



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

9 July 2026



S26/0681

Proposal	Remove conservatory and construct single storey extension to form bedroom and shower room for disabled occupant.
Location	151 Harrowby Lane, Grantham, Lincolnshire, NG31 9LY
Applicant	Miss K Atter
Agent	Miss Jo Short
Reason for Referral to Committee	Agent is an SKDC employee
Key Issues	Impact on the character of the area Impact on amenity

Report Author

Alex McDonough – Assistant Development Management Planner



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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham Harrowby

Reviewed by:

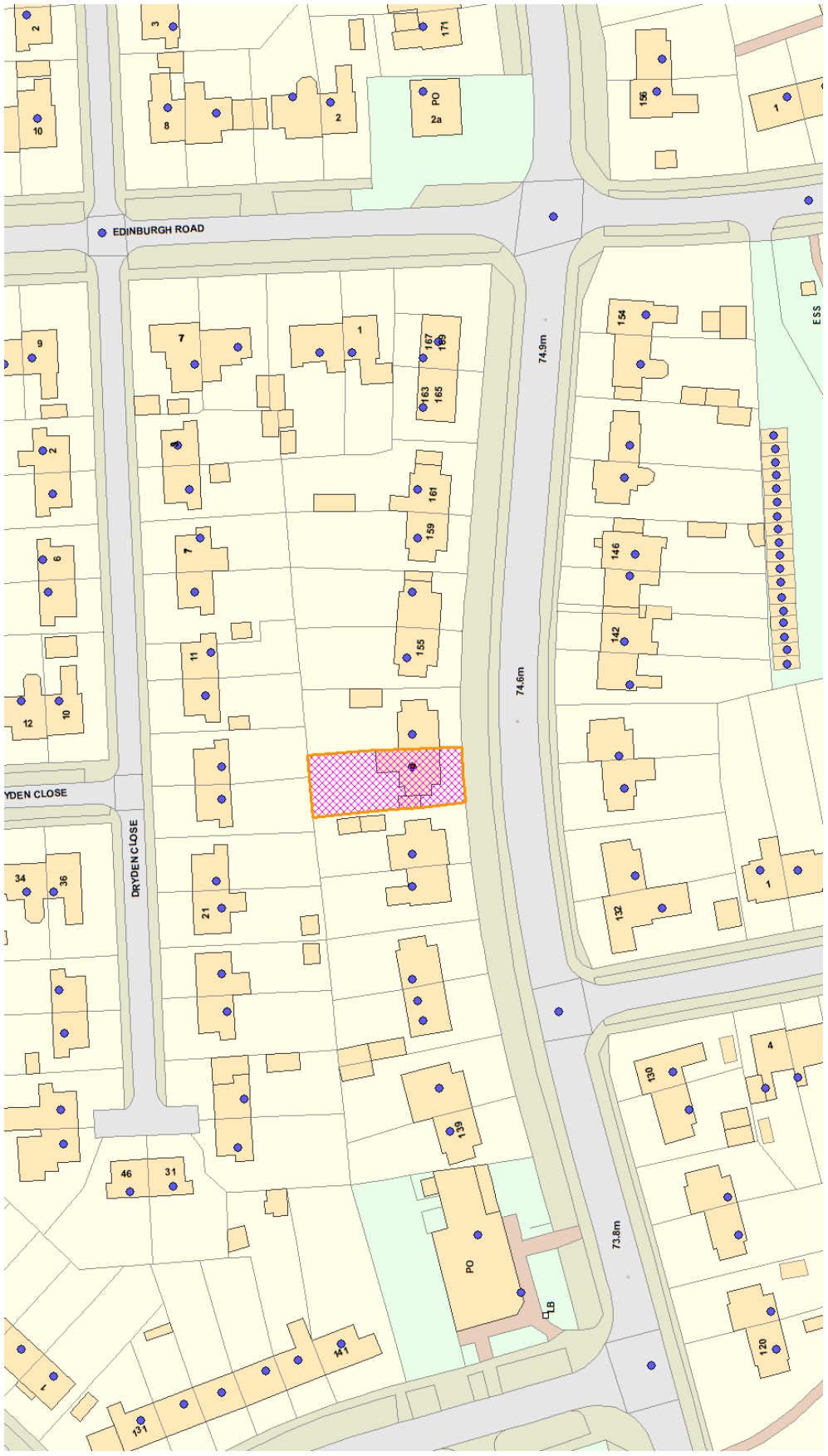
Adam Murray – Principal Development Management Planner

30 June 2026

Recommendation (s) to the decision maker (s)

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

S26/0681 – 151 Harrowby Lane, Grantham, Lincolnshire, NG31 9LY



Key



Application
Boundary



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1 Description of Site

- 1.1 The application site is a semi-detached two-storey dwelling off Harrowby Lane, Grantham.
- 1.2 The application site is surrounded by dwellings of similar scales and designs.

