

AGENDA



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

For a meeting of the
DEVELOPMENT MANAGEMENT COMMITTEE

to be held on

TUESDAY, 18 SEPTEMBER 2018

at

1.00 PM

in the

**BALLROOM, GUILDHALL ARTS CENTRE, ST. PETER'S HILL,
GRANTHAM. NG31 6PZ**

Aidan Rave, Chief Executive

Chairman

Councillor Martin Wilkins

Councillor Ashley Baxter

Councillor Phil Dilks

Councillor Mike Exton

Councillor Mrs Rosemary Kaberry-Brown

Councillor Michael King

Councillor Robert Reid

Councillor Jacky Smith

Councillor Mrs Judy Smith

Councillor Judy Stevens

Councillor Adam Stokes

Councillor Ian Stokes (Vice-Chairman)

Councillor Brian Sumner

Councillor Mrs Brenda Sumner

Councillor Paul Wood

Committee Support Jo Toomey Tel: 01476 40 60 80 (Ext. 6152)

Officer: E-mail: democracy@southkesteven.gov.uk

**(PLEASE NOTE THAT THERE WILL BE A COMFORT BREAK AT
3.00PM FOR TEN MINUTES)**

Members of the Committee are invited to attend the above meeting to consider the items of business listed below.

1 MEMBERSHIP

The Chief Executive to notify the Committee of any substitute members

2 APOLOGIES FOR ABSENCE

3 DISCLOSURE OF INTERESTS

Members are asked to disclose any interests in matters for consideration at the meeting

4 MINUTES OF THE MEETING HELD ON 21 AUGUST 2018

(Enclosure)

5 PLANNING MATTERS

To consider applications received for the grant of planning permission – reports prepared by the Case Officer. **(Enclosure)**

The anticipated order of consideration is as shown on the agenda, but this may be subject to change, at the discretion of the Chairman of the Committee.

- (a) **Application ref:** S18/0503
Description: Erection of nine dwellings
Location: Land Adjacent To Ivatt Close Bourne PE10 9TZ
- (b) **Application ref:** S18/0781
Description: Outline permission for the erection of 7 No. 1 bedroom apartments with approval sought for access, appearance, layout and scale.
Location: 87 Norton Street Grantham NG31 6BY
- (c) **Application ref:** S18/1029
Description: Erection of a two storey detached dwelling with integral garage.
Location: Land To Rear Of 21 West Street Barkston
- (d) **Application ref:** S18/1257
Description: Demolition of derelict building to be replaced with wooden cabin, addition of two storage sheds and a potting shed
Location: St Vincent's St Vincent's Road Grantham Lincolnshire NG31 9EJ
- (e) **Application ref:** S18/1258
Description: Demolition of derelict building to be replaced with wooden cabin
Location: St Vincent's St Vincent's Road Grantham Lincolnshire NG31 9EJ
- (f) **Application ref:** S18/1190
Description: Proposed conservatory and gable to side of existing dwelling
Location: The Shrubbery South Heath Lane Fulbeck NG32 3HU

6 ANY OTHER BUSINESS, WHICH THE CHAIRMAN, BY REASON OF SPECIAL CIRCUMSTANCES, DECIDES IS URGENT

PUBLIC SPEAKING

Anyone who would like to speak at the meeting should notify the Committee administrator one working day before the time of the meeting. The deadline by which you must notify us for the 2017/18 meetings are:

| Meeting Date | Notification Deadline |
|--------------------------------|-------------------------------|
| Tuesday 18 September 2018, 1pm | Monday 17 September 2018, 1pm |
| Tuesday 16 October 2018, 1pm | Monday 15 October 2018, 1pm |
| Tuesday 13 November 2018, 1pm | Monday 12 November 2018, 1pm |
| Tuesday 11 December 2018, 1pm | Monday 10 December 2018, 1pm |
| Tuesday 15 January 2019, 1pm | Monday 14 January 2019, 1pm |
| Tuesday 5 February 2019, 1pm | Monday 4 February 2019, 1pm |
| Tuesday 5 March 2019, 1pm | Monday 4 March 2019, 1pm |
| Tuesday 2 April 2019, 1pm | Monday 1 April 2019, 1pm |
| Tuesday 23 April 2019, 1pm | Monday 22 April 2019, 1pm |

If you would like to include photographs or other information as part of your presentation to the Committee, please send the information in an electronic format (e-mail with attachments, memory stick or disc) to the relevant case officer at least one working day before the meeting. If you are submitting hard copy information, please send it to the relevant case officer at least two working days before the meeting.

All speakers are at the Committee Chairman's (or Vice-Chairman's) discretion. Each person is allowed to speak for 3 minutes. Members of the Council are allowed to speak for 5 minutes in accordance with Council Procedure Rules.

Only one speaker for the applicant or the town and parish council will be allowed to speak. If there are several supporters or objectors to an application, they are encouraged to appoint a representative to present a joint case.

Committee members may only ask questions of the applicant, the applicant's agent or technical experts speaking for or against an application.

The Chairman and Vice-Chairman of the Committee may ask questions of members of the public but only to verify the source of any material facts stated by a public speaker.

ORDER OF PROCEEDINGS

1. Short introductory presentation by the case officer
2. Speakers (Committee members will ask questions after each speaker)
 - a. District Councillors who are not Committee members
 - b. Representative from town/parish council
 - c. Objectors to an application
 - d. Supporters of an application
 - e. The applicant or agent for the applicant
3. Debate – Councillors will discuss the application and make proposals
4. Vote – the Committee will vote to agree its decision

MINUTES

DEVELOPMENT MANAGEMENT COMMITTEE

TUESDAY, 21 AUGUST 2018



SOUTH
KESTEVEN
DISTRICT
COUNCIL

COMMITTEE MEMBERS PRESENT

Councillor Ashley Baxter
Councillor Phil Dilks
Councillor Mike Exton
Councillor Mrs Rosemary Kaberry-Brown
Councillor Nick Robins
Councillor Jacky Smith
Councillor Judy Stevens

Councillor Adam Stokes
Councillor Ian Stokes (Vice-Chairman)
Councillor Brian Sumner
Councillor Mrs Brenda Sumner
Councillor Rosemary Trollope-Bellew
Councillor Martin Wilkins (Chairman)
Councillor Paul Wood

OFFICERS

Head of Development (Sylvia Bland)
Principal Planning Officer (Mike
Gildersleeves)
Planning Officer (Phil Jordan)
Legal Adviser (Colin Meadowcroft)
Principal Democracy Officer (Jo Toomey)

OTHER MEMBERS

Councillor Robert Broughton
Councillor Kelham Cooke

*(In accordance with Article 9.1.9 of the
Council's Constitution, Councillor Cooke
spoke in connection with application
S18/1285)*

19. MEMBERSHIP

The Committee was notified that under Regulation 13 of the Local Government (Committees and Political Groups) Regulations 1990, notice had been received appointing: Councillor Robins for Councillor King and Councillor Trollope-Bellew for Councillor Judy Smith.

20. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Reid.

21. DISCLOSURE OF INTERESTS

No interests were disclosed.

22. MINUTES OF THE MEETING HELD ON 24 JULY 2018

The minutes of the meeting held on 24 July 2018 were agreed as a correct record.

23. PLANNING MATTERS

(a) Application ref: S18/1285

Description: Works to the public realm including hard and soft landscaping. Alterations to the Council Offices including two storey extension, relocation of entrance, installation of cladding and associated works

Location: Council Offices, St Peter's Hill, Grantham, Lincolnshire NG31 6PZ

Decision:

To grant the application subject to conditions

Noting comments made during the public speaking session by:

On behalf of the applicant Councillor Kelham Cooke

Together with:

- No objection from the SKDC Historic Buildings Advisor
- No objection from Lincolnshire County Council Highways and SUDS Support
- Comments from Historic England
- A request for further details of soft landscaping from the SKDC Arboricultural Consultant
- Support for the proposal from InvestSK
- No comments from Heritage Lincolnshire
- Comments from the Lincolnshire Police 'Designing Out Crime Officer'
- 1 representation received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- Site visit observations
- The additional information report issued on 17 August 2018
- Comments made by members at the meeting

Following the decision of full Council at its meeting on 26 July 2018 to omit the glass link bridge, amended plans had been submitted and the application description adjusted to reflect the revised proposal.

Following the issue of the additional items paper on 17 August 2018, a representation was received from the Lincolnshire Police 'Designing Out

Crime Officer'. As a result it was suggested that, if Members were minded to approve the application, the following additional informative should be added:

Please contact the Lincolnshire Police 'Designing Out Crime Officer' to discuss the security measures that may form part of the approved development. This will enable Lincolnshire Police to advise you regarding any crime prevention measures that could be incorporated into the final design.

It was proposed, seconded and agreed that the application be approved, with the addition of the informative noted above, for the summary of reasons set out in the case officer's report and subject also to the following 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.

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Drawing no. 616-2_-000 received 10th July 2018
 - ii. Drawing no. 616-2-020 Rev A received 16th August 2018
 - iii. Drawing no. 616-2-023 Rev A received 16th August 2018
 - iv. Drawing no. 616-2-022 Rev A received 16th August 2018
 - v. Drawing no. 616-2-021 Rev A received 16th August 2018
 - vi. Drawing no. 616-2-050 received 16th August 2018
 - vii. Drawing no. 616-2_-111 Rev A received 16th August 2018
 - viii. Drawing no. 616-2_-112 Rev A received 16th August 2018
 - ix. Drawing no. 616-2_-220 Rev A received 16th August 2018
 - x. Drawing no. 616-2_-221 Rev A received 16th August 2018

Unless otherwise required by another condition of this permission.

During Building Works

- 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 on the approved plans unless otherwise agreed in writing by the Local Planning Authority.
- 4 Before any construction work above ground is commenced, details of any soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
 - i. planting plans;

- ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
- iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

Before the Development is Occupied

- 5 Before the end of the first planting/seeding season following the occupation/first use of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details.

Ongoing Conditions

- 6 Within a period of five years from the development hereby permitted being brought into use, any trees or plants provided as part of the approved soft landscaping scheme, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as was approved in condition above unless otherwise agreed by the Local Planning Authority.

(b) Application ref: S18/0612

Description: Change of use from garage to beauty clinic including external alterations

Location: 4 Towngate East, Market Deeping PE6 8DR

Decision:

To grant the application subject to conditions

13:31 Councillor Broughton left the meeting because the applicant for this application was his daughter. He did not return to the meeting.

Noting comments made during the public speaking session by:

**Against
Applicant**

Michael Staines
Jessica Fraylich

Together with:

- No comments from Environmental Protection Services
- Concerns raised by Market Deeping Town Council
- No objection from Lincolnshire County Council Highways and SUDS Support
- 3 representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents

- Site visit observations
- Comments made by members at the meeting

It was proposed, seconded and agreed that the application be approved for the summary of reasons set out in the case officer's report and subject also to the following conditions:

Approved Plans

- 1 The development hereby permitted relates to the following list of approved plans:
 - i. Drawing No. PL1 Rev B received 26th June 2018
 - ii. Drawing No. PL2 received 29th March 2018

Unless otherwise required by another condition of this permission.

Ongoing Conditions

- 2 This permission shall only enure for the occupiers of 4 Towngate East, Market Deeping, PE6 8DR.
- 3 Notwithstanding the provisions of Schedule 2, Parts 3 and 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the premises shall only be used for the purposes specified below and for no other purpose, including any other purpose in Class D1; of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) unless Planning Permission for a new use of the premises has been granted by the Local Planning Authority.

- Beauty clinic

(c) Application ref: S18/0452

Description: Residential development (outline with all matters reserved)

Location: Ferndale House, Swinstead Road, Corby Glen NG33 4NU

Decision:

To grant the application subject to conditions and completion of a Section 106 Agreement

As the application was part-heard and Councillors Dilks, A Stokes and I Stokes had not been present when it had been considered previously, they did not participate in discussion or vote on the application.

13:57 – Councillors A Stokes and I Stokes left the meeting and did not return

Noting:

- No objections from Lincolnshire County Council Minerals and Waste Planning
- No objection from SKDC's Environmental Protection Services subject to a condition
- No objection from Lincolnshire County Council Education and Cultural Services subject to a Section 106 contribution
- Comments from SKDC's Affordable Housing Officer
- No requirement from NHS England for a Section 106 contribution
- Comments and request for a condition from Anglian Water Services
- An objection from Corby Glen Parish Council
- No objection from Lincolnshire County Council Highways and SUDS Support subject to conditions
- Confirmation from Lincolnshire County Council Highways that there was sufficient highway verge to accommodate a footpath connecting the site entrance on Swinstead Road with the entrance of the Ron Dawson playing field to the south and the existing footpath along the west side of Swinstead Road to the north
- 13 representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- Site visit observations
- The additional information report issued on 17 August 2018
- Comments made by members at the meeting
- Comments made during the public speaking session on 24 July 2018
- Comments made by members on 24 July 2018 when the application was first considered and at the present meeting

It was proposed, seconded and agreed that the application be approved for the reasons set out in the case officer's report and subject to the conditions set out on pages 37 to 40 of the appendix to the case officer's report with condition 10 as amended in accordance with paragraph 1.1.4 on page 28 of the case officer's report and subject to prior completion of a Section 106 Agreement to secure the requirements specified on page 36 of the appendix to the case officer's report as amended by paragraph 1.3.1 on page 29 of the case officer's report. Provided that if the Section 106 Agreement has not been completed within 6 weeks of the date of this meeting and the Head of Growth, after consultation with the Chairman or Vice Chairman of the Development Management Committee, considers there are no extenuating circumstances which would justify an extension (or further extension) of time, the Head of Growth be authorised to refuse the application on the basis that the necessary infrastructure or community contributions essential to make the development acceptable have not been forthcoming.

- (d) **Application ref:** S16/2285
Description: Residential development for up to 19 dwellings (outline)
Location: Falcon Way, Bourne PE10 0FF

Decision:

To grant the application subject to conditions and completion of a Section 106 Agreement

As the application was part-heard and Councillors Baxter, Dilks, Robins, Stevens, A Stokes, I Stokes, Trollope-Bellew and Wood had not been present when it had been considered previously, they did not participate in discussion or vote on the application.

Councillors Stevens, Trollope-Bellew and Wood left the meeting and did not return

Noting:

- No objection from Lincolnshire County Council Highways and SUDS Support
- Comments from Bourne Preservation Society
- No objection from the Health and Safety Executive
- Requested contribution from Lincolnshire County Council, Education and Cultural Services
- No objection subject to condition from the Environment Agency
- Comments from SKDC's Environmental Protection Services
- Comments from Heritage Lincolnshire
- Comments from the SKDC Affordable Housing Officer related to affordable housing provision arising from the proposed development
- No objection from NHS England and no request for contributions
- No comment from Welland and Deeping Internal Drainage Board
- 2 representations received as a result of public consultation
- The officer reports submitted to Committee on 7 February 2017 and 24 July 2018
- Viability information submitted by the applicant following the decision to grant the permission, appraisal of that information by the VOA and subsequent negotiations and consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- Comments made by members at the meeting
- Comments made by members on 7 February 2017 and 24 July 2018 when the application was first considered

14:09 – Councillor Dilks left the meeting and did not return

14:12 – Councillor Baxter left the meeting and did not return

Members expressed their frustrations about applications that they were being asked to consider removing or reducing the amount of affordable housing on schemes where planning permission had previously been approved subject to completion of a Section 106 Agreement. Committee members were in agreement that where possible affordable housing should be delivered on site. It was consequently suggested that, in order to provide the best possible opportunity for this to happen, any proposition to approve could incorporate within the Section 106 Agreement, appropriate wording to allow for a cascade arrangement for the delivery of affordable housing:

Members requested that it be recorded that the proposal to approve the application was made with reluctance.

It was proposed and seconded that the application be approved for the reasons set out in the case officer's report and subject to the conditions set out on pages 56 to 59 of the case officer's report and subject to the signing of a Section 106 Agreement which would secure

1. An affordable housing scheme to be agreed prior to the commencement of development that requires:
 - a. The developer to use reasonable endeavours to secure the provision of 2x1-bed flats on site for affordable housing in conjunction with a Registered Provider

In the event this cannot be achieved:

- b. The developer to use reasonable endeavours to secure the provision of 1x2-bed house on site for affordable housing in conjunction with a Registered Provider,

In the event this cannot be achieved

- c. To provide a financial contribution towards affordable housing – equivalent to the provision of 2x1-bed flats at 60% of their Open Market Value – equating to £144,000. This contribution is to be used to provide affordable housing within Bourne, or subsequently used on a cascading basis in the event that provision in Bourne cannot be secured
2. Provision of an 'overage' clause so that any increase in sales values during the life-time of the development is captured and shared on a 50:50 basis between the Council and the Developer
3. Provision of a financial contribution of £13,832 towards provision of or improvement of Public Open Space

Provided that if the Section 106 Agreement has not been completed within 6 weeks of the date of this meeting and the Head of Growth, after consultation with the Chairman or Vice Chairman of the Development Management Committee, considers there are no extenuating circumstances which would justify an extension (or further extension) of time, the Head of Growth be authorised to refuse the application on the basis that the necessary infrastructure or community contributions essential to make the development acceptable have not been forthcoming. As there was an equality of votes, the Chairman used his casting vote to approve the application.

24. CLOSE OF MEETING

The meeting was closed at 14:47.

