



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

3 July 2025



S25/0553

Proposal

Location

Applicant

Agent

Reason for Referral to Committee

Key Issues

Dormer to side elevations of previous extension

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

Mrs A Selby

Mr Simon Webb

Applicant is a relative of SKDC Councillor

Impact on the character and appearance of the area,
Impact on 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

24 June 2025

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to REFUSE planning permission.

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 two dormers to the side elevations of a rear extension.
- 2.2 The proposed materials would be tile hung to match the existing roof.
- 2.3 The proposed western dormer would measure 4.7 metres in length and 1.7 metres in height. It would protrude 2.9 metres at its furthest point.
- 2.4 The proposed eastern dormer would measure 2.4 metres in length and 1.7 metres in height. The dormer would protrude 2.9 metres from the existing roof at its furthest point.

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**
 - 5.1.1 This application relates to the addition of Dormers to the previously added room to this bungalow. It was noted that it is proposed that the windows in both Dormers would have frosted glass. Nevertheless, the Old Somerby Parish Councillors still had real concerns about the likelihood of loss of privacy. I was asked to bring these concerns to your attention.

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 one letter of representation has been received.

6.2 The points raised can be summarised as follows:

1x Objection:

1. Overbearing and intrusive
2. Overlooking onto patio and garden area
3. Reduced privacy

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 two dormer windows to the side elevations of the existing dwelling. 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 SKDC's Design SPD (Design Guidelines for Rutland and South Kesteven) has been used to assess this application. Chapter 6G: Extensions states that: *Dormers are expected to be of modest size and to match or complement the existing building - their suitability will be assessed in relation to site context.* It is the Officer assessment that the proposed size of the dormers are not modest in scale and would not be a complimentary addition to the host dwelling. As such, this application is contrary to the Design SPD.
- 7.5.3 The host dwelling has undergone substantial development previously, including the addition of a one-and-a-half storey extension.
- 7.5.4 The dormers would be facilitating an increase in the size of the bedroom and associated bathroom that is currently with the increased roof space granted by S21/1714. The western dormer would include a window within the bathroom and feature frosted glass and be non-opening.
- 7.5.5 The size and scale of the proposed dormers would not be in keeping with the surrounding area. There are currently no examples of dormers along School Lane and the introduction of these prominent features would be contrary to the existing appearance of the streetscene, and character of the area. The existing dwelling features a raised rear extension that functions as one-and-a-half storey where this development is proposed. The raised elevation of this proposal, in conjunction with the single storey nature of the adjacent dwellings, would make the dormers readily visible from the streetscene.
- 7.5.6 The proposal has been assessed against the Old Somerby Neighbourhood Development Plan, Policy 1 – Residential Development. Criterion c) states *They are designed with regards to scale, layout and materials to retain local distinctiveness and create a sense of place.* The proposal would introduce large dormers that would be out of scale with the host dwelling and the local area. This application would therefore be contrary to Policy 1 of the Old Somerby Neighbourhood Development Plan.
- 7.5.7 By virtue of the design and scale, the proposal would not 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, Chapter 6G of Design Guidelines for Rutland and South Kesteven, and the Old Somerby Neighbourhood Development Plan, Policy 1.

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 A public representation has been received concerning the dormers becoming an overbearing feature. The dormers would be situated in a position where their construction would be within the main built development line of the rear projections along School Lane. The positioning of the dormers away from the rear garden area would therefore sufficiently mitigate any potential overbearing impacts.
- 7.6.3 The western dormer would introduce a window that would be frosted glass and non-opening. A representation has been received concerning the window objecting that its addition could cause overlooking and loss of privacy issues on neighbouring amenity space. The window would be frosted which alleviates the concerns raised surrounding overlooking, and this could be secured through a planning condition.
- 7.6.4 The Old Somerby Neighbourhood Development Plan Policy 1 b) states development will be supported where *it is appropriate to its surroundings and does not have an unacceptable impact on the amenities of adjoining properties*. The proposal would not have a material impact on neighbouring amenity space and would therefore satisfy this policy.
- 7.6.5 Taking into account the nature of the proposal along with 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 breached 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 domestic dormers, which is acceptable in principle, in accordance with Policy SD1 of the adopted Local Plan, subject to material considerations.
- 10.3 The proposal would overall have a harmful impact on the character and appearance of the area and the streetscene.
- 10.4 Taking the above into account, it is considered that the proposal is not appropriate for its context and would be contrary to Policy DE1 of the South Kesteven Local Plan, Section 12 of the National Planning Policy Framework, and 6G of the Design Guidelines for Rutland & South Kesteven. There are no material planning considerations in this case, which would outweigh the identified conflict with the development plan.