2 Description of the proposals

- 2.1 Removal of conservatory and construction of a single storey extension to form bedroom and shower room for disabled occupant.

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

- 1) Neither the Town Council nor its Planning Committee has met to discuss this application and we have received the following comment from Councillor Marie Reid, Barrowby Gate Ward: "I have no personal comments or objections to make other than fully supporting a local resident to remain in their own home".

4.2 Lincolnshire County Council (Highways and SuDS)

- 1) No Objections
- 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.

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.

6.4 **Principle of Development**

1) The proposal relates to the removal of a conservatory and the construction of a single storey extension to form bedroom and shower room for disabled occupant. 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**

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.

2) The works would remove an existing conservatory and construct a single storey extension to form bedroom and shower room for disabled occupant.

3) The materials would use red brick and concrete block cavity walls to match the existing with a flat roof with white uPVC fascia. The windows and doors would use white uPVC and double glazing to match the existing.

4) The works would reflect the built form of the host dwelling and would not result in a development that is contrary to the streetscene.

5) The works would be to the rear of the dwelling and would be modest in design and scale. It is Officer assessment that the works would not result in a harmful impact to the character and appearance of the area.

6) By virtue of the siting 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**

- 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.
- 2) The proposal relates to the removal of an existing conservatory and construction of single storey extension to form bedroom and shower room for disabled occupant.
- 3) The works would be off set from the boundary with a height that is lower than the existing conservatory.
- 4) The flat roof design of the extension would reduce the visual dominance of the works and would therefore not result in an overbearing development to neighbouring residential amenity.
- 5) It is Officer assessment that, whilst the structure would be visible along the boundary, the impact would not be significantly harmful to warrant a refusal of the works.
- 6) Taking into account the nature of the proposal and adequate separation distances, it is considered that there would not be an unacceptable adverse impact on the residential amenities of the occupiers of the adjacent property in accordance with the NPPF Section 12 and Policy DE1 of the Local Plan.

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 breach 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 proposal involves 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), 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.

10 Recommendation

- 10.1 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) Application Form – Received 10/07/2025
- (b) Location Plan – Drg No. DFG/151HARROWBY/07 – Received 20/04/26
- (c) Block Plan – Received 20/04/26
- (d) Existing & Proposed Layout Plan – Drg No. DFG/151HARROWBY/01A – Received 20/04/26
- (e) Floor, Roof & Wall Details Plan – Drg No. DFG/151HARROWBY/06 – Received 20/04/26
- (f) Proposed Floor Layout Plan – Drg No. DFG/151HARROWBY/02A – Received 20/04/26
- (g) Proposed Elevation Plan – Drg No. DFG/151HARROWBY/04 – Received 20/04/26
- (h) Proposed Section AA Plan – Drg No. DFG/151HARROWBY/05 – Received 20/04/26

Unless otherwise required by another condition of this permission.