Agenda Item 5

COMMITTEE: 18th September 2018

AGENDA ITEM 5

| | NO | PAGE | PROPOSAL AND LOCATION | REC |
|------|----------|------|--|-----|
| AL1 | S18/0503 | 1 | Erection of nine dwellings Land Adjacent To Ivatt Close Bourne PE10 9TZ | AC |
| AL2 | S18/0781 | 23 | Outline permission for the erection of 7 No. 1 bedroom apartments with approval sought for access, appearance, layout and scale. 87 Norton Street Grantham NG31 6BY | AC |
| AL3 | S18/1029 | 37 | Erection of a two storey detached dwelling with integral garage. Land To Rear Of 21 West Street Barkston | AC |
| MJB1 | S18/1257 | 49 | Demolition of derelict building to be replaced with wooden cabin, addition of two storage sheds and a potting shed St Vincent's St Vincent's Road Grantham Lincolnshire NG31 9EJ | AC |
| MJB2 | S18/1258 | 59 | Demolition of derelict building to be replaced with wooden cabin St Vincent's St Vincent's Road Grantham Lincolnshire NG31 9EJ | AC |
| MJB3 | S18/1190 | 69 | Proposed conservatory and gable to side of existing dwelling The Shrubbery South Heath Lane Fulbeck NG32 3HU | AC |

Agenda Item 5a

| | | |
|-----|----------|------------------------------------|
| AL1 | S18/0503 | Target Decision Date:21st May 2018 |
| | | Committee Date:18th September 2018 |

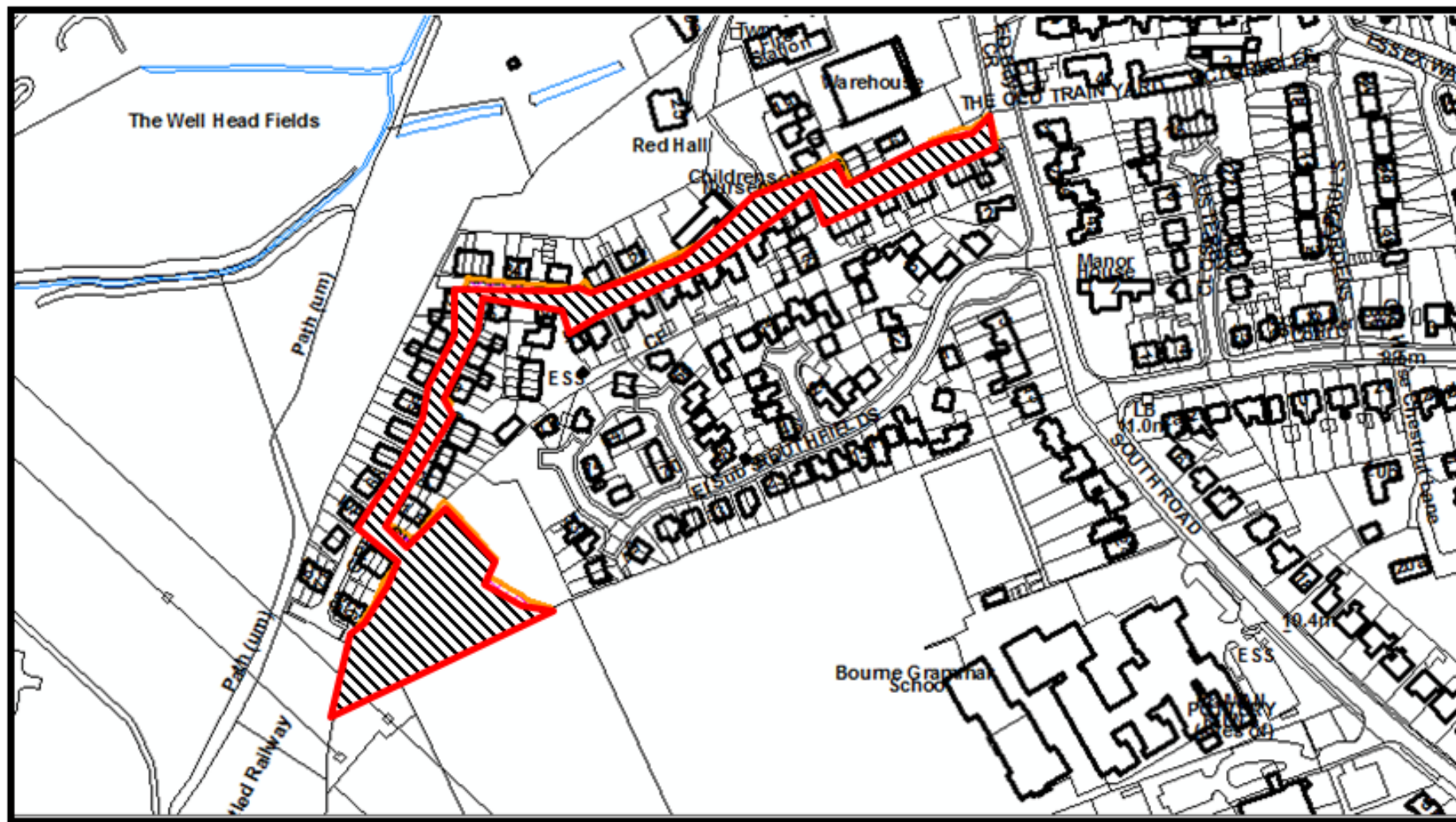
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|----------------------------------|--|
| Applicant | Mr K Spencer Broadwing Southfields Ltd 36 Tyndall Court Commerce Road Peterborough PE2 6LR |
| Agent | Mr Peter Flavill Portess and Richardson 193 Lincoln Road Peterborough PE1 2PL Cambridgeshire |
| Proposal | Erection of nine dwellings |
| Location | Land Adjacent To Ivatt Close Bourne PE10 9TZ |
| Application Type | Full Planning Permission |
| Parish(es) | Bourne Town Council |
| Reason for Referral to Committee | At the request of Cllr Reid for reasons relating to suitability of proposed extra development utilising existing access road |
| Recommendation | That the application is:- Approved conditionally |
| Report Author | Abiola Labisi - Area Planning Officer 01476 406080 Ext: 6632 a.labisi@southkesteven.gov.uk |
| Report Reviewed By | Justin Johnson - Planning Operations Lead 01476 406080 Ext: 6392 j.johnson@southkesteven.gov.uk |

Key Issues

- Impact on the character of the area
- Impact on neighbours' amenities
- Highway issues.
- Flooding
- Loss of trees

Technical Documents Submitted with the Application

- Report of an ecological survey conducted by Hillier Ecology Limited
- An Arboricultural Implications Assessment and Method Statement prepared by Andrew Belson Arboricultural Consultant.



Key



Application
Boundary



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1.0 Description of proposal

- 1.1 The proposed development relates to the erection of nine dwellings adjacent Ivatt Close and comprising of a mix of detached and terraced properties. The proposal also includes the diversion of an existing unmade public footpath which currently runs adjacent the southern boundary of Great Northern Gardens. It is proposed to divert the footpath such that it would be centrally located within the site and running in a north-east to south-west direction. In addition, it is proposed to tarmac the section of the footpath within the site.
- 1.2 In terms of house types, six of the dwellings would be detached while the remaining three would be terraced. In terms of layout within the site, six of the dwellings would be sited to the north-west of the diverted footpath with the remaining three sited to the south-east of the footpath.
- 1.3 The buildings would be constructed of buff facing brick with interlocking slate roofs over. Foul water would discharge into the mains sewer while surface water would discharge into soakaways.
- 1.4 Description of proposed dwellings:
 - 1.4.1 Plot 1 would be a detached two storey 4 bedroom dwelling with an integral car port and would cover an area of approx. 10m x 9m with a ridge height of approx. 8.8m.
 - 1.4.2 Plot 2 would be a detached two storey 4 bedroom dwelling with an integral car port and would cover an area of approx. 11.5m x 7.5m with a ridge height of approx. 8.8m.
 - 1.4.3 Plot 3 would be a detached two storey 4 bedroom house with integral carport covering an area of approx. 13.5m x 6m with a ridge height of approx. 8m.
 - 1.4.4 Plot 4 would be an L-shaped two storey detached 4 bedroom house having a maximum depth of 10.5m and width of 9m with a ridge height of approx. 8m. It would have a detached garage which would cover an area of approx. 6.5m x 3.2m with a ridge height of approx. 4m.
 - 1.4.5 Plots 5, 6 and 7 would be 3 bedroom dwellings within a two storey block of three terraced units covering an area of approx. 16m x 8.5m with a ridge height of approx. 8.5m.
 - 1.4.6 Plot 8 would be a detached two storey 4 bedroom house with integral car port covering an area of approx. 10m x 9m with a ridge height of approx. 8m.
 - 1.4.7 Plot 9 would be a detached three storey 4 bedroom house with second floor located within the attic and would cover an area of approx. 5.5m x 8.5m with a ridge height of approx. 9m.

2.0 Description of site

- 2.1 The site is triangular in shape and is stated to be 4,185 sq. m in area. It is located to the south of a modern residential development (Great Northern Gardens) of 2 to 3 storey dwellings. To the east of the site is another residential development (Southfields) and a public footpath runs through the site. Bourne Grammar School is located to the south east of the application site.

- 2.2 The site is relatively flat and similar to surrounding lands in terms of ground levels. There are some mature trees on site. Access to the site is off South Road, via a long private drive that serves the dwellings on Great Northern Gardens.

3.0 Relevant History

- 3.1 No relevant planning history

4.0 Policy Considerations

4.1 National Planning Policy Framework (NPPF)

Section 5 - Delivering a sufficient supply of homes

Section 12 - Achieving well-designed places

Section 16 - Conserving and enhancing the historic environment

4.2 South Kesteven District Council Core Strategy

Policy EN1 - Protection and Enhancement

Policy H1 - Residential Development

Policy SP1 - Spatial Strategy

4.3 Site Allocation and Policies Development Plan Document

Policy SAPH1 - Other housing development

5.0 SKDC Corporate Priorities

Support good housing for all

6.0 Representations Received

| | |
|---|--|
| Historic Buildings Advisor (SKDC) | Noted that proposal does not appear to impact on any designated heritage asset. |
| Parish Council | Town Council stated that they had no objection subject to footpath being consistent throughout |
| Lincolnshire County Council - Footpaths Officers | No objection subject to prior consent being obtained before erecting any barriers on the footpath. |
| Environmental Protection Services (SKDC) | No objection subject to conditions relating to monitoring of the site for contamination |
| South Kesteven District Council Footpaths Officer | Public footpath No.4 is affected by the proposed development and therefore they will need to put in for a diversion order of the Definitive Right of Way. The route of the footpath should not be moved until such time as an order has been made, confirmed and brought into operation. Any diversion must link with the other parts of the footpath not affected by the development. |
| Parish Council | No objection subject to footpath being consistent throughout |
| Street Scene (SKDC) | No objection but pointed out that as the site is accessed through a private drive and as the Council would not normally enter private drives to collect bins, residents would either |

have to bring their bins to the public adopted highway or the Council is provided with an indemnity certificate, indemnifying the Council against any damage caused by refuse freighters.

LCC Highways & SuDS Support No objection subject to conditions relating to surface water drainage and construction of private drives

Arboricultural Consultant (SKDC) No objection subject to conditions relating to robust landscaping.

7.0 Representations as a Result of Publicity

7.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 17 letters of representation have been received. The points raised can be summarised as follows:

1. Use of private access which is not capable of accommodating the additional traffic
2. Noise
3. On-street parking
4. Loss of trees and open space
5. Adverse impact on the character of the area.
6. Inadequate community facilities in Bourne to support additional residential development.
7. Flooding.
8. Impact on wildlife
9. Impact on public footpath

8.0 Evaluation

8.1 Policy Considerations

8.1.1 Core Strategy Policy SP1 (Spatial Strategy) sets out a framework guiding the location of new development within the District and provides that majority of new development shall be focussed on Grantham and the market towns of Stamford, Bourne and the Deepings.

8.1.2 The site is located within the built up part of Bourne and in accordance with the above provision of Core Strategy SP1, the proposed development at this location is considered acceptable in principle.

8.1.3 In relation to housing development in Bourne, Core Strategy Policy H1 (Residential Development) provides that any additional housing growth proposed for the District throughout the plan period should be distributed in a similar manner following the framework set out below -

'Development in Bourne should be restricted to that already committed via planning approval at the date of adoption of this Core Strategy.'

- 8.1.4 Notwithstanding the above requirement of Policy H1, the Site Allocation Policies - Development Plan Document Policy SAPH1 (Other Housing Development) provides that:

'In accordance with Policy SP1 of the Core Strategy new housing development will also be provided in Bourne, Stamford, Market Deeping, Deeping St James and the 16 Local Service Centres through the development of suitable brownfield redevelopment sites and small infill sites within the built up parts of these settlements.'

- 8.1.5 The site is within the built up part of Bourne and accordingly, new housing development is acceptable in principle on the site in accordance with Policy SAPH1.

- 8.1.6 The revised National Planning Policy Framework provides under para 59 that:

'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.'

- 8.1.7 In relation to the significance of small sites in contributing towards housing supply, para 68 of the NPPF notes that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

- 8.1.8 The proposed development would boost housing supply in Bourne in line with Government's objective and given the size of the site and the scale of the development, it is considered that it is likely that the development would be implemented within a reasonable period of time thus delivering additional housing within the town in a timely fashion.

- 8.1.9 Having regard to the foregoing, it is considered that the proposal is acceptable in principle.

8.2 Impact of the use on the character of the area

- 8.2.1 Core Strategy Policy EN1 relates to the protection and enhancement of the character of the district and provides that:

'Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration'.

- 8.2.2 Similarly, para 127 of the NPPF provides that:

'Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks'.

8.2.3 In terms of scale and design, it is considered that the proposed development would be in keeping with the general pattern of development in the area as the scale, design and materials match those of neighbouring schemes on Great Northern Gardens and Southfields.

8.2.4 The Planning Authority raised some concerns relating to the scale and footprint of the scheme as originally submitted. The applicant was advised to reduce the footprint so as to free up some space for additional landscaping to make up for the loss of the trees as recommended by the Tree Consultant. Accordingly, the scheme was amended by significantly reducing the overall footprint and including a more robust landscaping proposal, including planting of replacement trees along the footpath.

8.2.5 Whilst the trees on site are not considered to be of significant amenity value, the proposal includes substantial amount of landscaping to minimise any impact resulting from the loss of trees. By surfacing the public footpath running through the site, it is considered that the development would enhance the local facility.

8.2.6 To the north of the site is the Conservation Area and there is a Listed Building in close proximity to the proposed access. Having regard to the separation distance between the development and the above mentioned heritage assets, it is considered that the proposal would not lead to any harm to the significance of these assets. The Conservation Officer has confirmed that the development would not affect the heritage assets.

8.2.7 Having regard to the above, it is considered that the development would be in accordance with relevant provisions of the local and national policies cited above.

8.3 Impact on the neighbouring properties

8.3.1 Having regard to the separation distance between the proposed dwellings and existing neighbouring dwellings, it is considered that the development would not lead to any significant overbearing, overshadowing or overlooking impacts on neighbouring properties and vice versa.

8.3.2 In relation to the new dwellings, the design and layout would ensure that the amenities of future occupiers would not be compromised by any of the new dwellings.

8.4 Highway issues

8.4.1 Access to the development would be via a shared private drive serving Great Northern Gardens. The Highway Authority has advised that whilst this is a private drive, it is considered capable of taking additional vehicular traffic without necessarily leading to any severe detrimental highway issues. In addition, the development includes provisions for adequate parking and turning facilities on site and would therefore not likely lead to any on-street parking.

8.4.2 In relation to flooding, the Highway and Lead Flooding Authority has recommended that suitable conditions relating to details of a surface water management proposal be attached to any grant of permission.

8.4.3 Accordingly, it is considered that the development would not lead to any severe detrimental highway issues.

8.5 Response to issues raised in letters of objection

8.5.1 Access to the site via a private drive is not a material planning consideration and with regard to the capacity of the access road to accommodate the traffic to be generated by the proposed development, the Highway Authority has advised that the access road can adequately serve any additional traffic from the proposed development. Furthermore, the proposal includes provision of adequate parking spaces on-site and it is not considered that the development would lead to off-site parking.

8.5.2 Whilst there would be some level of noise disturbance, this would be limited to the construction phase and it is not unusual for such noise disturbance to be experienced by occupiers of properties close to construction sites. Importantly, issues relating to noise pollution are more effectively dealt with by environmental legislations.

8.5.3 The trees to be removed to facilitate the development have been confirmed to be of limited amenity value and therefore, it is considered that their loss would not detract significantly from the area's amenity. The site is not known to be a formal public open space and therefore its development would not lead to any significant reduction in public open space within the town.

8.5.4 The scale of the development is not considered to be such that would lead to unacceptable pressure on existing community facilities in the town and issues relating to surface water drainage can be addressed by appropriate conditions. In relation to impact on wildlife, it is considered that if implemented in accordance with the recommendations set out within the submitted Ecological Report, the proposal would not lead to unacceptable impacts on wildlife. In addition, it is the responsibility of the developer to ensure that the development does not lead to unacceptable impact on protected species and relevant notes would be attached to any grant of permission calling the attention of the developer to the requirements of the Wildlife and Countryside Act 1981.

9.0 **Section 106 Heads of Terms**

9.1 The proposal is below the threshold for the requirement for Affordable Housing.

10.0 **Crime and Disorder**

10.1 It is considered that the proposal would not result in any significant crime and disorder implications.

11.0 **Human Rights Implications**

11.1 Articles 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.

11.2 It is considered that no relevant Article of that act will be breached.

12.0 Conclusion

- 12.1 Having regard to the scale, design and location of the proposed development, and taking into account the pattern of development in the general area, it is considered that the development would not lead to any significant adverse impact on the character of the area and would also not lead to any significant adverse impact on the amenities of occupiers of neighbouring properties and future occupiers of the development. The proposal would therefore be in accordance with relevant provisions of Core Strategy Policy EN1, SP1, SAP DPD Policy SAPH1 and relevant provisions of Sections 5 and 12 of the revised National Planning Policy Framework.
- 12.2 Accordingly, it is recommended that permission be granted, subject to conditions.

13.0 RECOMMENDATION: that the development is Approved subject to the following 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:
- i. Drawing No. P01 Rev B (Proposed Site Layout Plan) received 01/08/2018
 - ii. Drawing No. P02 Rev B (Block Plan) received 14/08/2018
 - iii. Drawing No. P03 Rev A (Proposed Floor Plans - Plot 1) received 20/07/2018
 - iv. Drawing No. P04 Rev A (Proposed Elevation Plans - Plot 1) received 01/08/2018
 - v. Drawing No. P05 Rev A (Proposed Floor Plans - Plot 2) received 20/07/2018
 - vi. Drawing No. P06 Rev A (Proposed Elevation Plans - Plot 2) received 01/08/2018
 - vii. Drawing No. P07 Rev B (Proposed Floor Plans - Plot 3) received 20/07/2018
 - viii. Drawing No. P08 Rev A (Proposed Elevation Plans - Plot 3) received 01/08/2018
 - ix. Drawing No. P09 Rev A (Proposed Floor Plans - Plot 4) received 20/07/2018
 - x. Drawing No. P10 Rev B (Proposed Elevation Plans - Plot 4) received 14/08/2018
 - xi. Drawing No. P11 Rev A (Proposed Floor Plans - Plots 5, 6, 7) received 20/07/2018
 - xii. Drawing No. P12 Rev A (Proposed Elevation Plans - Plots 5, 6, 7) received 01/08/2018
 - xiii. Drawing No. P13 Rev A (Proposed Floor Plans - Plot 8) received 20/07/2018
 - xiv. Drawing No. P14 Rev B (Proposed Elevation Plans - Plot 8) received 01/08/2018
 - xv. Drawing No. P15 Rev B (Proposed Floor Plans - Plot 9) received 14/08/2018
 - xvi. Drawing No. P16 Rev A (Proposed Elevation Plans - Plot 9) received 01/08/2018
 - xvii. Drawing No. P17 Rev A (Proposed Garage Plans - Plot 4) received 20/07/2018
 - xix. Drawing No. P18 Rev B (Boundary Treatment) received 14/08/2018

Unless otherwise required by another condition of this permission.