11 Recommendation

- 11.1 To authorise the Assistant Director – Planning & Growth to REFUSE planning permission for the following reason:
- 11.2 By virtue of the design and scale, the proposed two dormers would result in a harmful impact to the character and appearance of the host dwelling, and the surrounding street scene. As such, the application scheme is contrary to the NPPF Section 12, Policy DE1 of the Local Plan, 6G of the Design Guidelines for Rutland & South Kesteven. There are no material considerations that would outweigh this fundamental conflict with the development plan.

Standard Note(s) to Applicant:

- 11.3 There is a fundamental objection to the proposal and it is considered that this cannot be overcome. Consideration has not been delayed by discussions which cannot resolve the reasons for refusal. The decision therefore accords with paragraph 39 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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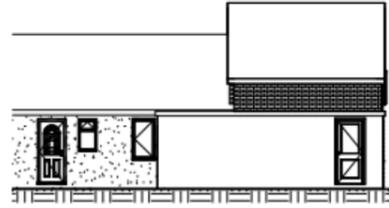


Existing Floor, Elevation & Block Plans

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



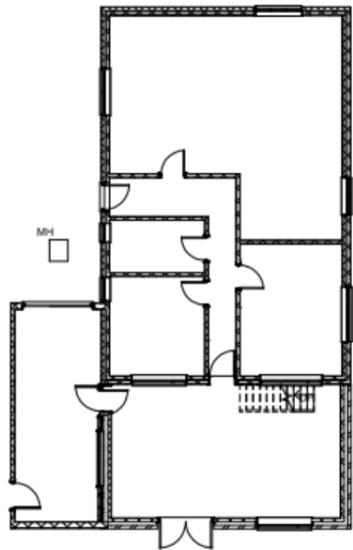
1 Existing Rear Elevation
1 : 100



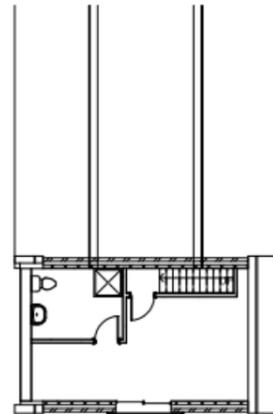
2 Existing Side Elevation
1 : 100



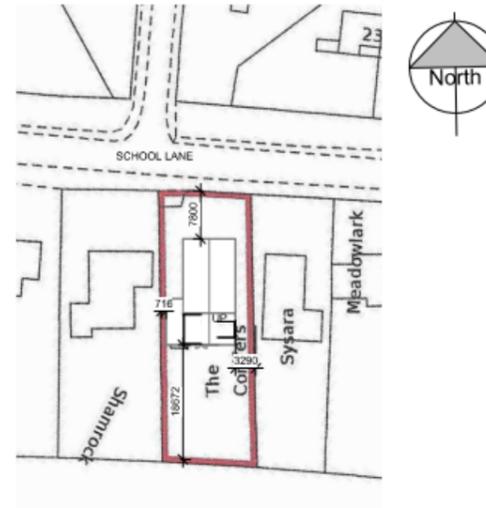
3 Existing Front Elevation
1 : 100



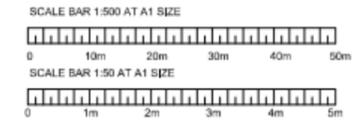
4 Existing Ground Floor Plan
1 : 100



5 Existing First Floor Plan
1 : 100



6 Block Plan
1 : 500



Building Development Service
Architectural Design

Simon Webb
Architectural Technician

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Client
Mr & Mrs J Selby

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

Project
Dormer to side elevation

Drawing Title
Existing Plans & Elevations

Scale As indicated	Date 20/03/25	Drawn By SRW
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Drg No.
25.020PL02-1

This drawing must not be copied, All dimensions must be checked on site.

Proposed Floor, Elevation & Block Plans

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

- The CDM Regulations 2015 are applicable for all domestic and non-domestic projects.
- Under the CDM Regulations the Client has certain responsibilities, including the appointment of the Principal Contractor and a Principal Designer where more than one contractor is involved. A construction phase plan should be provided for all contracts and a health and safety file should be provided for projects where more than one contractor is involved.
- The Client has a responsibility to notify the HSE where any project is scheduled to take longer than 30 working days, have more than 20 workers working simultaneously or exceed 500 person days.
- Asbestos may be present in older buildings. Asbestos should be dealt with in accordance with the Control of Asbestos Regulations. If major refurbishment work is being carried out then a demolition / refurbishment survey should be undertaken.

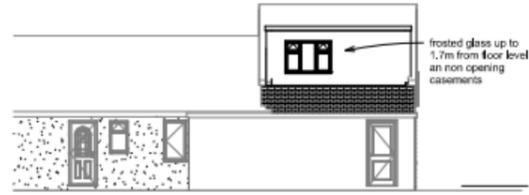
Contractor to note setting out dimensions are to plaster finishes and to allow for plaster thicknesses when setting out.