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

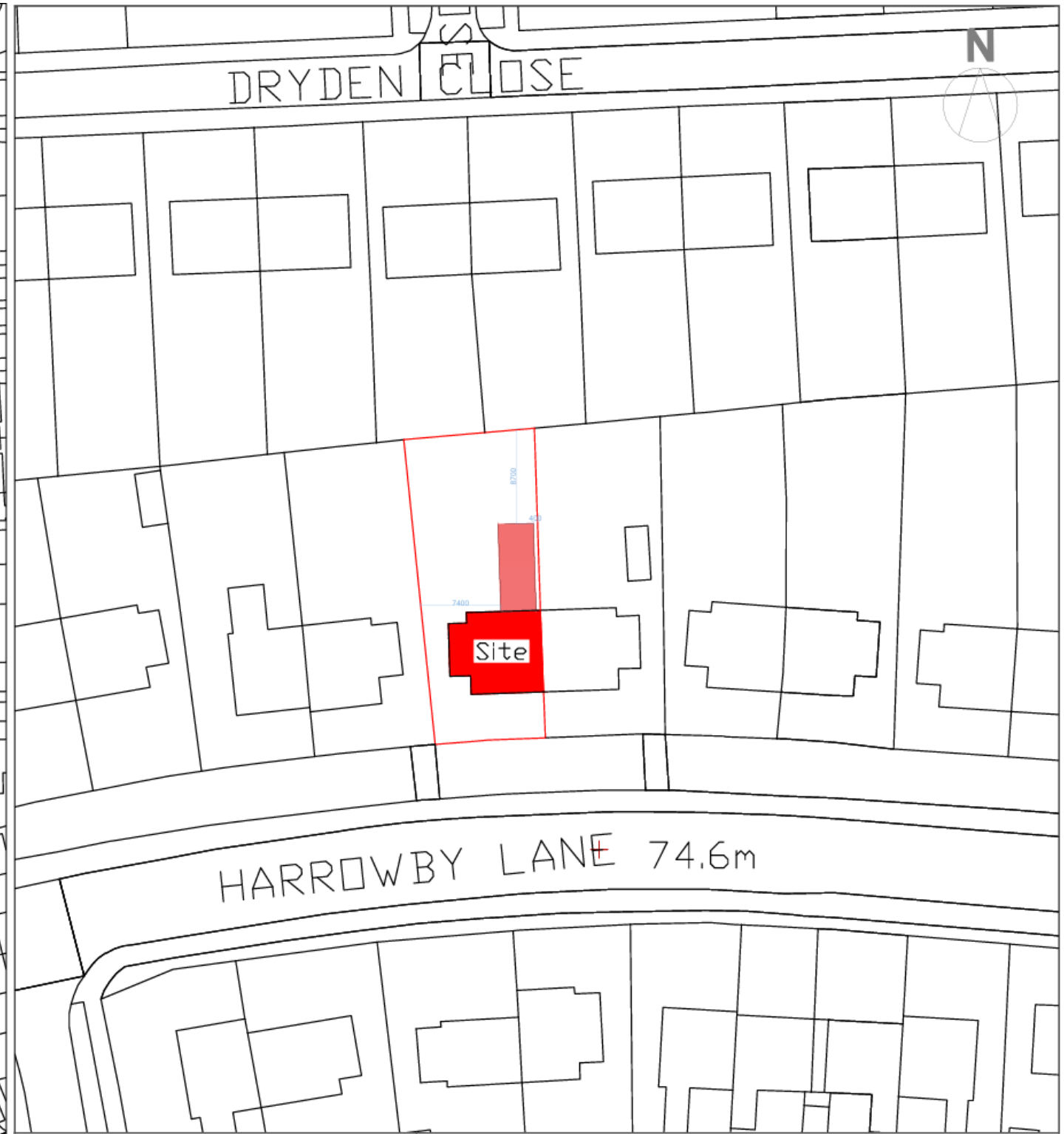
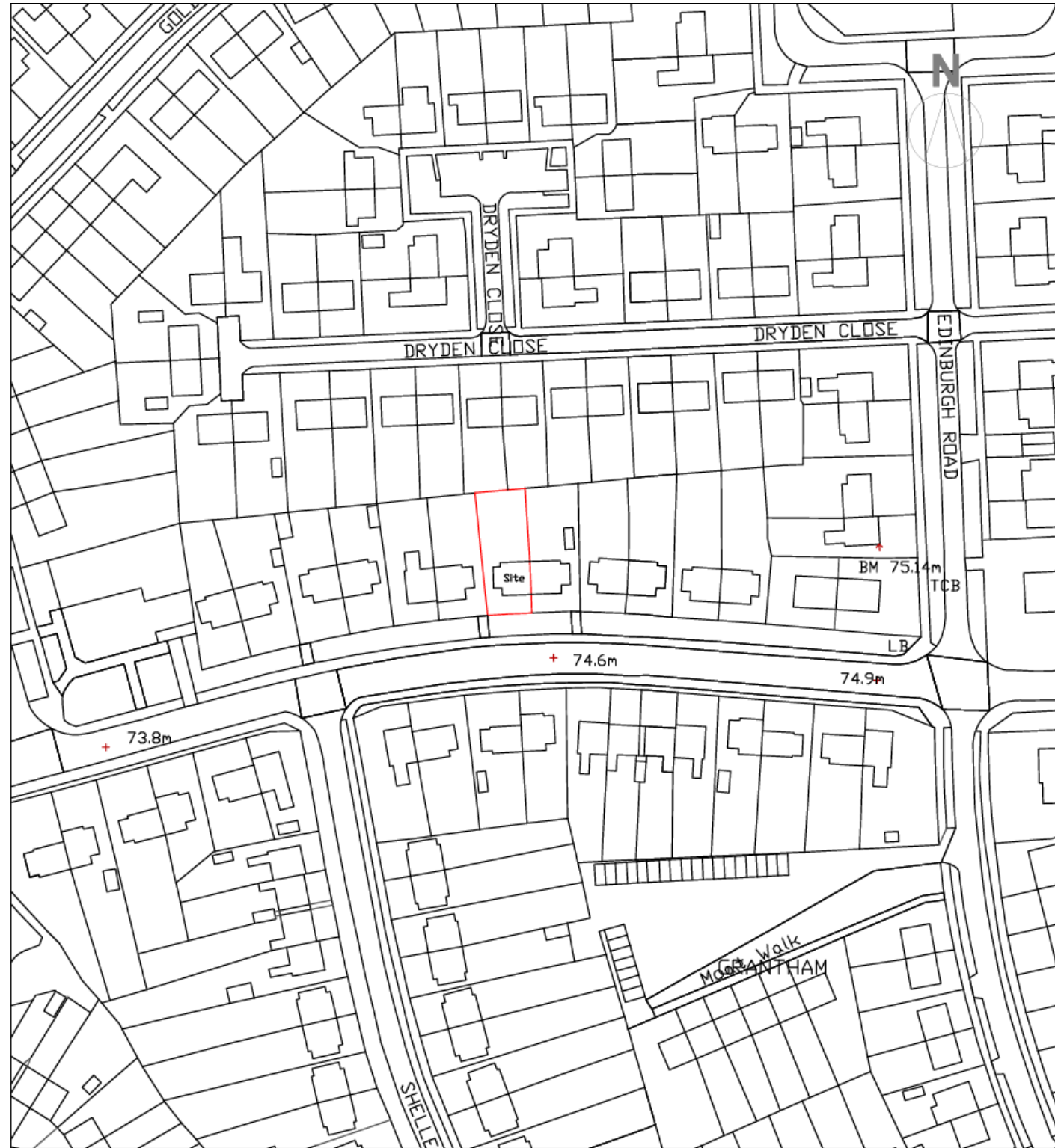
- 3) Before any part of the development hereby permitted is occupied/brought into use, all external finishes shall have been completed to match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area 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 & Block Plan