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

Before the Development is Commenced

- 3 Before the development hereby permitted is commenced, a scheme relating to the survey of the land for contamination shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i. A desk top study documenting all the previous and existing land uses of the site and adjacent land;
- ii. A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
- iii. A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring.
- iv. Shall include the nomination of a competent person to oversee the implementation of the works.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010)

- 4 Before the development hereby permitted is commenced, plans showing the proposed land levels of the site including [site sections, spot heights, contours and the finished floor levels of all buildings] with reference to [neighbouring properties or an off site datum point] shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 5 No development shall take place until a surface water drainage scheme for the site, based on urban drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- b) Provide attenuation details and discharge rates which shall be restricted to 1.4 litres per second;
- c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

Reason: In order to prevent flooding of the site and adjoining properties.

During Building Works

- 6 Before construction of any building hereby permitted is commenced, the land on which that building is situated shall have been graded in accordance with the approved land levels details.

Reason: In the interests of the visual amenities of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

Before the Development is Occupied

- 7 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 EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 8 Before any part of the development hereby permitted is occupied/brought into use, a verification report confirming that remedial works have been completed shall have been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the nominated competent person approved, as required by condition above. The report shall include:

- i. A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;
- ii. As built drawings of the implemented scheme;
- iii. Photographs of the remediation works in progress; and
- iv. Certificates demonstrating that imported and/or material left in situ is free from contamination.

The scheme of remediation shall thereafter be maintained in accordance with the approved scheme.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010)

- 9 Prior to any of the buildings being occupied the private drive shall be completed in accordance with the details shown on drawing number P01 Rev B (Proposed Site Layout) dated March 2018.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

- 10 Before any building/dwelling hereby permitted is occupied/brought into use, the finished floor levels for that building shall have been constructed in accordance with the approved land levels details.

Reason: In the interests of the visual amenities of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

Standard Note(s) to Applicant:

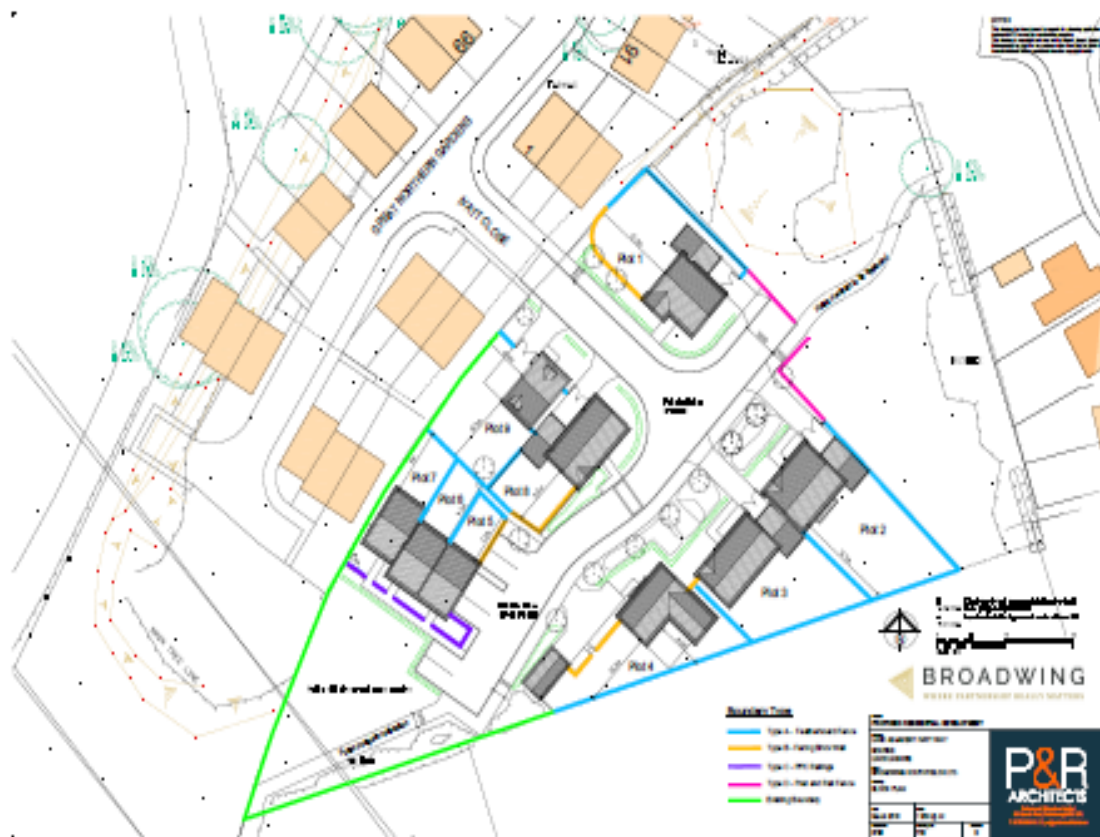
- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.
- 2 All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.
- 3 The Highway Authority has advised that the access road is a private road and will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980) and as such the liability for maintenance rests with the frontagers.
- 4 Public footpath No. 4 is affected by the proposed development and therefore they will need to put in for a diversion order of the Definitive Right of Way. The route of the footpath should not be moved until such time as an order has been made, confirmed and brought into operation. Any diversion must link with the other parts of the footpath not affected by the development
- 5 The County Footpath Officer has advised that:
 - i. Part of Bourne Public Footpath No. 4 will require legally diverting before any development works may commence.
 - ii. The section of footpath between Southfields and the western boundary of the proposed development site will require tarmacking to adoptable standard. I note that this requirement is now included in the Design and Access Statement.
 - iii. No gates or any other infrastructure maybe installed on the public footpath without the prior consent of the Lincolnshire CC Countryside Service.
 - iv. During any works allowed by this proposal, users of the Public Right of Way should not be inconvenienced or exposed to hazards by any such works i.e. the footpath will require temporarily diverting whilst development works take place.

If there is any doubt that any of these conditions may be breached then a temporary diversion or closure may be needed. Under these circumstances, you are advised to contact Mr Andy Savage at the Countryside Service office, tel. 01522 782070 at least 13 weeks prior to their proposed start date. Applicants should be aware that there is a cost in processing such Orders.

18-0503 – LOCATION PLAN



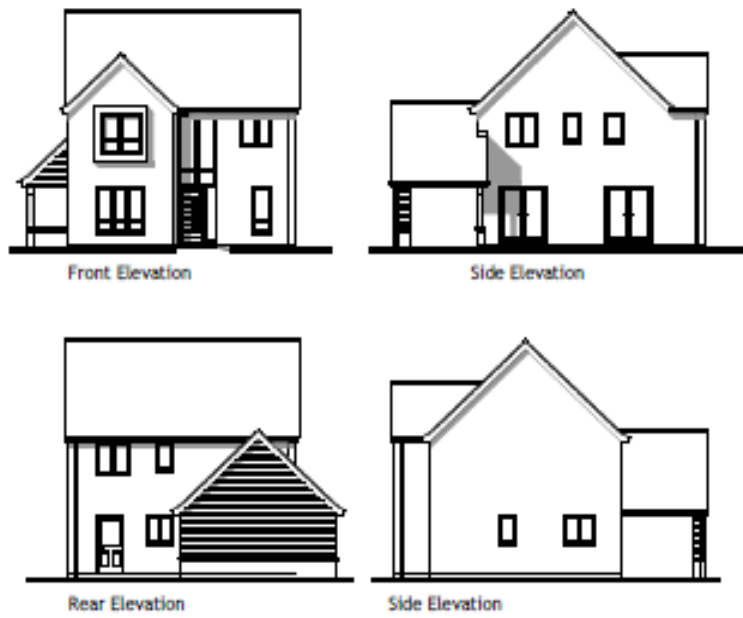
18-0503 – BLOCK PLAN



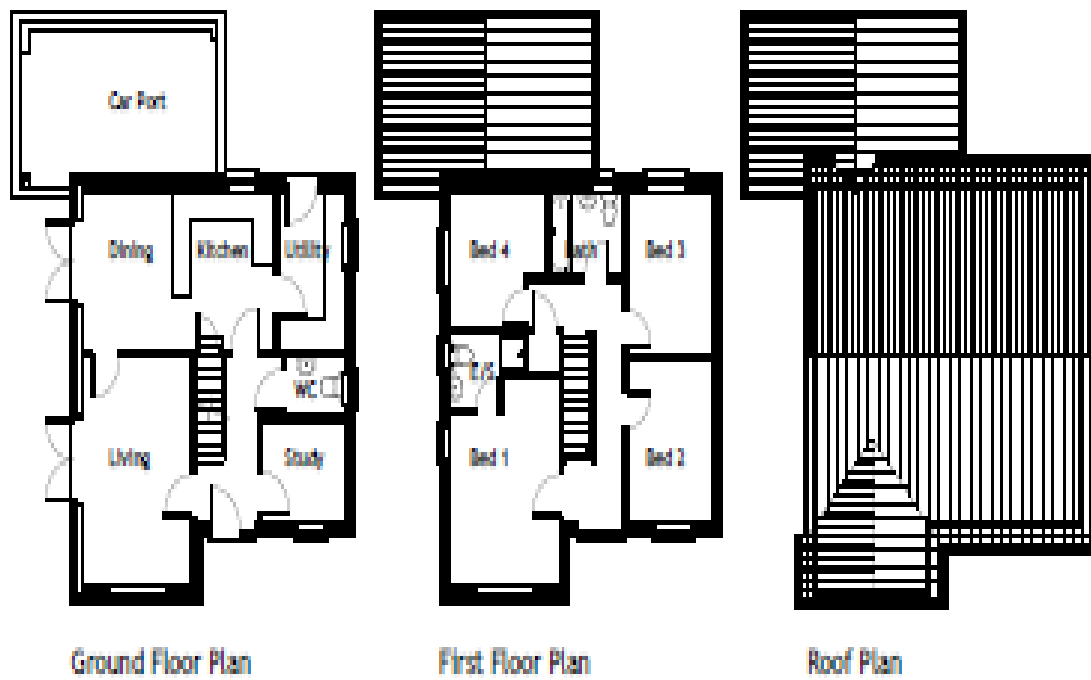
18-0503 – SITE LAYOUT



PLOT 1 – ELEVATIONS



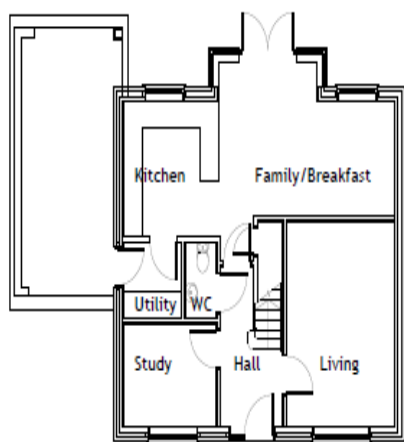
PLOT 1 – FLOOR PLANS



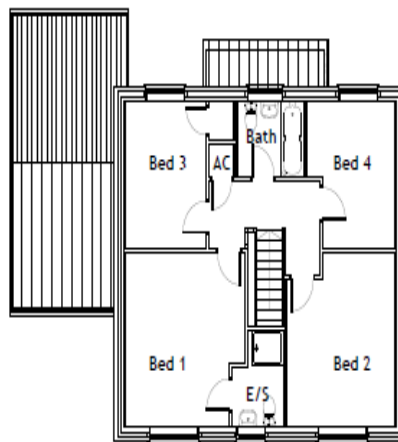
PLOT 2 – ELEVATIONS



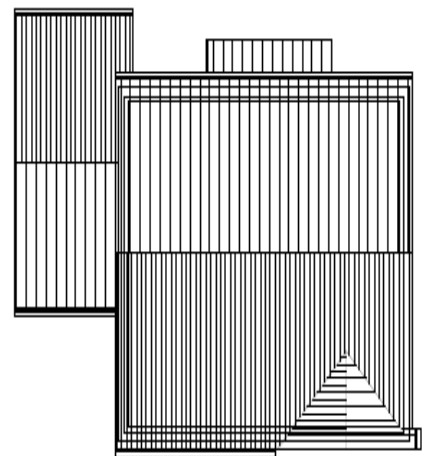
PLOT 2 FLOOR PLANS



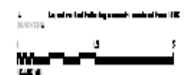
Ground Floor Plan



First Floor Plan



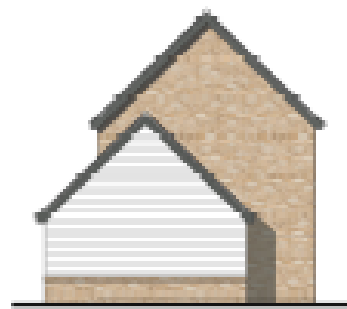
Roof Plan



PLOT 3 ELEVATIONS



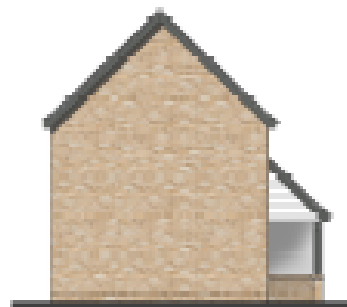
Front Elevation



Side Elevation

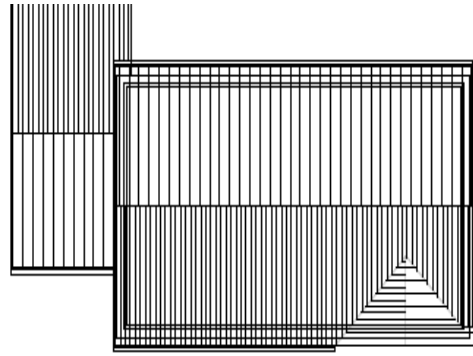


Rear Elevation

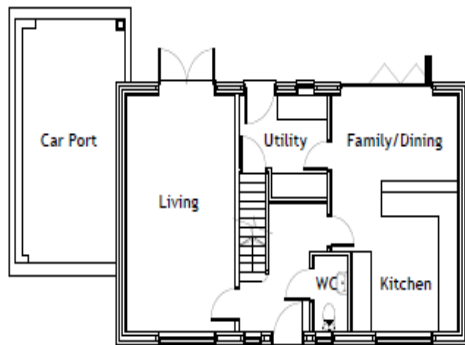


Side Elevation

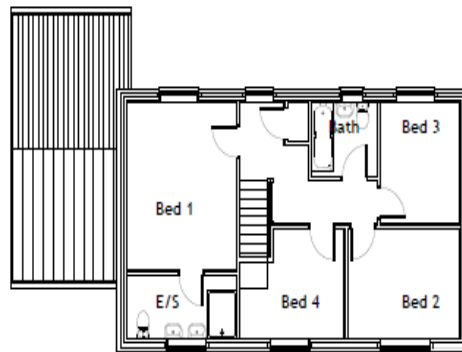
PLOT 3 FLOOR PLANS



Roof Floor Plan



Ground Floor Plan



First Floor Plan



PLOT 4 ELEVATIONS



Front Elevation



Side Elevation



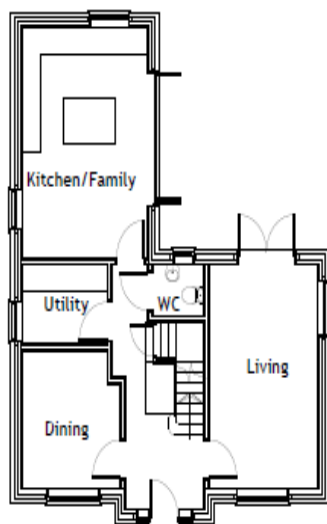
Rear Elevation



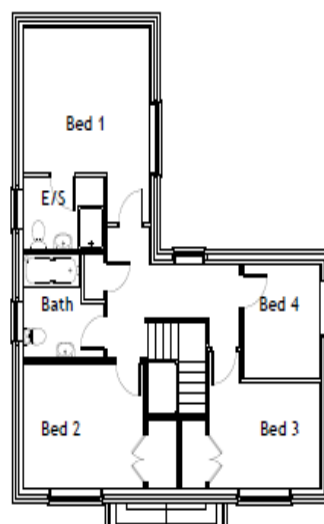
Side Elevation

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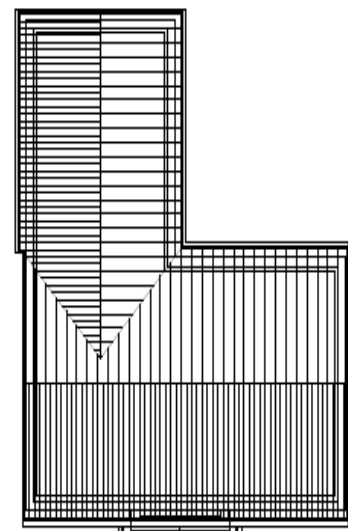
PLOT 4 FLOOR PLANS



Ground Floor Plan



First Floor Plan

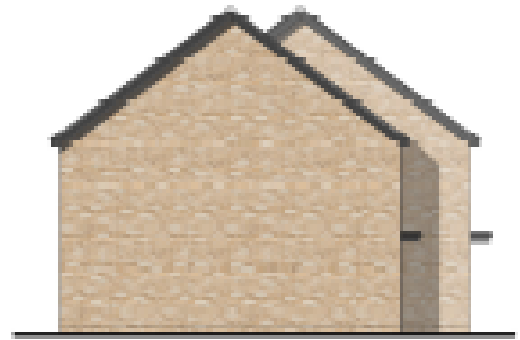


Roof Plan

PLOTS 5, 6 AND 7 ELEVATIONS



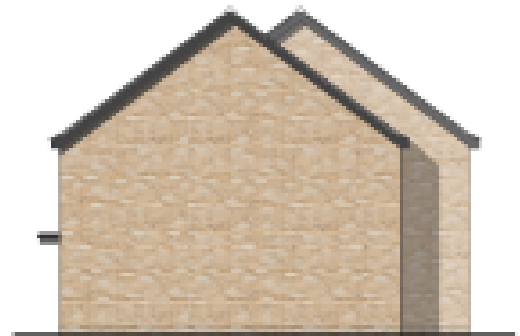
Front Elevation



Side Elevation



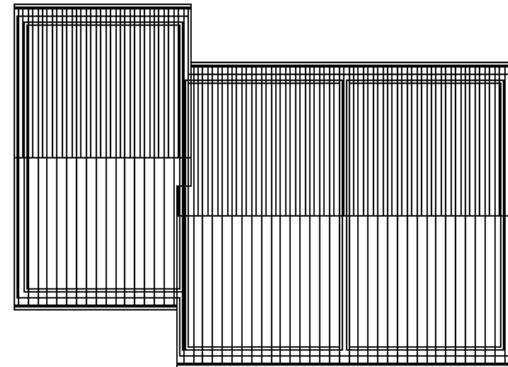
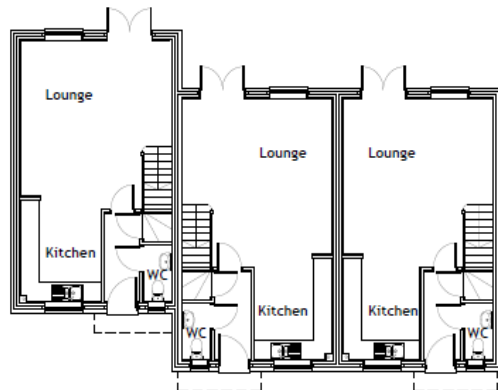
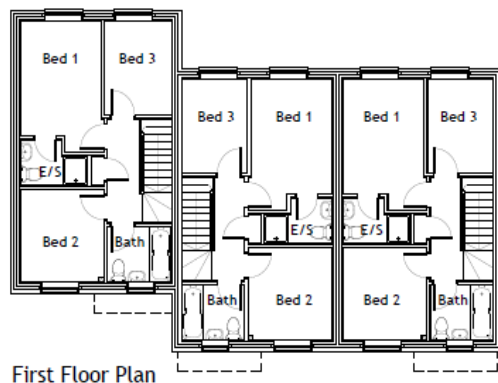
Rear Elevation



Side Elevation



PLOTS 5, 6 AND 7 FLOOR PLANS



Roof Plan

The drawings have been prepared in support of a planning application and are not to be used for any other purpose without the written consent of the author. The drawings are not to be used for any other purpose without the written consent of the author.