Property surveyed by 3rd party and details supplied by client.

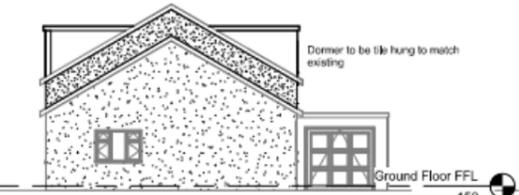
For Building Control the Client is the Principal Designer in all cases



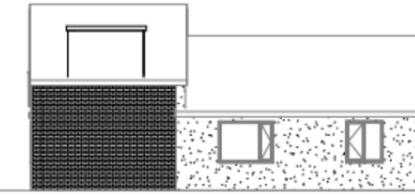
3 Proposed Rear Elevation
1 : 100



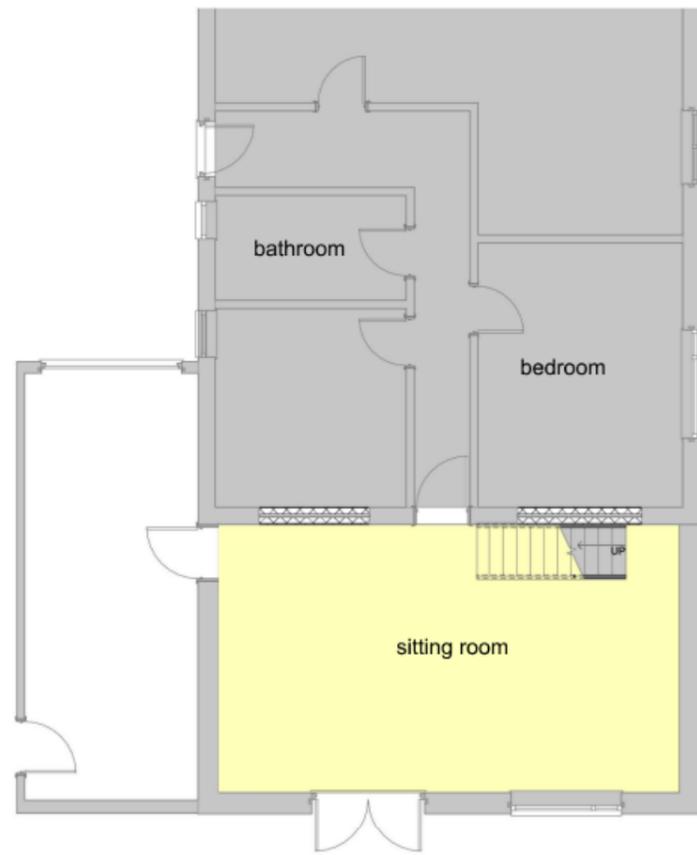
4 Proposed Side Elevation
1 : 100



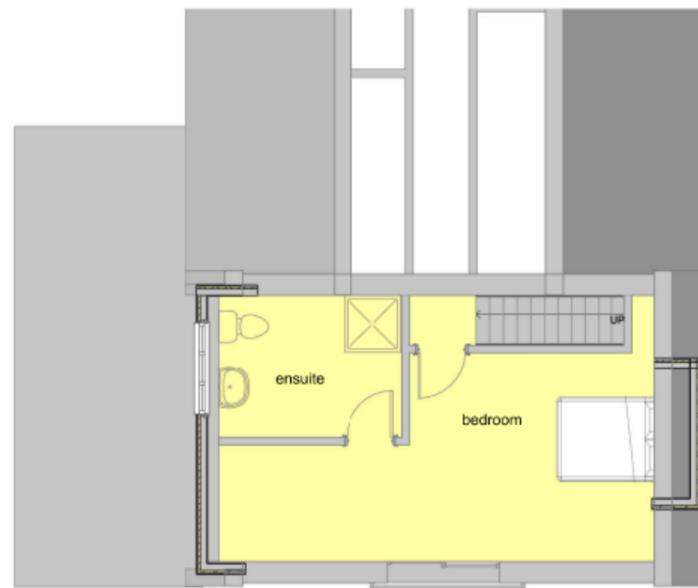
5 Proposed Front Elevation
1 : 100



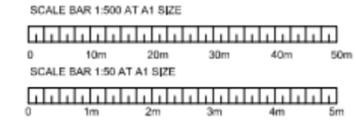
6 Proposed Side Elevation 2
1 : 100



1 Proposed Ground Floor Plan
1 : 50



2 Proposed First Floor Plan
1 : 50



**Building Development Service
Architectural Design**

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Client
Mr & Mrs J Selby

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

Project
Dormer to side elevation

Drawing Title
Proposed Plans & Elevations

Scale As indicated	Date 20/03/25	Drawn By SRW
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Drg No.
25.020PL02-2

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