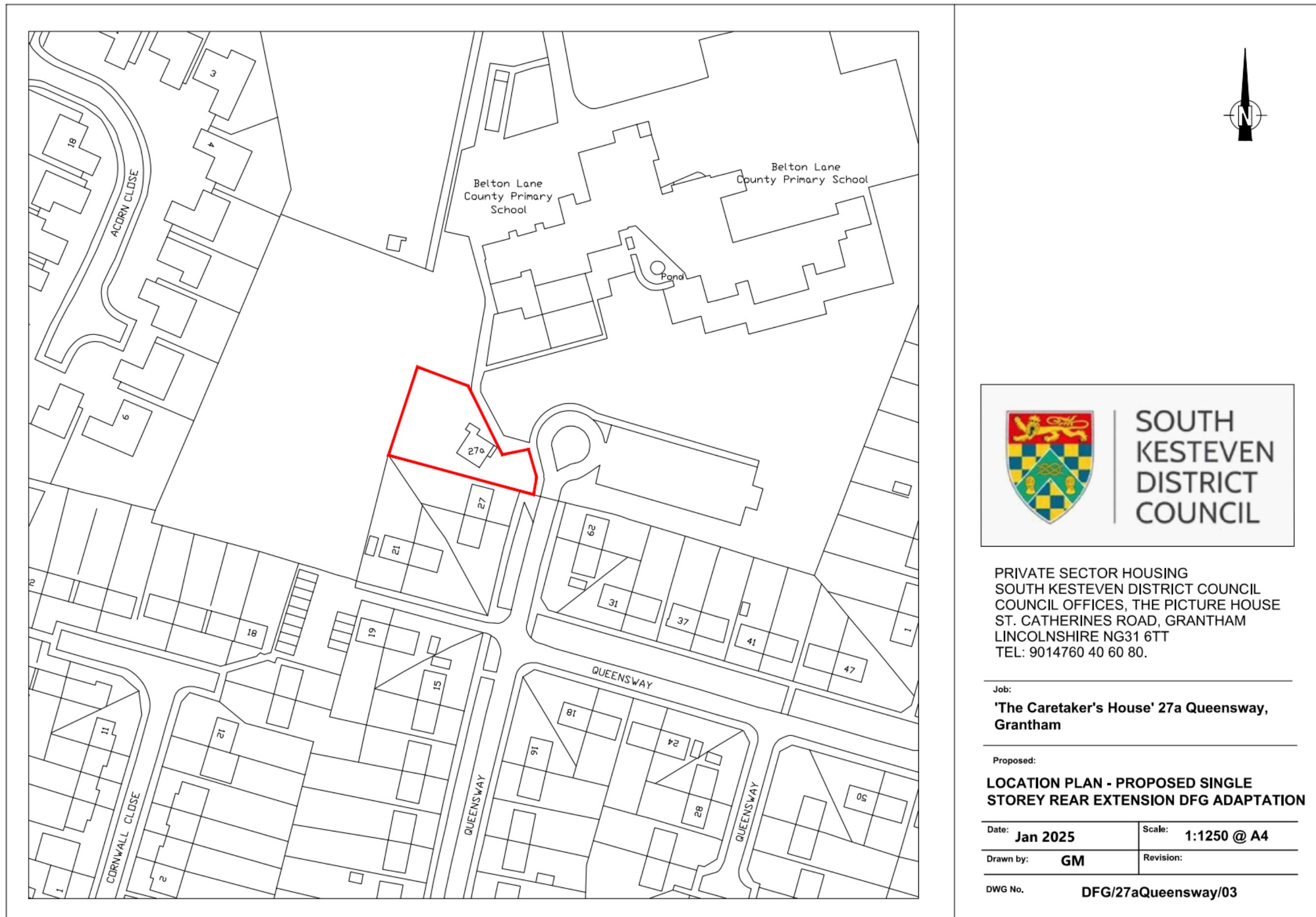
Standard Note(s) to Applicant:

- 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.
- 2 Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