PLOT 8 ELEVATIONS



Front Elevation



Side Elevation

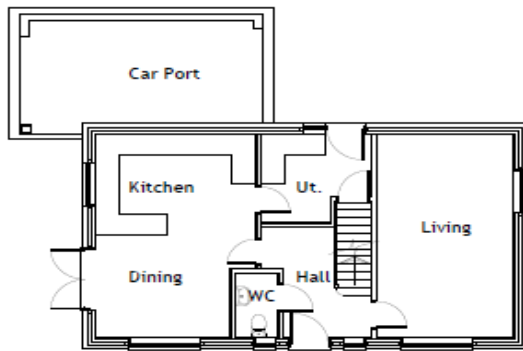


Rear Elevation

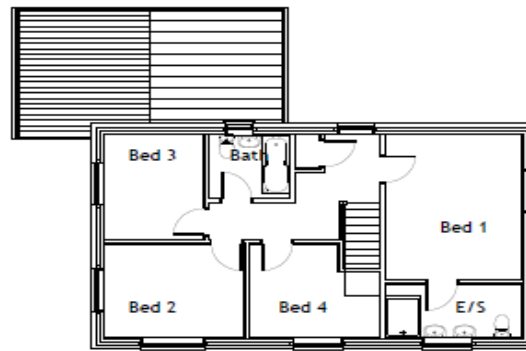


Side Elevation

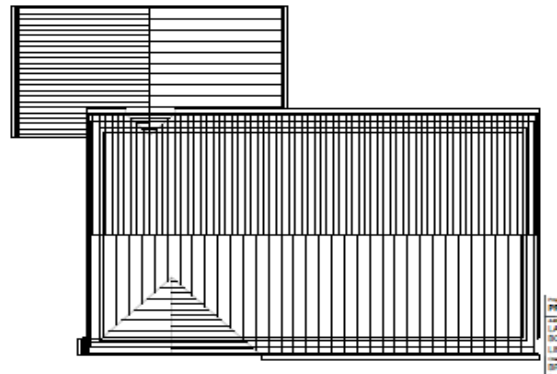
PLOT 8 FLOOR PLANS



Ground Floor Plan



First Floor Plan



PLOT 9 ELEVATIONS



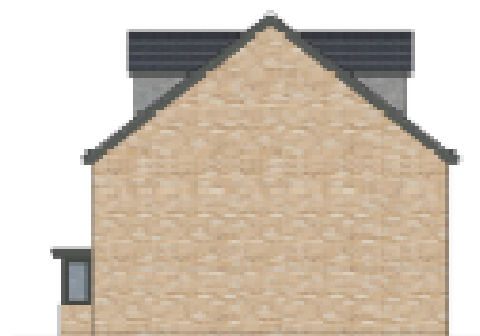
Front Elevation



Side Elevation



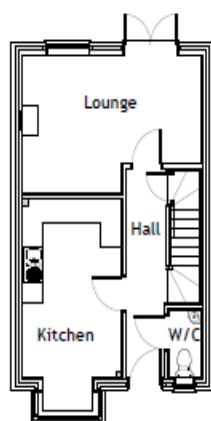
Rear Elevation



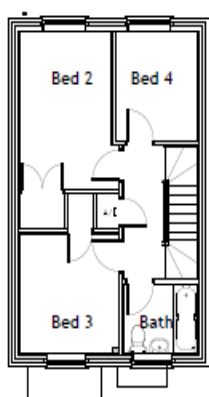
Side Elevation

Plot 9 Elevations

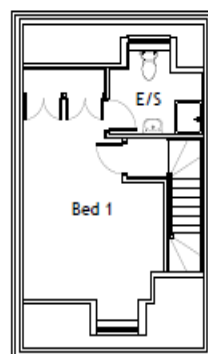
PLOT 9 FLOOR PLANS



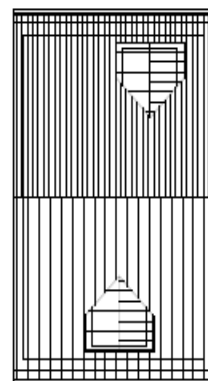
Ground Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan

1:50

GARAGE PLANS



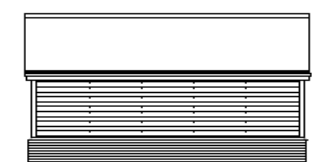
Typical Front Elevation
Single Garage
Scale 1:50



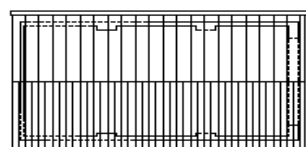
Typical Side Elevation



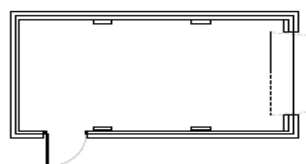
Typical Rear Elevation
Single Garage



Typical Side Elevation



Typical Roof Plan
Single Garage



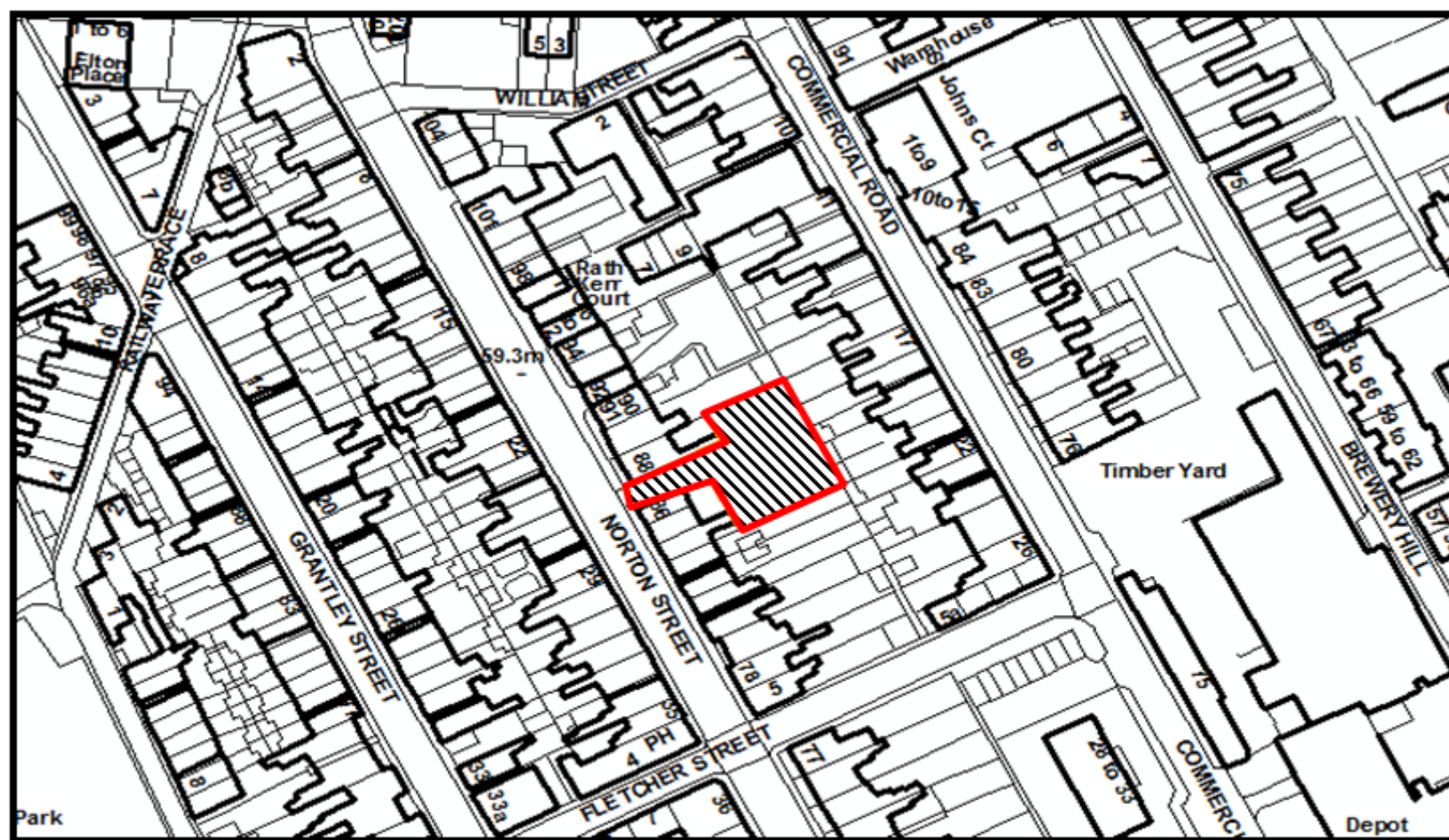
Typical Plan
Single Garage
Scale 1:50

| | | |
|-----|----------|------------------------------------|
| AL2 | S18/0781 | Target Decision Date:5th July 2018 |
| | | Committee Date:18th September 2018 |

| | |
|-------------------------------------|--|
| Applicant | Mr P Lee See Agent |
| Agent | Mr Paul Stone Stone Planning Services Limited 9 Yardley Close Swanwick Derbyshire DE55 1EP |
| Proposal | Outline permission for the erection of 7 No. 1 bedroom apartments with approval sought for access, appearance, layout and scale. |
| Location | 87 Norton Street Grantham NG31 6BY |
| Application Type | Outline Planning Permission |
| Parish(es) | Grantham |
| Reason for Referral to Committee | Head of Development Management considers application ought to be determined by Development Management Committee following recent Committee decision on similar proposal. |
| Recommendation | That the application is:- Approved conditionally |
| Report Author | Abiola Labisi - Area Planning Officer 01476 406080 Ext: 6632 a.labisi@southkesteven.gov.uk |
| Report Reviewed By | Justin Johnson - Planning Operations Lead 01476 406080 Ext: 6392 j.johnson@southkesteven.gov.uk |

Key Issues

- Impact on the character of the area
- Impact on neighbours' amenities
- Highway issues.



Key



Application
Boundary



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1.0 Description of proposal

- 1.1 The application is for outline permission for the erection of a 3 storey block comprising of 7nos. 1 bedroom flats with approval being sought for access, appearance, layout and scale. The building would be sited approx. 7.5m to 10m away from the frontage dwellings, 1.5m from the northern and southern site boundaries and 3m from the eastern boundary.
- 1.2 The 18m x 10m building would be constructed of a mix of red brick and white render with cream uPVC windows and timber entrance doors. It would be approx. 8.5m to the ridge and the roof would be of dark grey concrete tiles.
- 1.3 Three of the units would be located on the Ground Floor with the remaining four located on the First and Second Floors. The communal area to the front of the building would be surfaced with brick paviors with some raised planters located around the south western corner of the site.
- 1.4 Boundary treatment along the northern, southern and eastern boundaries comprises of the erection of timber fencing while foul and surface water would discharge into the main sewer.

2.0 Description of site

- 2.1 The square shaped site is stated to be 365 sq. m in area and is located on the east side of Norton Street. The site was previously used as a car repair workshop, a use that has since ceased and the associated buildings demolished. The site is within 600m of the town centre and is surrounded by properties in residential use. The train station is approx. 700m west of the site. Norton Street rises in level from north to south.
- 2.2 In relation to built form and land use, the immediate surrounding area is characterised by 2 to 3 storey terraced brick buildings in predominantly residential use.
- 2.3 In relation to relevant planning history on the site, outline permission was granted for a block of 6 no. apartments on the site under planning ref. S12/2286. However, this permission was not implemented and an application for renewal of the permission was submitted under S16/0317. This was approved on the 28 July 2016.
- 2.4 Subsequently, an application was made for a block of 9 units on the site under S17/0699. In order to accommodate the additional units, the applicant secured additional land to the south of the site thus making the site slightly bigger than that relating to S16/0317. The application was refused under delegated powers for reasons relating to size, massing, scale, design and impact on neighbours' amenities.
- 2.5 The decision was appealed and the appeal dismissed for reasons relating to overbearing impact on neighbours.
- 2.6 Following the dismissal of the appeal, another application was submitted for a revised scheme (S17/1635) with the main amendments being a reduction in height from 11m to 9m, increase in setback from the rear boundary and a reduction in the number of units from 9 to 8.
- 2.7 Contrary to officer recommendation, the above application was refused by the Development Management Committee for reasons relating to lack of on-site parking, inadequate communal amenity space, overdevelopment of the site and overbearing

impacts. This decision has now been appealed but is yet to be determined by the Planning Inspectorate.

- 2.8 Whilst the current proposal is for 7no. units, the development would be on a larger site than that of the approved 6no. units.

3.0 Relevant History

| Reference | Proposal | Decision | Date |
|-----------|---|------------------------------------|------------|
| S12/2286 | Erection of 6 apartments (outline) | Approved Conditionally | 06/02/2013 |
| S16/0317 | Residential development (6 apartments) (re-submission of S12/2286) | Approved Conditionally | 28/07/2016 |
| S17/0232 | Demolition of office, bathroom and garage building | Details Not Required | 20/03/2017 |
| S17/0699 | Erection of 9 apartments | Appeal dismissed | 07/07/2017 |
| S17/1635 | Outline permission for the demolition of existing building and the erection of 8 nos. apartments with approval being sought for access and appearance | Refused - awaiting appeal decision | 14/12/2017 |

4.0 Policy Considerations

4.1 National Planning Policy Framework (NPPF)

Section 5 - Delivering a sufficient supply of homes
 Section 11 - Making effective use of land
 Section 12 - Achieving well-designed places
 Section 9 - Promoting sustainable transport

4.2 South Kesteven District Council Core Strategy

Policy EN1 - Protection and Enhancement
 Policy H1 - Residential Development
 Policy SP1 - Spatial Strategy

4.3 Site Allocation and Policies Development Plan Document

Policy SAPH1 - Other housing development

5.0 SKDC Corporate Priorities

Support good housing for all

6.0 Representations Received

Environmental Protection Services (SKDC) No objection subject to a contamination survey being conducted and development implemented in accordance with any required mitigation measures.

LCC Highways & SuDS Support No objection

7.0 Representations as a Result of Publicity

- 7.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and five letters of representation have been received. The points raised can be summarised as follows:

1. Parking
2. Overdevelopment
3. Overbearing
4. Loss of privacy
5. Development not in keeping with character of the area
6. Incorrect information on application form.

8.0 Evaluation

8.1 Policy Considerations

- 8.1.1 In relation to location of new development within the District, Core Strategy Policy SP1 (Spatial Strategy) sets out a framework guiding the location of new development within the District and provides that majority of new development shall be focussed on Grantham and the market towns of Stamford, Bourne and the Deepings.
- 8.1.2 In specific relation to residential development, Core Strategy Policy H1 (Residential Development) provides that:
- 'Any additional housing growth proposed for the District throughout the plan period should be distributed in a similar manner following the framework set out below. Housing growth should be focused on Grantham to deliver the wider social and economic aspirations of Grantham Growth Point Partnership'.
- 8.1.3 Furthermore, Site Allocation and Policies Development Plan Document Policy SAPH1 allows for further housing development across the district in relation to Grantham, the policy provides that proposals for housing development within and on the edge of Grantham will be considered in accordance with policies of the Core Strategy and GAAP.
- 8.1.4 The revised National Planning Policy Framework which was published in July 2018 clearly sets out Government's intention to boost housing supply across the country. The Framework also emphasises the significance of small sites in contributing towards housing supply.
- 8.1.5 Accordingly, the Framework provides under para 59 that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay while para 68 provides that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.
- 8.1.6 With regard to making effective use of land, particularly brownfield sites, para 117 of the revised National Planning Policy Framework provides that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Accordingly, para 118c of the NPPF provides that:

'Planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.'

8.1.7 This small, brownfield site is located within the built up part of Grantham which is identified as the main town to which new development within the District should be directed. The proposal provides an opportunity to boost the supply of small size residential units within the town. The proposal would also help in bringing a redundant brownfield site back into more effective use. Given the previous use of the site as a vehicle repair workshop, it is likely that the site would be contaminated. The proposal would help to remediate the site through the implementation of any required remediation works to make it safe for residential use.

8.1.8 Having regard to the above, it is considered that the proposal would be in accordance with relevant local and national policies relating to provision of housing and development of brownfield sites and therefore, the proposal is considered acceptable in principle.

8.2 Impact of the use on the character of the area

8.2.1 Core Strategy Policy EN1 relates to the protection and enhancement of the character of the district and provides that:

'Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration'.

8.2.2 Similarly, para 127 of the NPPF provides that:

'Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks'.

8.2.3 The proposed block of apartments would be constructed using materials similar to those of neighbouring properties. The scale and massing of the building would be in keeping with the general pattern of development in the area and the proposed use is considered to be more in keeping with the character of the area than the previous commercial use.

8.2.4 The location of the proposed building to the rear of the frontage dwellings would minimise any potential impact on street scene.

8.2.5 The proposal includes the provision of a sizeable communal amenity area to the front of the building which would enhance the amenity of the future occupiers of the development. The details of hard and soft landscaping will be the subject of a reserved matters application.

8.2.6 Whilst the current proposal is for 7no. units which is one more than what was permitted under S16/0317, the current proposal would be on a larger plot of land. The site coverage as well as design would be similar to that approved under S16/0317. The proposal is for a reduced number of units (from 8 to 7) than the most recent application (S17/1635) which was refused by Committee.

8.2.7 Having regard to the foregoing, it is considered that the development would not lead to any significant adverse impact on the character of the area.