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Job **Disabled Facilities Grant**
151 Harrowby Lane, Grantham

Drawing Description
Location Plan

Date	April 2026	Scale	1:1250 @ A4	DWG. No. DFG/151Harrowby/07
Drawn by	JES	Revision		

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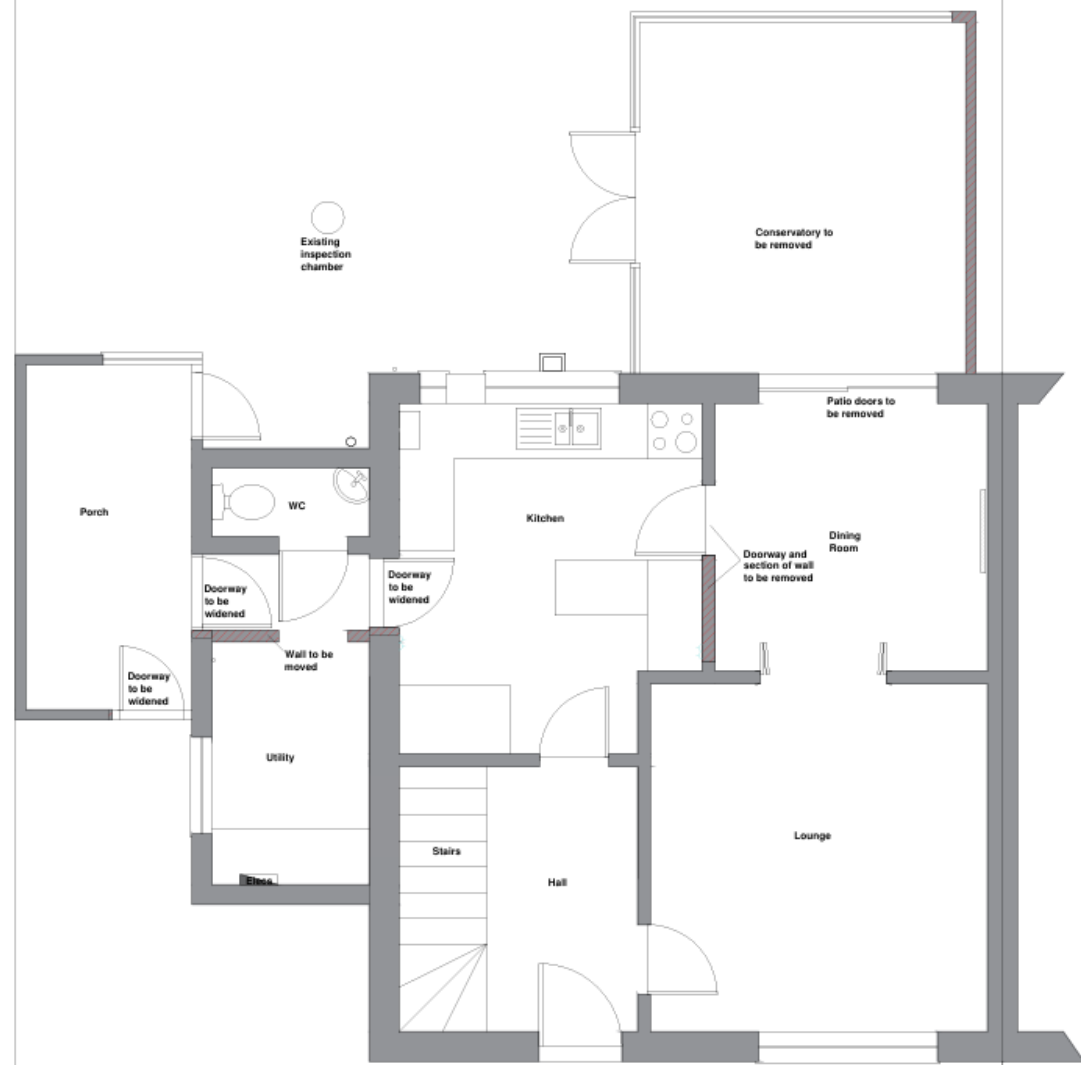
Job **Disabled Facilities Grant**
151 Harrowby Lane, Grantham