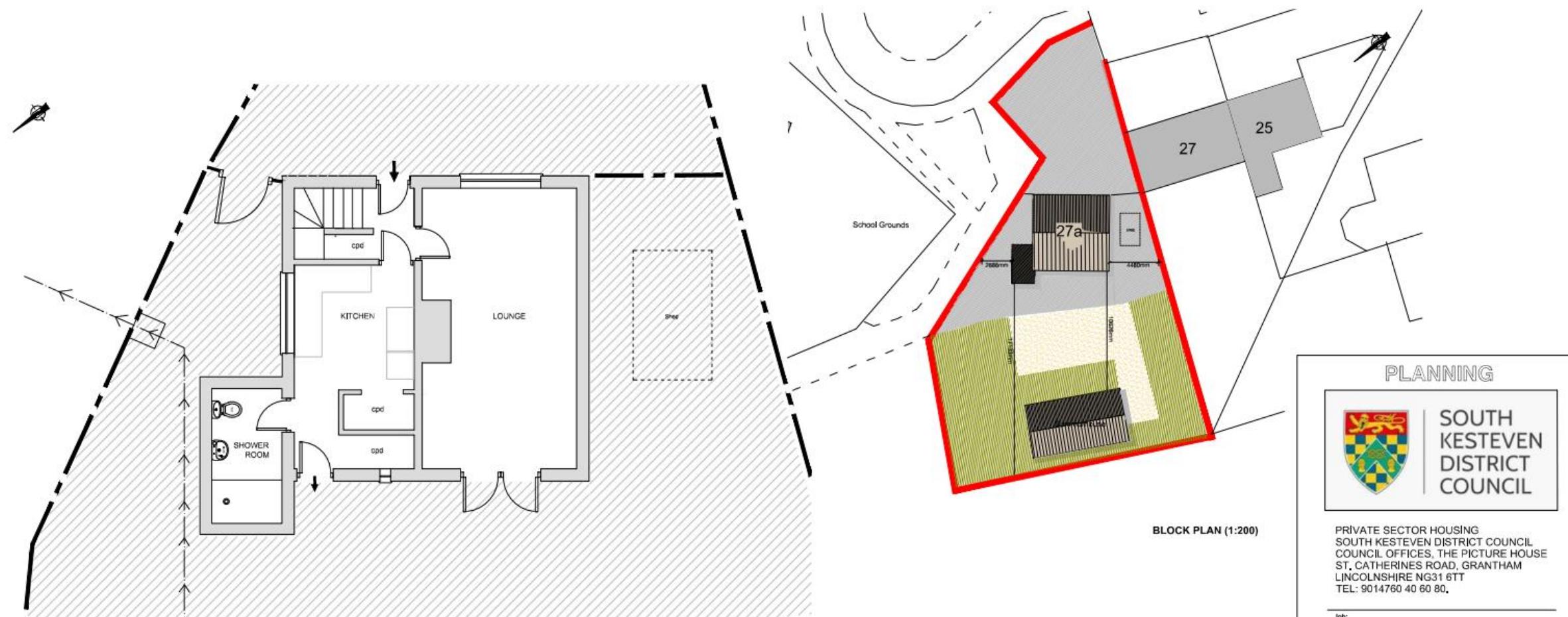
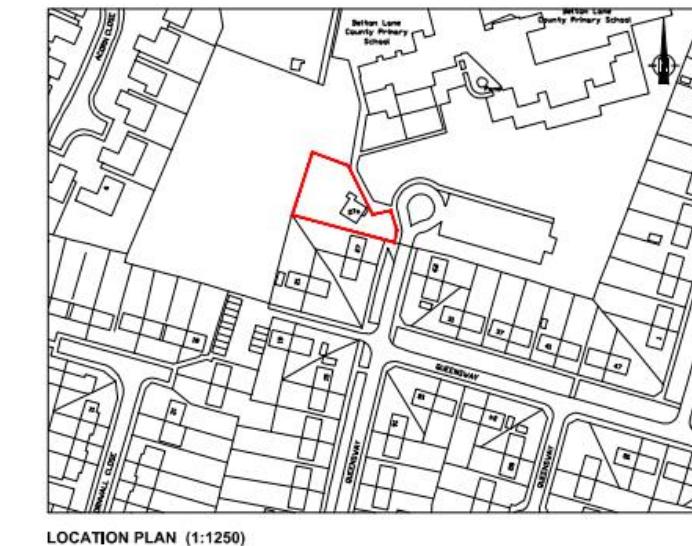
Prior to carrying out works, including the construction of access points, please register on www.linetsearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Site Location Plan



Elevation Elevational, Floor, Block, and Location Plans

EXISTING



PRIVATE SECTOR HOUSING
SOUTH KESTEVEN DISTRICT COUNCIL
COUNCIL OFFICES, THE PICTURE HOUSE
ST, CATHERINES ROAD, GRANTHAM
LINCOLNSHIRE NG31 6TT
TEL: 014760 40 60 80.

Job:
**'The Caretaker's House' 27a Queensway,
Grantham**

Proposed:
**EXISTING LAYOUT - PROPOSED SINGLE
STOREY REAR EXTENSION DFG ADAPTATION**

Date: Jan 2025 Scale: As shown

Drawn by: GM Revision:

DWG No. DFG/27aQueensway/01

Proposed Elevational, Floor, Block, and Location Plans

PROPOSED