8.3 Impact on the neighbouring properties

8.3.1 The proposed building would be sited approx 3m from the rear (eastern boundary) and 1.5m from each of the northern and southern boundaries. With this separation distance and a ridge height of approx 8.5m, it is considered that the development would not lead to any significant overbearing or overshadowing impacts on the occupiers of neighbouring properties.

8.3.2 It is noted that application S17/0699 was dismissed on appeal for reasons relating to overbearing impacts on the occupiers of the properties to the east of the site. The proposal under S17/0699 was for a building that would have been sited approx 1.5m from the eastern boundary and with a height of approx 11m. The current application is for a building that would be sited approx 3m from the eastern boundary and with a height of approx 8.5m. It is considered that the proposed increase in separation distance by at least 1.5m and drop in height by over 2m would minimise any visual impact on the occupiers of the dwellings to the east. Furthermore, the highest part of the building would be set further away from the eastern boundary. The proposal is for a lower ridge height (from 9m to 8.5m) than the most recent application (S17/1635) which was refused by Committee.

8.3.3 There would be some upper level rooflights on the east elevation of the building. However, having regard to the separation distance between the main rear elevation of the dwellings to the east and that of the proposed building, as well as the slope of the rooflights, it is considered that the development would not lead to any significant overlooking impact on the occupiers of the properties to the east.

8.3.4 Whilst the proposed building would have upper level windows facing the rear of the properties on Norton Street, it is however considered that any potential overlooking impact would not be greater than what the approved scheme on the site would generate.

8.4 Highway issues

8.4.1 The proposal does not include provision of on-site parking facilities. The site is however close to the town centre and within easy reach of public transport. Whilst concerns have been raised relating to additional on-street parking, the Highway Authority has advised that there is no strict requirement for on-site parking for a development of the proposed scale and nature and in such location. The site is approx 5 minutes' walk from the train station and also 5 minutes' walk from the bus station.

8.4.2 Importantly, paragraph 102c of the NPPF requires that opportunities to promote walking, cycling and public transport use are identified and pursued. It is considered that the proposed scheme which does not provide for on-site parking is likely to encourage the use of public and other sustainable means of transport.

8.4.3 Having regard to the proximity of the site to available public transport facilities, it is considered unnecessary to request on-site parking in this instance.

8.5 Response to issues raised in letters of objection

8.5.1 In relation to on-street parking, it is not unusual for development of this scale within urban centres not to make any provision for on-site parking. The proximity to more sustainable means of public transport makes the scheme acceptable as submitted. The scale and massing of the proposed building have been reduced and there is adequate provision for a communal amenity area on site. The separation distance from the various boundaries has also been increased and as such, it is considered that the development would not amount to overdevelopment of the site and would also not lead to any significant overbearing impact.

8.5.2 There would be no significant overlooking of private amenity areas due to the distance between the building and neighbouring properties and the scale, materials and design are in keeping with the general pattern of development in the area.

8.5.3 The application contains all material details to enable a proper assessment of the scheme.

9.0 **Section 106 Heads of Terms**

9.1 The development is below the threshold for which the requirement for Affordable Housing applies.

10.0 **Crime and Disorder**

10.1 It is considered that the proposal would not result in any significant crime and disorder implications.

11.0 **Human Rights Implications**

11.1 Articles 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.

11.2 It is considered that no relevant Article of that act will be breached.

12.0 **Conclusion**

12.1 Having regard to the scale, material and design, as well as the location of the development, it is considered that the proposal would not detract significantly from the character of the area, would not significantly impact on the amenities of neighbours, would boost housing supply in the town and would allow for a more effective and compatible use of a redundant brownfield site. The proposal would therefore be in accordance with relevant provisions of Core Strategy Policy SP1, EN1, H1 and Sections 5 and 12 of the National Planning Policy Framework.

13.0 RECOMMENDATION: that the development is Approved subject to the following conditions

Time Limit for Commencement

- 1 Details of the reserved matters set out below shall have been submitted to the Local Planning Authority for approval within three years from the date of this permission:

- i. landscaping

Approval of all reserved matters shall have been obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and in order that the development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters, whichever is the latter.

Reason: In order that the development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 3 The development hereby permitted shall be carried out in accordance with the following list of approved plans:

- i. Drawing No. L(03)06 Rev B (Proposed Site and Elevation Plans) received 15/08/2018
 - ii. Drawing No. L(03)07 REV A (Site Plan) received 15/08/2018
 - iii. Drawing No. L(03)08 (Site Sections) received 15/08/2018
 - iv. Drawing No. L(03)09 REV A (Ground Floor) received 15/08/2018
 - v. Drawing No. L(03)10 REV A (First Floor) received 15/08/2018
 - v. Drawing No. L(03)11 REV A (Second Floor) received 15/08/2018

Unless otherwise required by another condition of this permission.

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

Before the Development is Commenced

- 4 Before the development hereby permitted is commenced, a scheme relating to the survey of the land for contamination shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i. A desk top study documenting all the previous and existing land uses of the site and adjacent land;
 - ii. A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
 - iii. A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring.

iv. Shall include the nomination of a competent person to oversee the implementation of the works.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010)

- 5 Before the development hereby permitted is commenced, plans showing the existing and proposed land levels of the site including [site sections, spot heights, contours and the finished floor levels of all buildings] with reference to [neighbouring properties/an off site datum point] shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

During Building Works

- 6 Before construction of any building hereby permitted is commenced, the land on which that building is situated shall have been graded in accordance with the approved land levels details.

Reason: In the interests of the visual amenities of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

Before the Development is Occupied

- 7 Before any part of the development hereby permitted is occupied/brought into use, a verification report confirming that remedial works have been completed shall have been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the nominated competent person approved, as required by condition above. The report shall include:

- i. A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;
- ii. As built drawings of the implemented scheme;
- iii. Photographs of the remediation works in progress; and
- iv. Certificates demonstrating that imported and/or material left in situ is free from contamination.

The scheme of remediation shall thereafter be maintained in accordance with the approved scheme.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010)

- 8 Before any building/dwelling hereby permitted is occupied/brought into use, the finished floor levels for that building shall have been constructed in accordance with the approved land levels details.

Reason: In the interests of the visual amenities of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 9 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 EN1 of the adopted South Kesteven Core Strategy (July 2010).

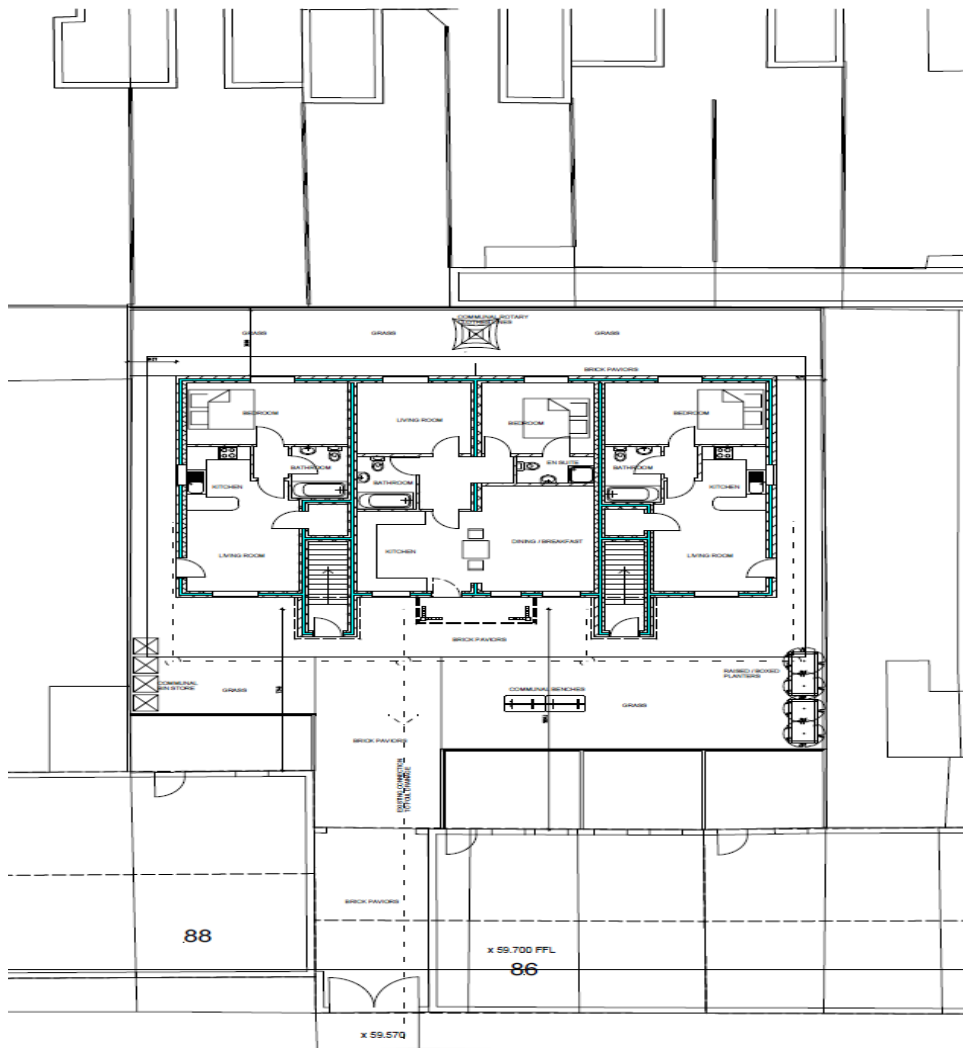
Standard Note(s) to Applicant:

- 1 Please contact Lincolnshire County Council Streetworks & Permitting team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required in the public highway in association with this application. This will enable Lincolnshire County Council to assist you in the coordination and timings of such works.
- 2 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.