Drawing Description
Block Plan

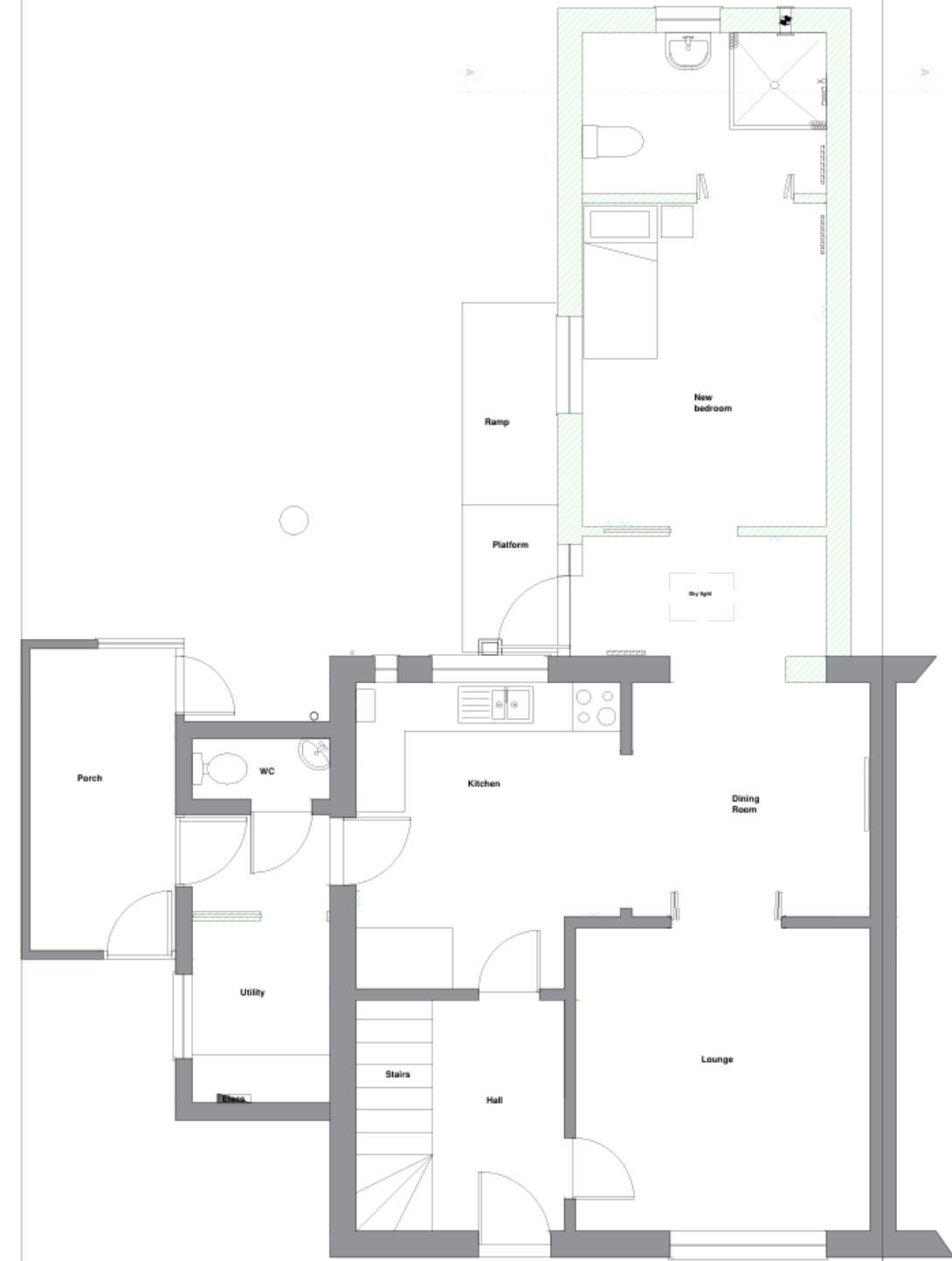
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Drawn by	JES	Revision		