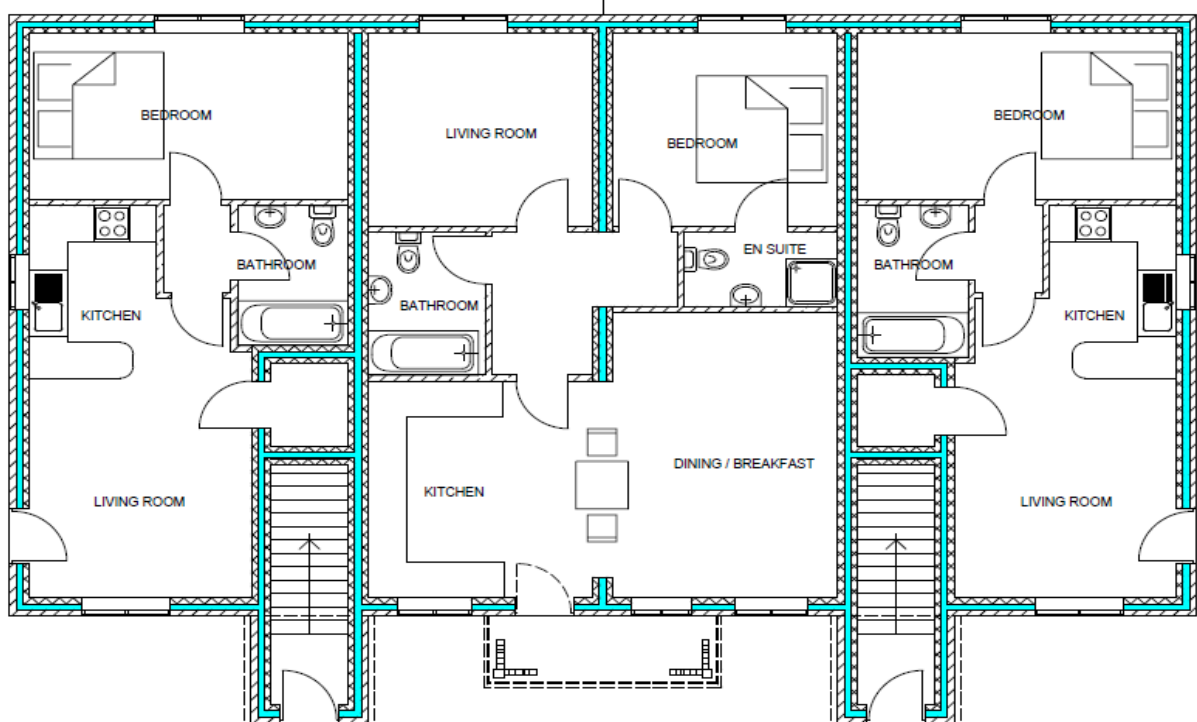
18-0781 – LOCATION PLAN



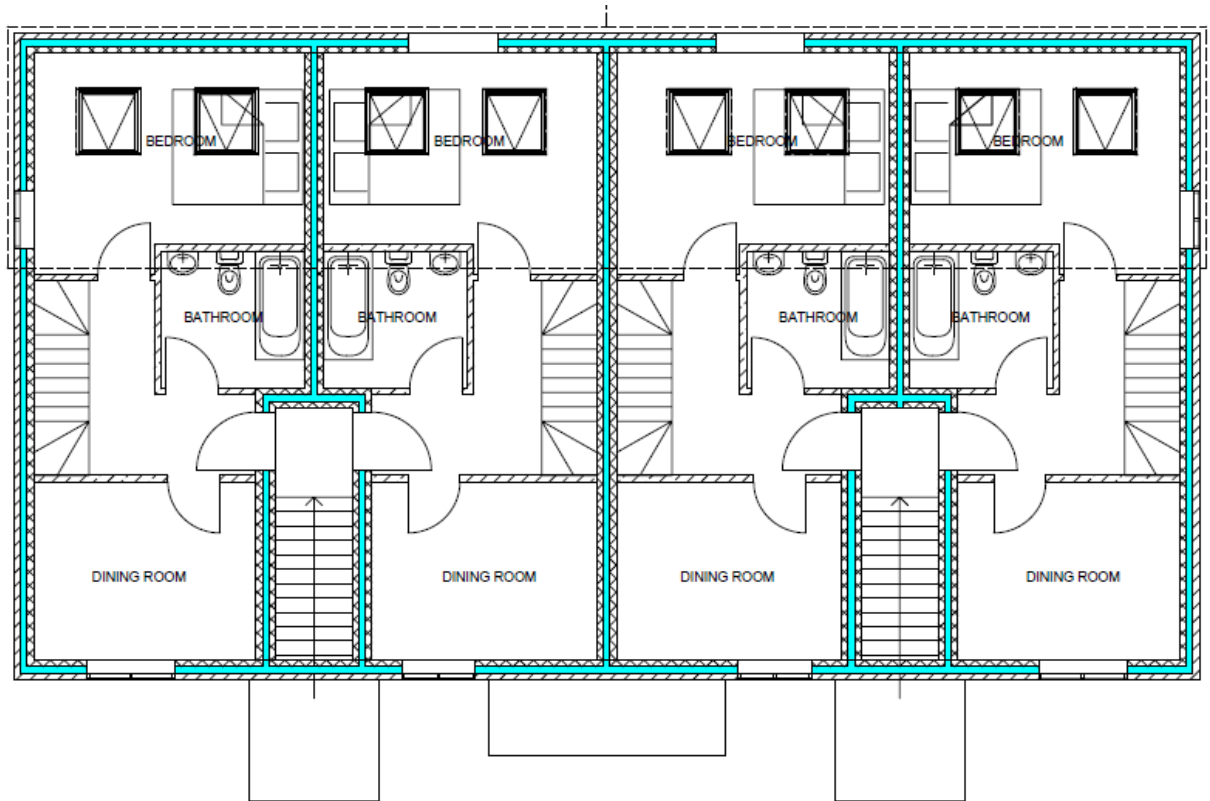
18-0781 – SITE PLAN



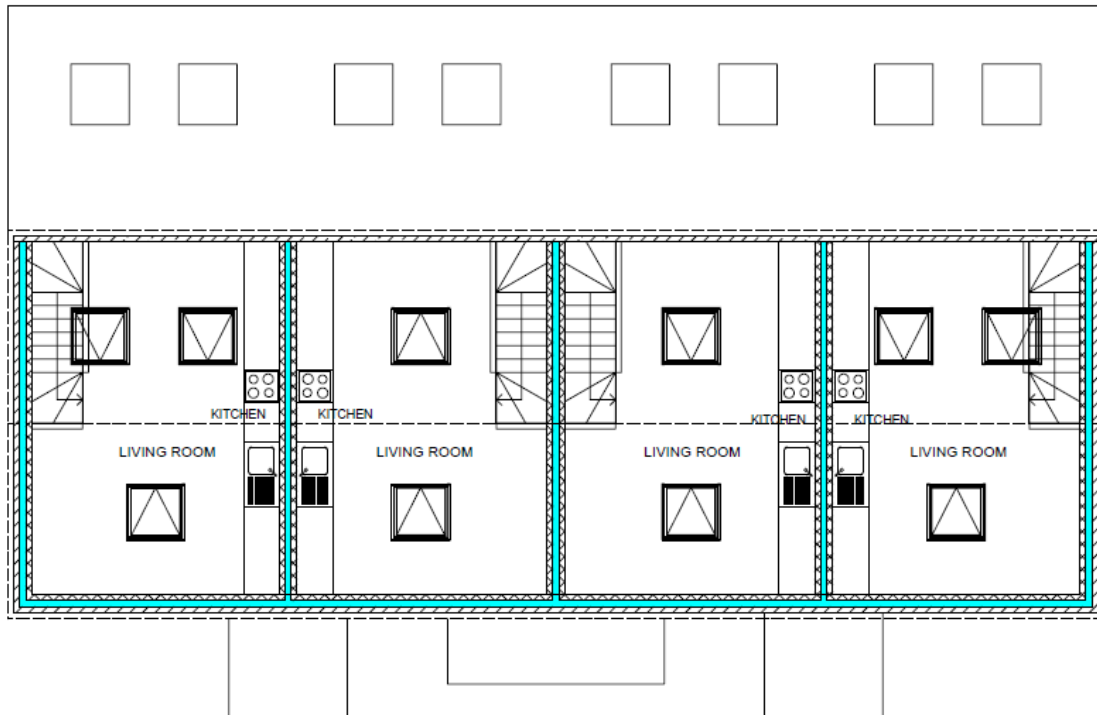
18-0781 – GROUND FLOOR PLAN



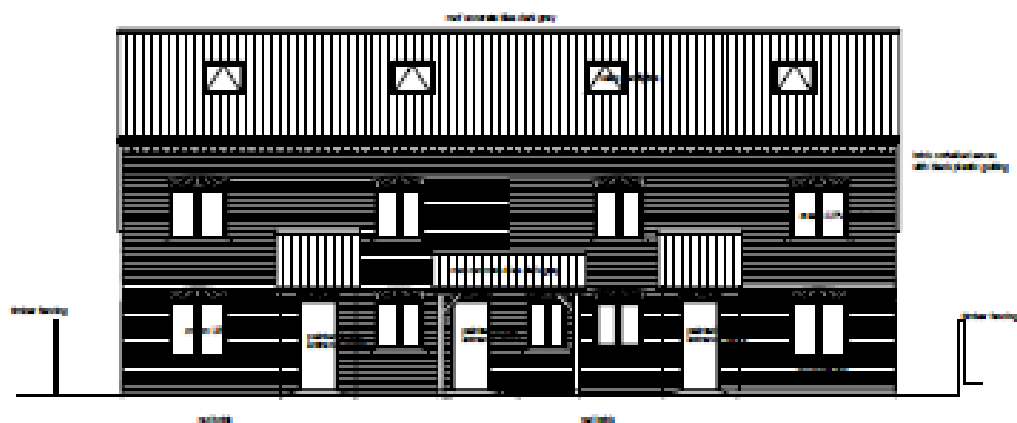
18-0781 – FIRST FLOOR PLAN



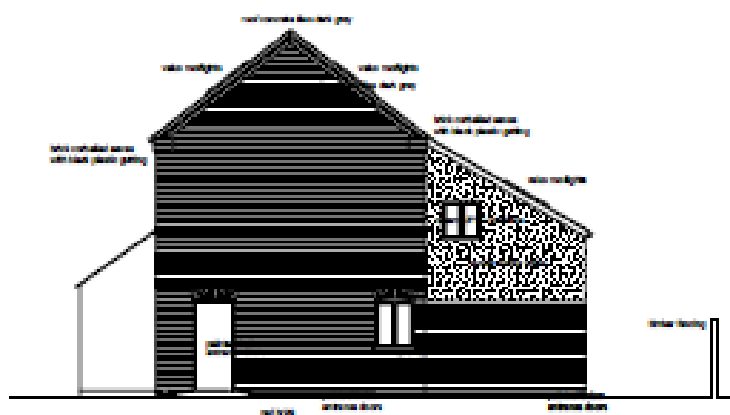
18-0781 – SECOND FLOOR PLAN



18-0781 – ELEVATIONS

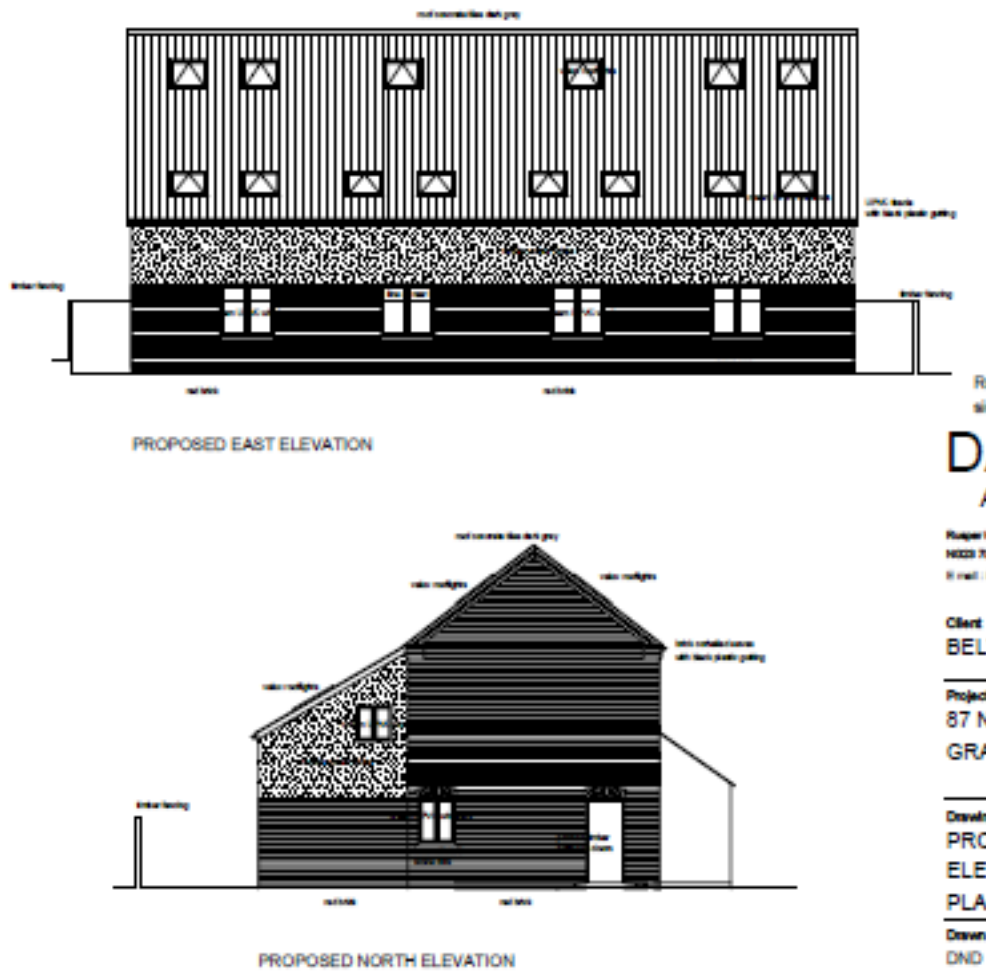


PROPOSED WEST ELEVATION

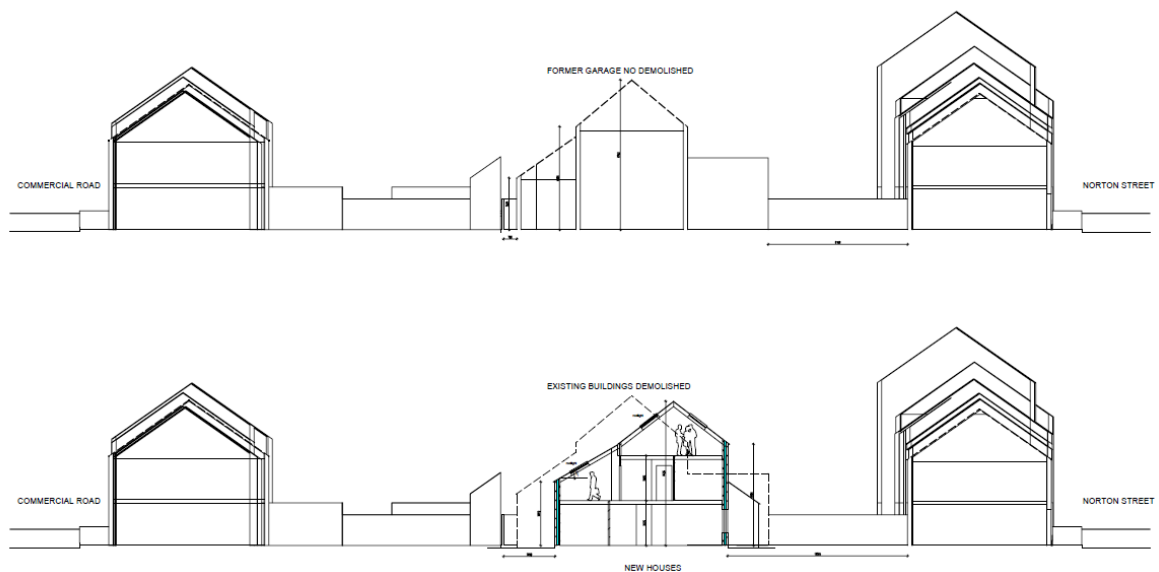


PROPOSED SOUTH ELEVATION

18-0781 – ELEVATIONS



18-0781 – SECTIONS



| | | |
|-----|----------|---------------------------------------|
| AL3 | S18/1029 | Target Decision Date:13th August 2018 |
| | | Committee Date:18th September 2018 |

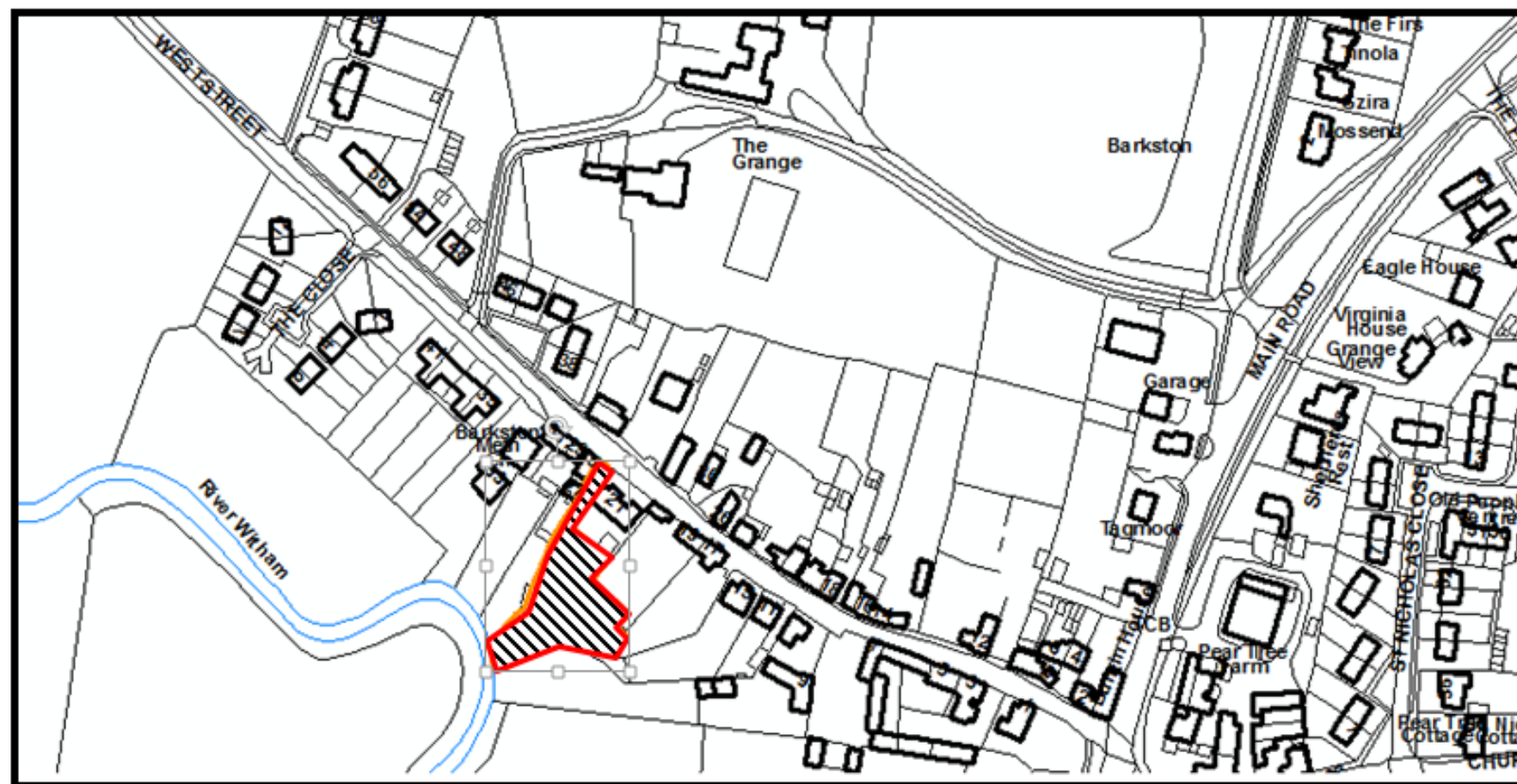
| | |
|----------------------------------|--|
| Applicant | Mr Dorian Eardley 22A West Street Barkston Lincolnshire NG32 2NL |
| Agent | Mr Brian Johnson Pipers Moon Main Road Dunsby Bourne |
| Proposal | Erection of a two storey detached dwelling with integral garage. |
| Location | Land To Rear Of 21 West Street Barkston |
| Application Type | Full Planning Permission |
| Parish(es) | Barkston Parish Council |
| Reason for Referral to Committee | At the request of Cllr. Ian Stokes for reasons relating to design not being in keeping with the character of the area contrary to NPPF policies. |
| Recommendation | That the application is:- Approved conditionally |
| Report Author | Abiola Labisi - Area Planning Officer 01476 406080 Ext: 6632 a.labisi@southkesteven.gov.uk |
| Report Reviewed By | Justin Johnson - Planning Operations Lead 01476 406080 Ext: 6392 j.johnson@southkesteven.gov.uk |

Key Issues

- Impact on the character of the Conservation Area.
- Impact on neighbours' amenities
- Highway issues

Technical Documents Submitted with the Application

- Heritage Impact Statement



Key



Application
Boundary



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1.0 Description of proposal

- 1.1 The proposal relates to the erection of a detached two storey dwelling with an integral garage. The dwelling which would be linear in form and aligned in an east-west direction, would cover an area of approx. 17.5m x 8.4m with a main ridge height of approx. 7.5m. It would be constructed of facing bricks with Sandtoft red clay pantile roof over. The windows and doors would be of timber while the rooflights would be the Velux Conservation type.
- 1.2 The building would be sited approx. 13.5m from the northern site boundary and 15.5m from the eastern boundary. Foul water would discharge into the mains sewer while surface water would discharge into soakaways.

2.0 Description of site

- 2.1 The site is stated to be 0.13 ha in size, irregular in shape and is located on the south side of West Street, Barkston, to the rear of No. 21. It is accessed via a track to the west of No. 21. The site is within the village's Conservation Area and the land drops in level from the road towards River Witham which is to the south of the site. The site is stated to be used for the storage of building materials.

3.0 Relevant History

| Reference | Proposal | Decision | Date |
|-----------|--|-----------|------------|
| S17/2268 | Erection of a two storey detached dwelling and standalone garage | Withdrawn | 02/02/2018 |

4.0 Policy Considerations

4.1 National Planning Policy Framework (NPPF)

Section 5 - Delivering a sufficient supply of homes
Section 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

4.2 South Kesteven District Council Core Strategy

Policy EN1 - Protection and Enhancement
Policy H1 - Residential Development
Policy SP1 - Spatial Strategy
Policy SP2 - Sustainable Communities

4.3 Site Allocation and Policies Development Plan Document

Policy SAPH1 - Other housing development

5.0 SKDC Corporate Priorities

Support good housing for all

6.0 Representations Received

Historic Buildings Advisor (SKDC) No objection in principle but raised concerns regarding the visual impact of the garage door. Recommended that the building be constructed of stone reflective of local vernacular and windows be single, horizontal glazing.

Environment Agency No objection

'Any additional housing growth proposed for the District throughout the plan period should be distributed in a similar manner following the framework set out below-

Plan for a modest level of development within the more sustainable villages identified as Local Service Centres to enable them to continue to function as sustainable local centres.'

- 8.1.6 Site Allocation and Policies Development Plan Document Policy SAPH1 allows further housing development and provides that:

'Planning permission will only be granted for small infill (sites of 10 or fewer houses) and redevelopment sites provided that the development:

- i) can be satisfactorily accommodated by: the existing local highway network; the waste water treatment and sewerage network and; the local education and health provision.
- ii) will not have a detrimental impact upon the quality of life of adjacent residents and properties.
- iii) will not compromise the nature and character of the settlement.
- iv) is in accordance with the criteria of Policies EN1, EN2, and EN4 of the Core Strategy.'

- 8.1.7 The revised National Planning Policy Framework which was published in July 2018 clearly sets out Government's intention to boost housing supply across the country. The Framework also emphasises the significance of small sites in contributing towards housing supply.

- 8.1.8 Accordingly, the Framework provides under para 59 that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay while para 68 provides that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

- 8.1.9 The site is located within the built up part of Barkston which is identified as a sustainable location for modest level of development. The site is small and is likely to be built out relatively quickly without unnecessary delay. In addition, the development would boost housing supply in the village thus enabling it to continue to function as a sustainable local centre.

- 8.1.10 Accordingly, the proposal would be in accordance with relevant local and national policies as set out within Core Strategy Policies SP1, SP2, H1 and relevant provisions of Section 5 of the National Planning Policy Framework as is thus considered to be acceptable in principle.

8.2 Impact of the use on the character of the area

- 8.2.1 Core Strategy Policy EN1 relates to the protection and enhancement of the character of the district and provides that:

'Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration'.

8.2.2 Similarly, para 127 of the NPPF provides that:

'Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks'.

8.2.3 With regard to impact of proposals on heritage assets, para 193 of the NPPF provides that:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

8.2.4 However, para 196 of the NPPF provides that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

8.2.5 West Street is characterised by dwellings of various designs and constructed of various materials including stone, render and brick. In terms of scale, it is considered that the proposed dwelling would be in keeping with the pattern of development within the area. The proposed materials are also similar to some of the other properties in the area. The dwelling would be located to the rear of an existing dwelling and would therefore not be very visible from the public road thus minimising any potential adverse impact on street scene.

8.2.6 The garage roof would be lower than that of the main dwelling thus breaking the massing of the building.

8.2.7 The site is located within the western edge of the Conservation Area. In terms of spatial character, the Conservation Area Appraisal provides that:

'West Street is characterised by a more regular plan form of small scale cottages with long extensive rear gardens and map evidence shows that it has retained this plan form since at least the mid-19th century. This arrangement was common in rural villages, whereby there were extensive plots to grow produce or used as market gardens. The buildings are mainly arranged in pairs of small terraces although some are detached. They typically stand to the rear of the highway or are set back and enclosed by boundary walls. Views along West Street are generally deflected.'

- 8.2.8 It is noted however that since its designation, there have been cases of dwellings approved on sites to the rear of frontage dwellings on West Street.
- 8.2.9 The proposed dwelling would not be very visible from the public road and its scale and materials would be similar to those of other properties in the area thus minimising any potential adverse impact on the Conservation Area. Accordingly, the impact of the proposal on the character of the Conservation Area is considered to be less than substantial. However, it is considered that the proposal would contribute towards the achievement of Government's intention to boost housing supply and would thus yield some public benefit which is considered to outweigh the level of harm to the Conservation Area.
- 8.2.10 Having regard to the foregoing, it is considered that the proposal would not detract significantly from the character of the area.
- 8.2.11 The issues raised by the Conservation Officer have been duly considered. However, having regard to the location of the garage behind a frontage dwelling which screens it from public views, it is considered that the visual impact of the garage door would be minimal. In addition, given the fact that the buildings in the immediate surrounding are of various materials, it is considered that the use of brick in this instance would not detract significantly from the character of the Conservation Area. Notwithstanding, it is recommended that permitted development rights relating to extensions and outbuildings be removed in order to prevent unacceptable adverse impact on the Conservation Area.

8.3 Impact on the neighbouring properties

- 8.3.1 The proposed dwelling would be separated from the frontage dwellings to the north of the site by approx 20m. The separation distance from neighbouring dwellings and the overall height of the building would minimise any potential overbearing or overlooking effects. It is further considered that there would be no significant overshadowing impact on neighbouring properties due to its location in relation to neighbouring dwellings.
- 8.3.2 Similarly, the amenity of the future occupiers of the development would not be compromised through overlooking from neighbouring properties.

8.4 Highway issues

- 8.4.1 The proposal includes provision for adequate parking and turning facilities on site and therefore, it is considered that the development would lead to any severe detrimental highway issues. The Highway Authority has raised no objection to the scheme.

8.5 Response to issues raised in letters of objection

- 8.5.1 Having regard to the separation distance between the proposed dwelling and neighbouring properties, as well as its scale and massing, it is considered that the development would not lead to any significant overbearing impact. Similarly, the distance between the proposed dwelling's front elevation and the rear elevations of the opposing dwellings along West Street would minimise any potential overlooking impacts.
- 8.5.2 The scale, design and materials are similar to those of some of the other dwellings in the wider Conservation Area. Furthermore, there are instances of backland

development in the Conservation Area. Accordingly, it is considered that the development would be in keeping with the general pattern of development in the area.

- 8.5.3 There is sufficient vehicle turning area on site to allow vehicles enter the public highway in forward gear and in addition, the access is an existing one which is currently being used by vehicles and therefore, it is not considered that the development would lead to any severe detrimental highway issues.
- 8.5.4 Having regard to the number of dwelling units being proposed, it is not considered that the development would lead to unacceptable level of noise pollution as a result of the turning area being adjacent a garden. In any event, there are other legislations that deal with noise nuisance.
- 8.5.6 Impact on neighbour's trees, views and value of neighbouring properties are not material planning considerations.

9.0 Section 106 Heads of Terms

- 9.1 Not applicable given the scale of the development.

10.0 Crime and Disorder

- 10.1 It is considered that the proposal would not result in any significant crime and disorder implications.

11.0 Human Rights Implications

- 11.1 Articles 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.
- 11.2 It is considered that no relevant Article of that act will be breached.

12.0 Conclusion

- 12.1 Having regard to its scale, design, materials and location, it is considered that the proposed development would not lead to any significant adverse impact on the character of the area and would not lead to any significant adverse impact on the amenities of neighbours. The development would be in accordance with relevant provisions of Core Strategy Policies SP1, H1, EN1, SAP DPD Policy SAPH1 and Sections 5, 12 and 16 of the National Planning Policy Framework.
- 12.2 Accordingly, it is recommended that permission be granted, subject to conditions.

13.0 RECOMMENDATION: that the development is Approved subject to the following 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:

- i. Drawing No. BJ/DE/18/02 (Block Plan and Site Section) received 01/06/2018
- ii. Drawing No. BJ/DE/18/01 Rev A (Elevations, Plans and Sections) received 10/08/2018

Unless otherwise required by another condition of this permission.

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

Before the Development is Commenced

- 3 Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.

The archaeological investigations shall also have been completed in accordance with the approved details before development commences.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010)

- 4 Before the development hereby approved commences, full details of all proposed joinery works including 1:20 sample elevations and 1:1 joinery profiles including horizontal and vertical sections shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development does not detract from the character of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 5 Before the development hereby approved commences, large scale representative details of the dormer windows to be installed shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development does not detract from the character of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

During Building Works

- 6 Notwithstanding details provided, before any of the works on the external elevations of the building(s) hereby permitted are begun, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

Before the Development is Occupied

- 7 Before the part of the building hereby approved is first occupied/brought into use, the joinery works shall have been completed in accordance with the approved joinery details.

Reason: To ensure the development does not detract from the character of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 8 Before the dwelling hereby approved is first occupied/brought into use, the dormer windows shall have been installed in accordance with the approved details.

Reason: To ensure the development does not detract from the character of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 9 Before any part of the development hereby permitted is occupied/brought into use, the external surfaces shall have been completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

Ongoing Conditions

- 10 Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the property other than those expressly authorised by this permission shall be carried out without Planning Permission first having been granted by the Local Planning Authority.

Reason: In order to protect the character of the area, in accordance with Core Strategy Policy EN1

- 11 Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no building, enclosure, swimming or other pool or container used for domestic heating purposes shall be constructed within the curtilage of the dwellinghouse without Planning Permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area, and for this reason would wish to control any future development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 12 Notwithstanding the provisions of Schedule 2, Part 1, Class B & C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no window, dormer window, rooflight, solar panels or other development consisting of an alteration to the roof of the property other than those expressly authorised by this permission shall be constructed without Planning Permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that such development could cause detriment to the character of the building and the area, and for this reason would wish to control any future development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

Standard Note(s) to Applicant:

- 1 Please contact Lincolnshire County Council Streetworks & Permitting team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required in the public highway in association with this application. This will enable Lincolnshire County Council to assist you in the coordination and timings of such works.
- 2 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.

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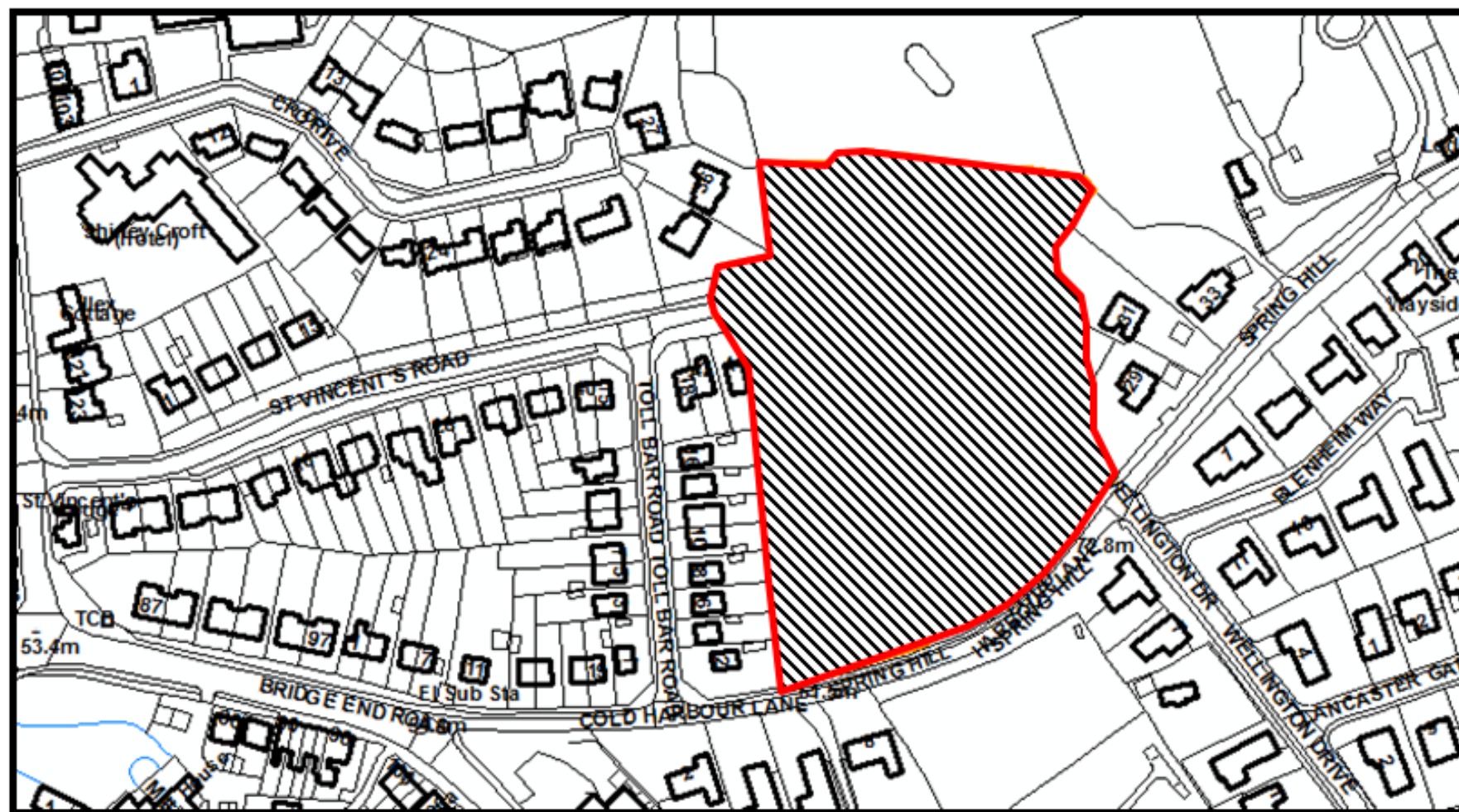
Agenda Item 5d

| | | |
|------|----------|---------------------------------------|
| MJB1 | S18/1257 | Target Decision Date:29th August 2018 |
| | | Committee Date:18th September 2018 |

| | |
|----------------------------------|--|
| Applicant | Mr Graham Jeal St Vincents St Vincents Road Grantham Lincolnshire |
| Agent | |
| Proposal | Demolition of derelict building to be replaced with wooden cabin, addition of two storage sheds and a potting shed |
| Location | St Vincents St Vincents Road Grantham Lincolnshire NG31 9EJ |
| Application Type | Householder |
| Parish(es) | Grantham |
| Reason for Referral to Committee | Applicant is an elected Member of the Council (Cllr Jeal) |
| Recommendation | That the application is:- Approved conditionally |
| Report Author | Miranda Beavers - Assistant Planning Officer 01476 406080 Ext: 6302 m.beavers@southkesteven.gov.uk |
| Report Reviewed By | Sylvia Bland – Head of Development Management 01476 406080 Ext: 6388 S.Bland@southkesteven.gov.uk |

Key Issues

- Impact on the character and appearance of the area
- Impact on neighbours residential amenity
- Highway issues



Key



Application
Boundary



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1.0 Description of proposal

- 1.1 This is an application for planning permission for the erection of 4 x wooden structures within the grounds of St Vincents House, which is a Grade II Listed Building. The proposals include the demolition of a derelict outbuilding on the south eastern perimeter of the property, erection of a wooden cabin (A) on the site of the derelict outbuilding, erection of a shed (B) adjacent to the tennis court and erection of a potting shed (C) in the fruit garden and the erection of a storage shed (D) to be sited in a sheltered clearing, 23m north west of the main house. Although the main house is a Grade II Listed Building, the listed building description from 1986 states that none of the buildings in the grounds are of special interest.

2.0 Description of site

- 2.1 The existing property is a large detached Gothic revival property set in landscaped gardens and sheltered woodland. The site is accessed at the end of a cul de sac off St Vincents Road where there is a sweeping driveway to the main property. There is an existing tennis court to the west side of the main house. St Vincent's House is a Grade II listed detached Villa Gothic Villa style property located within St Anne's Conservation Area. It was built in 1863 by industrialist Richard Hornsby. Its significance derives from its Gothic revival architectural quality and association with military history as from 1922 - 1977 it was property of the Air Ministry. From 1937 to 1943 it was the Headquarters of No.5 Group, Bomber Command. The famous 'Dambusters' raid by 617 Squadron was also controlled from here.

3.0 Relevant History

No relevant planning history

4.0 Policy Considerations

4.1 National Planning Policy Framework (NPPF)

Section 16 - Conserving and enhancing the historic environment
Section 12 - Achieving well-designed places

4.2 South Kesteven District Council Core Strategy

Policy EN1 - Protection and Enhancement

5.0 Representations Received

| | | |
|--------------------------|------------|--|
| Arboricultural (SKDC) | Consultant | No objections to this proposal going ahead. The works are relatively minor and are unlikely to impact on any of the major protected trees at the site. |
|--------------------------|------------|--|

| | | |
|------------------------------|---------|---|
| Historic Buildings (SKDC) | Advisor | St Vincent's House is a Grade II listed detached Villa Gothic Villa style property located within St Anne's Conservation Area. It was built in 1863 by industrialist Richard Hornsby. |
|------------------------------|---------|---|

Its significance derives from its Gothic revival architectural quality and association with military history as from 1922 - 1977 it was property of the Air Ministry. From 1937 to 1943 it was the Headquarters of No.5 Group, Bomber Command. The famous 'Dambusters' raid by 617 Squadron was also controlled from here.

The proposals relate to the demolition of a derelict outbuilding on the south eastern perimeter of the property, erection of wooden cabin on site of the derelict outbuilding, erection of shed adjacent tennis court and erection of potting shed in fruit garden. The listed building description from 1986 states that none of the buildings in the grounds is of special interest.

The outbuilding dates to the post war period and is of no significance and there is no objection to its demolition.

There is no objection to the erection of the replacement cabin, shed adjacent tennis court and potting shed in fruit garden as due to their size and simple design will have no impact on the setting of the listed building.

If approved, it is recommend a condition is placed on the application for samples/details of proposed timber cladding for the cabin including finish to be submitted prior to commencement.

6.0 Representations as a Result of Publicity

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

7.0 Evaluation

7.1 Impact on the character and appearance of the area

- 7.1.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historical interest which they possess. Any adverse effect on a heritage asset, even if slight or minor, would not preserve the asset or its setting.
- 7.1.2 The proposed works would include the demolition of a derelict building on the south eastern earlier of the site. Although the main house is a Listed Building, this post war structure, within the grounds, it is not considered to be of any historical significance, and therefore its removal would not cause harm to the setting of the Listed Building or the surrounding Conservation Area. It is considered that the erection of 4 small wooden structures within the grounds of the Listed Building would not detract from the setting of the Listed Building or surrounding Conservation Area by virtue of their simple design, small scale and the fact that they are to be sensitively sited in areas that are screened from view by existing landscaping within the grounds of the main house. None of the structures would be easily visible from outside of the site and would therefore have no impact on the character and appearance of the street scene,
- 7.1.3 The proposed sheds are for functional purposes to assist in the storage of gardening equipment and other uses incidental to the enjoyment of the dwellinghouse. This is not considered to be unreasonable given the size of the property.
- 7.1.4 Taking the above into account, it is considered that, by virtue of the design, scale and materials to be used, the proposal would be in keeping with the host dwelling,

streetscene and surrounding context and would not result in harm to the setting of the listed building or surrounding Conservation Area, in accordance with the NPPF Sections 12 and 16, and Policy EN1 of the South Kesteven Core Strategy.

7.2 Impact on the neighbours' residential amenities

- 7.2.1 The impact of the proposed works upon nearby residents was taken into account when assessing this application. The demolition of an existing pre-war structure close to the eastern perimeter of the site and its replacement with the wooden log cabin would have no impact upon neighbours residential amenities, by way of overlooking, loss of privacy, over dominance or overshadowing. Furthermore, the 3 other proposed structures would be located well within the large grounds of the application property and would not be visible by neighbouring occupiers from outside of the site. 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 7, and Policy EN1 of the South Kesteven Core Strategy.

7.3 Highway issues

- 7.3.1 The proposed works would not affect the car parking arrangements and the Local Highway Authority does not wish to restrict the grant of permission. 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 4

8.0 **Crime and Disorder**

- 8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

9.0 **Human Rights Implications**

- 9.1 Articles 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 considered that no relevant Article of that act will be breached.

10.0 **Conclusion**

- 10.1 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, 12 and 16) and Policy EN1 of the South Kesteven Core Strategy. There are no material considerations that indicate otherwise.

11.0 **RECOMMENDATION: that the development is Approved subject to the following 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:

Site Plan Part 1, received 4 July 2018
Site Plan Part 2, received 4 July 2018
Diagram 1, Parts 1, 2 and 3, Wooden Cabin received 4 July 2018
Diagram 2, Wooden Shed, Received 4 July 2018
Diagram 3, Potting Shed, Received 4 July 2018

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

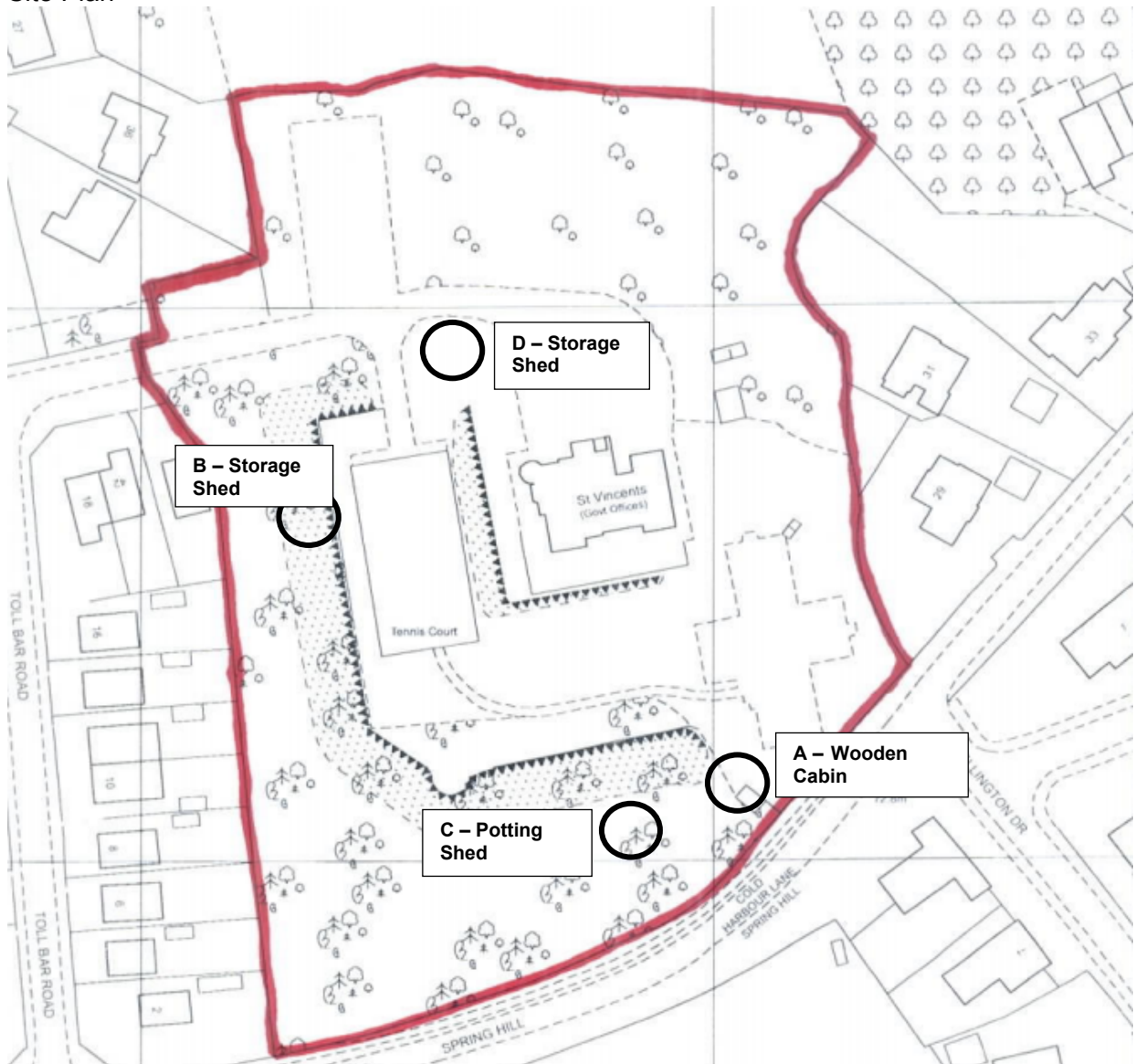
- 3 Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms and accompanying paperwork unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