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Existing & Proposed Floor Plan



Existing Layout Plan



Proposed Layout Plan

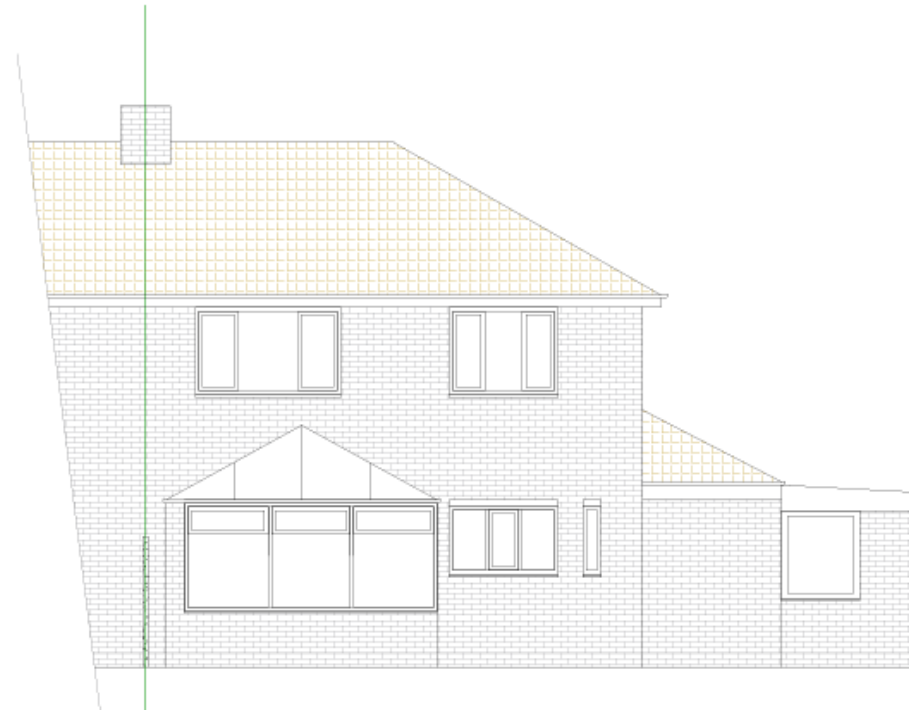
Existing Elevations



South (Front) Elevation



West (Side) Elevation



North (Rear) Elevation

REVISION :	DATE:	INT:



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JOB TITLE

**Disabled Facilities Grant
151 Harrowby Lane
Grantham**

DRAWING DESCRIPTION

Existing Elevations

DATE **March 2026**

DRAWN **JES**

SCALE **1:100 @ A3**

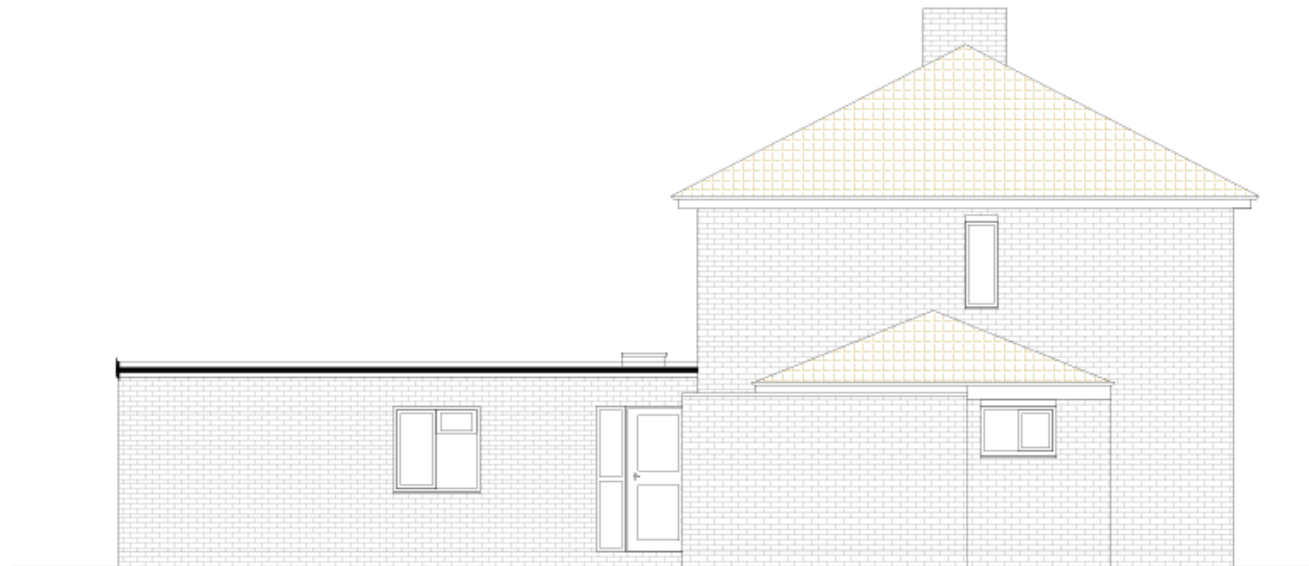
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DWG. NO. **DFG/151Harrowby/03**

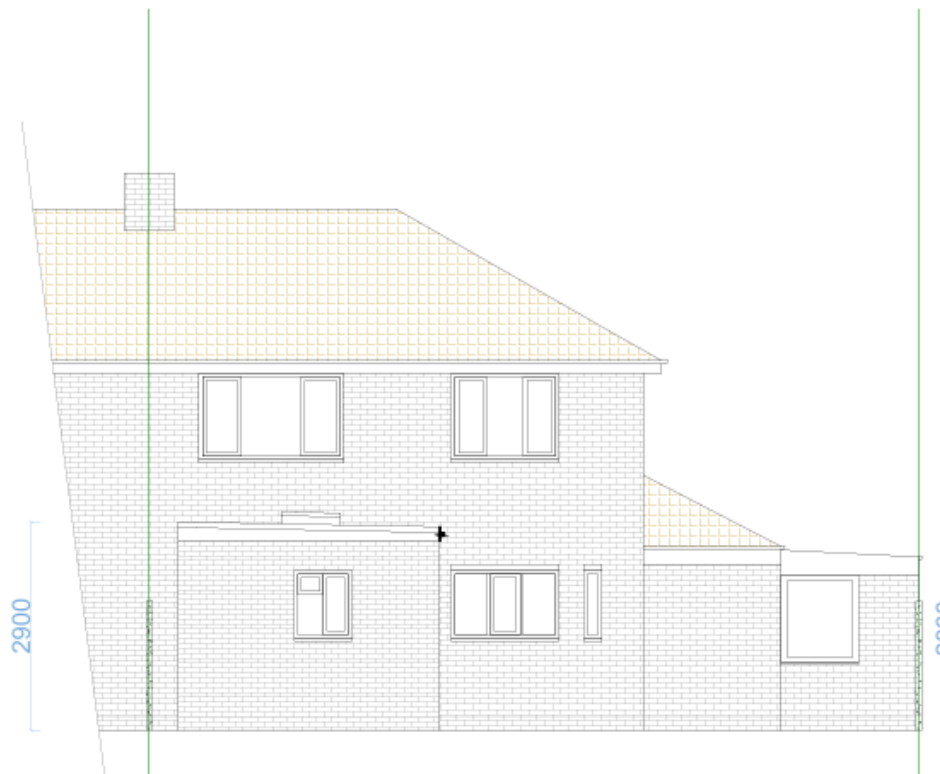
Proposed Elevations



South (Front) Elevation



West (Side) Elevation



North (Rear) Elevation

REVISION :	DATE:	INT:



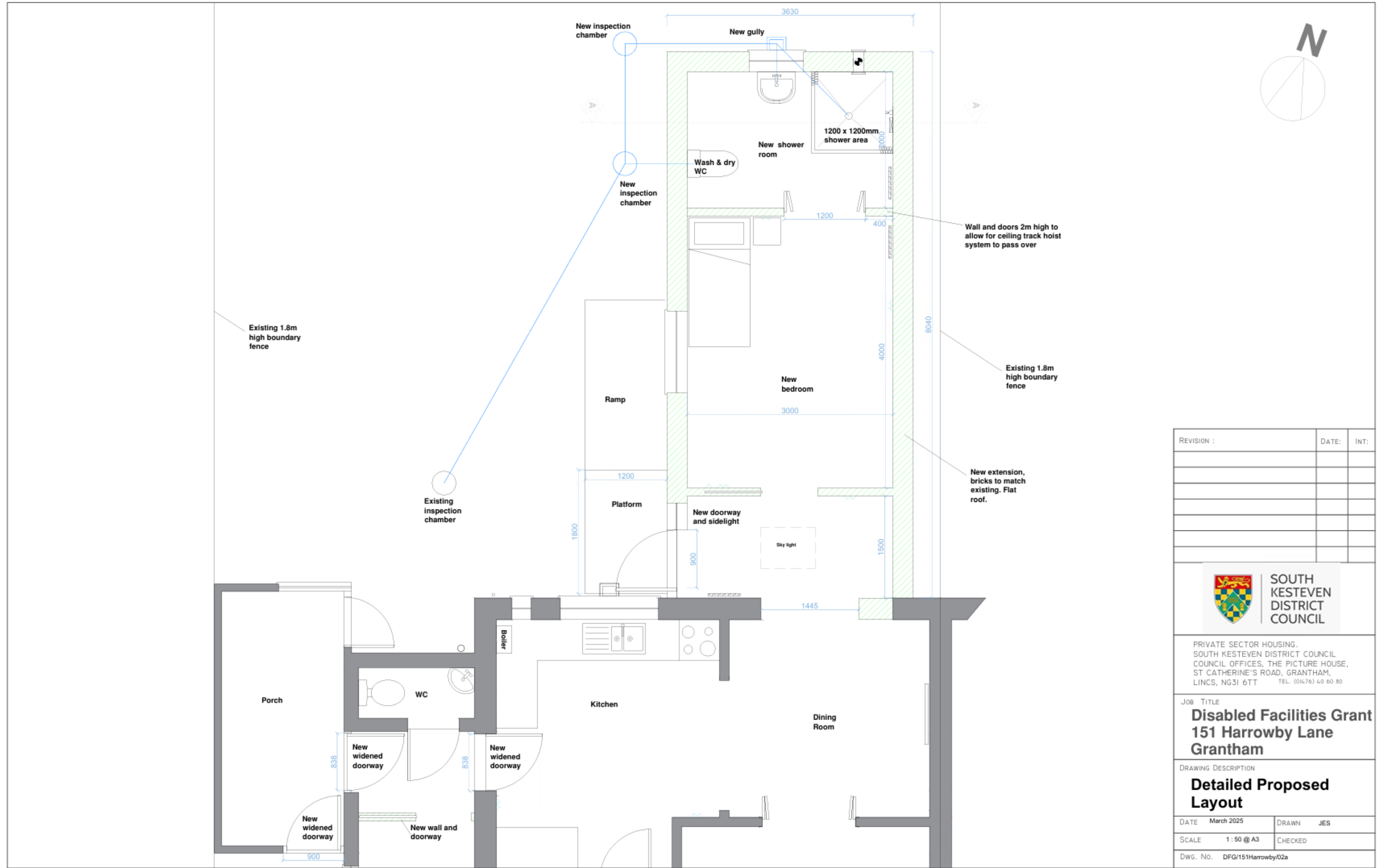
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JOB TITLE
**Disabled Facilities Grant
151 Harrowby Lane
Grantham**

DRAWING DESCRIPTION
Proposed Elevations

DATE	March 2026	DRAWN	JES
SCALE	1:100 @ A3	CHECKED	
DWG. NO.	DFG/151Harrowby/04		

Proposed Floor Layout Plan



REVISION :	DATE:	INT:



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Job TITLE
**Disabled Facilities Grant
 151 Harrowby Lane
 Grantham**

DRAWING DESCRIPTION
**Detailed Proposed
 Layout**

DATE	March 2025	DRAWN	JES
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