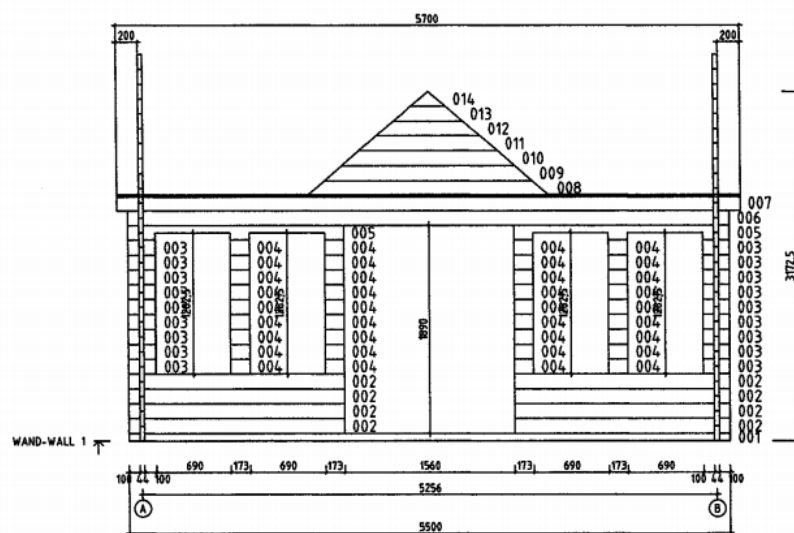
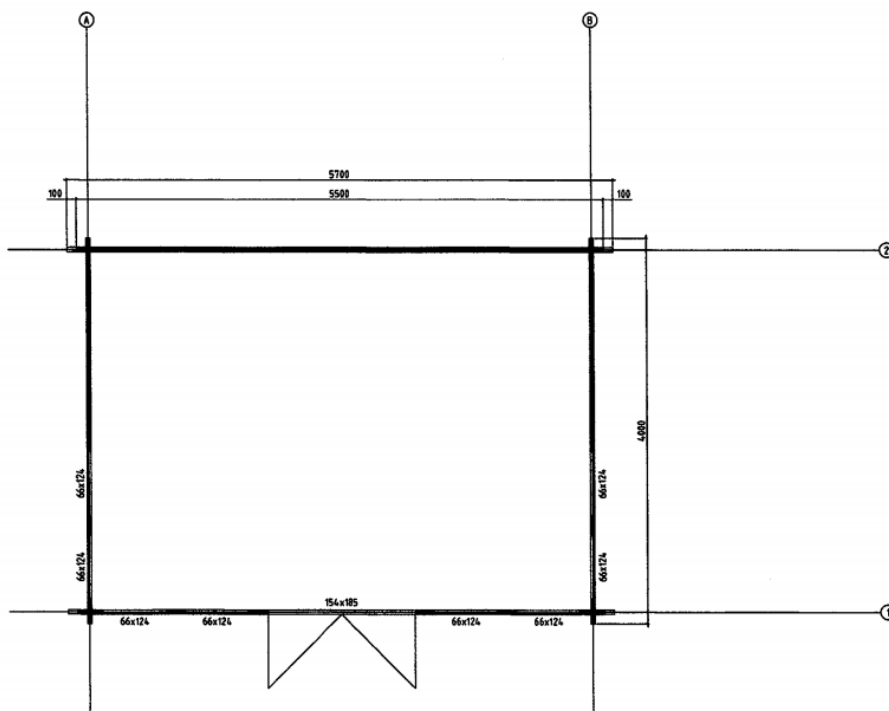
Standard Note(s) to Applicant:

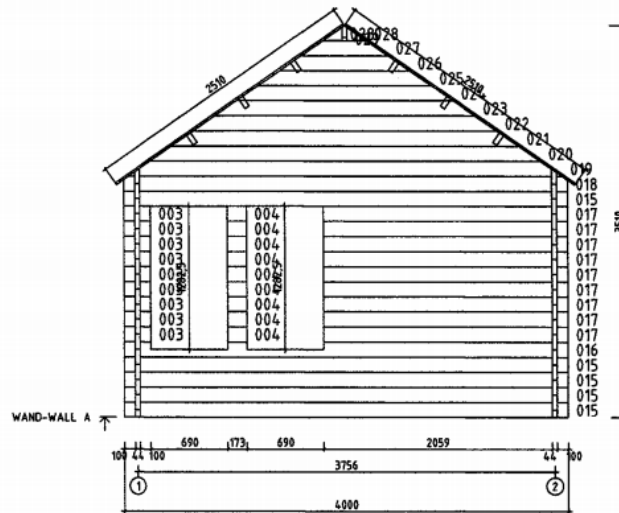
- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.
- 2 This permission shall not be construed as granting rights to development on, under or over land not in the control of the applicant.
- 3 The attached planning permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that, if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance, you are advised to obtain permission from the owner of such land for such access before work is commenced.

S18/1257– Demolition of derelict building to be replaced with wooden cabin, addition of two storage sheds and a potting shed, St Vincents, St Vincents Road, Grantham
Site Plan

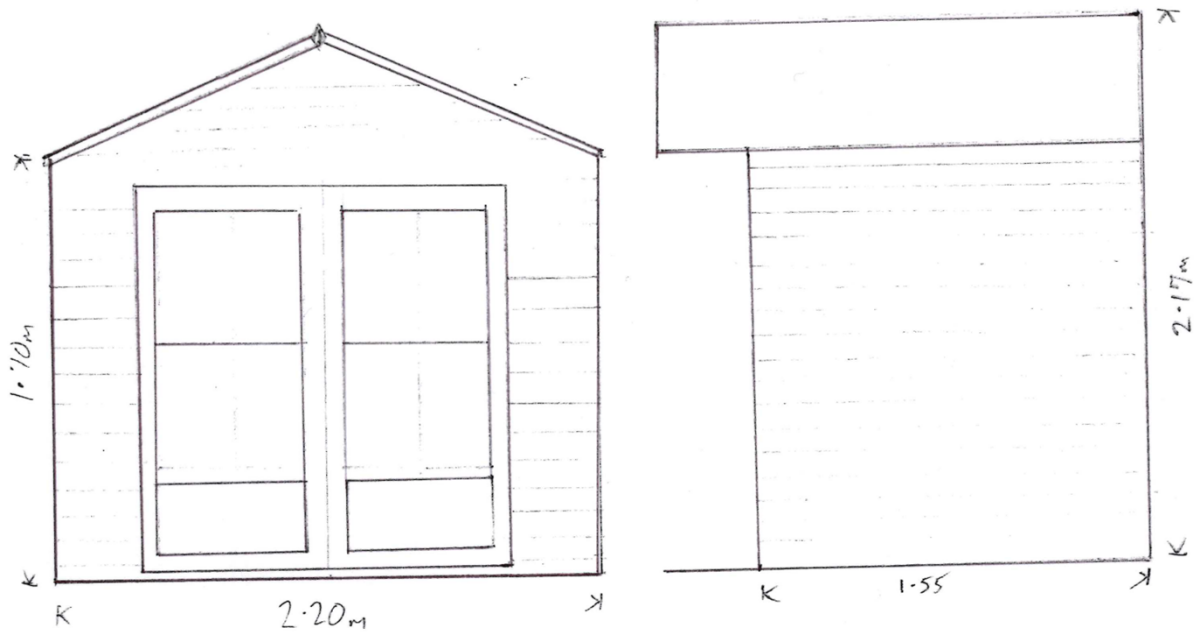


Plan A - Wooden Cabin

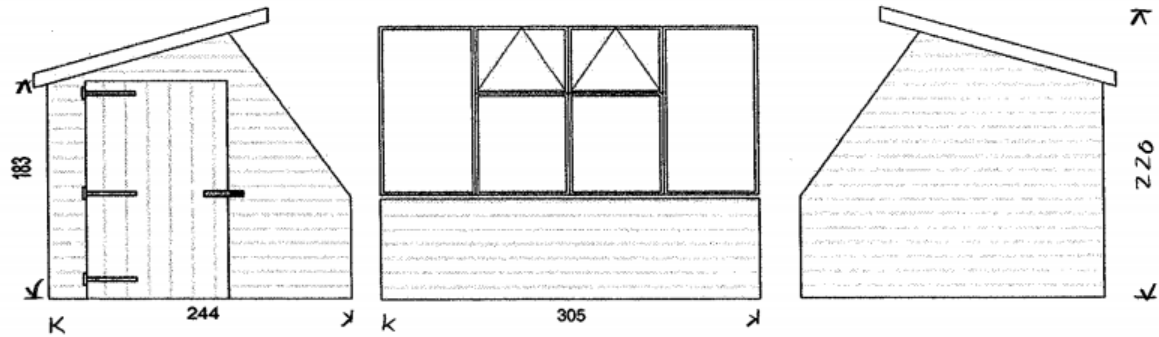




Plan B and D - Storage Shed



Plan C Potting Shed



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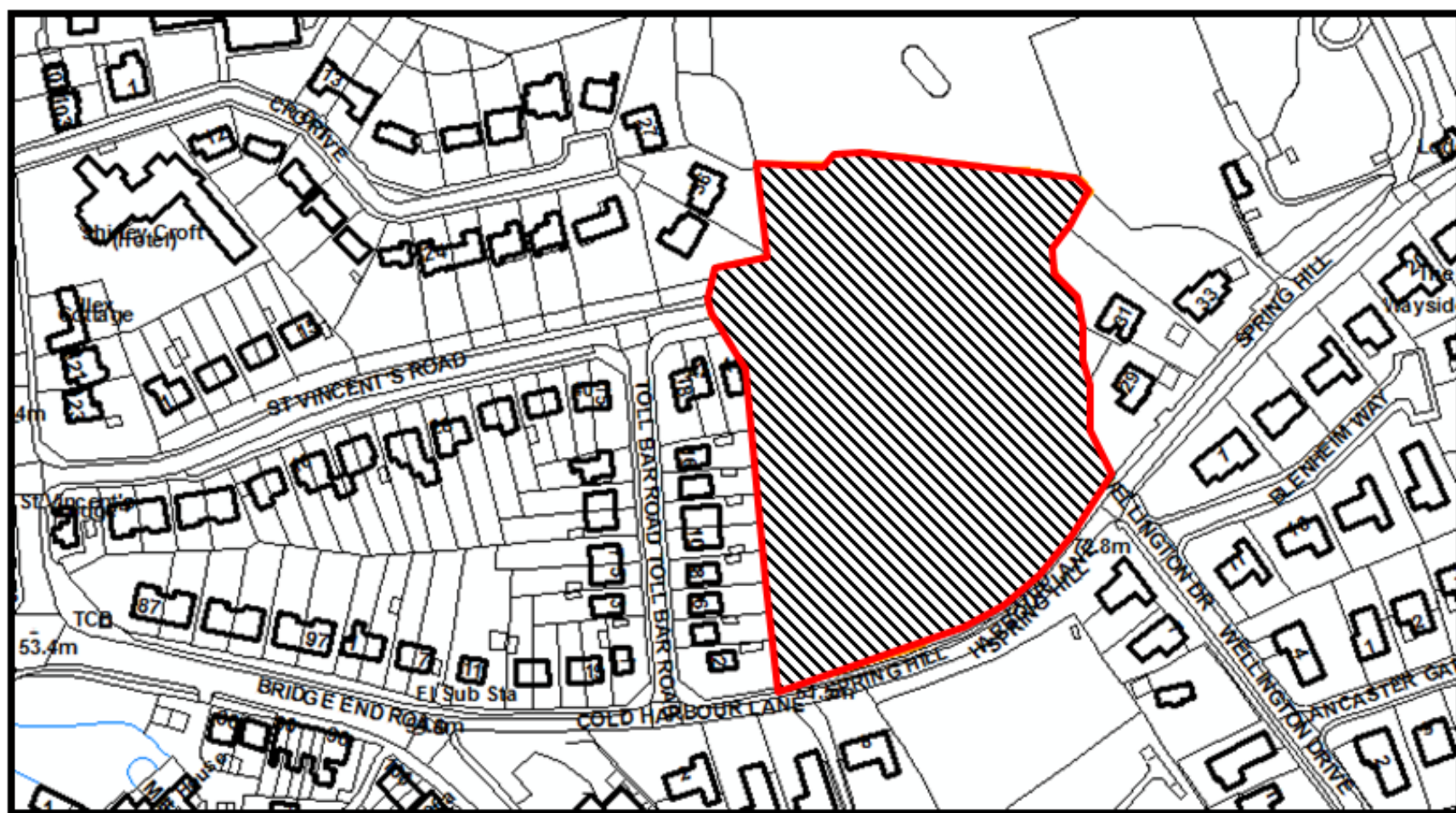
Agenda Item 5e

| | | |
|------|----------|---------------------------------------|
| MJB2 | S18/1258 | Target Decision Date:29th August 2018 |
| | | Committee Date:18th September 2018 |

| | |
|----------------------------------|--|
| Applicant | Mr Graham Jeal St Vincents St Vincents Road Grantham Lincolnshire |
| Agent | |
| Proposal | Demolition of derelict building to be replaced with wooden cabin |
| Location | St Vincents St Vincents Road Grantham Lincolnshire NG31 9EJ |
| Application Type | Listed Building Consent |
| Parish(es) | Grantham |
| Reason for Referral to Committee | Applicant is an elected Member of the Council (Cllr Jeal) |
| Recommendation | That the application is:- Approved conditionally |
| Report Author | Miranda Beavers - Assistant Planning Officer 01476 406080 Ext: 6302 m.beavers@southkesteven.gov.uk |
| Report Reviewed By | Sylvia Bland – Head of Development Management 01476 406080 Ext: 6388 S.Bland@southkesteven.gov.uk |

Key Issues

- Impact on the character and appearance of the listed building and surrounding conservation area



Key



Application
Boundary



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1.0 Description of proposal

- 1.1 This is an application for Listed Building Consent for the erection of 4 x wooden structures within the grounds of St Vincents House, which is a Grade II Listed Building. The proposals include the demolition of a derelict outbuilding on the south eastern perimeter of the property, erection of a wooden cabin (A) on the site of the derelict outbuilding, erection of a shed (B) adjacent to the tennis court and erection of a potting shed (C) in the fruit garden and the erection of a storage shed (D) to be sited in a sheltered clearing, 23m north west of the main house. Although the main house is a Grade II Listed Building, the listed building description from 1986 states that none of the buildings in the grounds are of special interest.

2.0 Description of site

- 2.1 The existing property is a large detached Gothic revival property set in landscaped gardens and sheltered woodland. The site is accessed at the end of a cul de sac off St Vincents Road where there is a sweeping driveway to the main property. There is an existing tennis court to the west side of the main house. St Vincent's House is a Grade II listed detached Villa Gothic Villa style property located within St Anne's Conservation Area. It was built in 1863 by industrialist Richard Hornsby. Its significance derives from its Gothic revival architectural quality and association with military history as from 1922 - 1977 it was property of the Air Ministry. From 1937 to 1943 it was the Headquarters of No.5 Group, Bomber Command. The famous 'Dambusters' raid by 617 Squadron was also controlled from here.

3.0 Relevant History

| Reference | Proposal | Decision | Date |
|-----------|--|------------------|------|
| S18/1257 | Demolition of derelict building to be replaced with wooden cabin, addition of two storage sheds and a potting shed | Pending Decision | |

4.0 Policy Considerations

- 4.1 **National Planning Policy Framework (NPPF)**
Section 16 - Conserving and enhancing the historic environment
- 4.2 **South Kesteven District Council Core Strategy**
Policy EN1 - Protection and Enhancement

5.0 Representations Received

Historic Buildings Advisor (SKDC) St Vincent's House is a Grade II listed detached Villa Gothic Villa style property located within St Anne's Conservation Area. It was built in 1863 by industrialist Richard Hornsby.

Its significance derives from its Gothic revival architectural quality and association with military history as from 1922 - 1977 it was property of the Air Ministry. From 1937 to 1943 it was the Headquarters of No.5 Group, Bomber Command. The famous 'Dambusters' raid by 617 Squadron was also controlled from here.

The proposals relate to the demolition of a derelict outbuilding on the south eastern perimeter of the property, erection of

wooden cabin on site of the derelict outbuilding, erection of shed adjacent tennis court and erection of potting shed in fruit garden. The listed building description from 1986 states that none of the buildings in the grounds is of special interest.

The outbuilding dates to the post war period and is of no significance and therefore no objection to its demolition.

No objection to the erection of the replacement cabin, shed adjacent tennis court and potting shed in fruit garden as due to their size and simple design will have no impact on the setting of the listed building.

If approved, recommend a condition is placed on the application for samples/details of proposed timber cladding for the cabin including finish to be submitted prior to commencement.

Historic England

On the basis of the information available to date, in our view you do not need to notify us of this application under the relevant statutory provisions.

Grantham Civic Society

No comments received.

6.0 Representations as a Result of Publicity

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

7.0 Evaluation

7.1 Impact on the character and appearance of the listed building

- 7.1.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historical interest which they possess. Any adverse effect on a heritage asset, even if slight or minor, would not preserve the asset or its setting.
- 7.1.2 The proposed works would include the demolition of a derelict building on the south eastern perimeter of the site. Although the main house is a Listed Building, this post war structure, within the grounds, it is not considered to be of any historical significance, and therefore its removal would not cause harm to the setting of the Listed Building or the surrounding Conservation Area. It is considered that the erection of 4 small wooden structures within the grounds of the Listed Building would not detract from the setting of the Listed Building or surrounding Conservation Area by virtue of their simple design, small scale and the fact that they are to be sensitively sited in areas that are screened from view by existing landscaping within the grounds of the main house.
- 7.1.3 Taking the above into account, it is considered that, by virtue of the design, scale and materials to be used, the proposal would preserve the setting of the listed building in accordance with the NPPF Section 16, and Policy EN1 of the South Kesteven Core Strategy.

8.0 Crime and Disorder

- 8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

9.0 Human Rights Implications

- 9.1 Articles 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 considered that no relevant Article of that act will be breached.

10.0 Conclusion

- 10.1 Taking the above into account, it is considered that the proposal would preserve the setting of the listed building in accordance with the NPPF Section 16, and Policy EN1 of the South Kesteven Core Strategy. There are no material considerations that indicate otherwise although conditions have been attached.

11.0 RECOMMENDATION: that the development is Approved subject to the following conditions

Time Limit for Commencement

- 1 The works hereby consented shall be commenced before the expiration of three years from the date of this consent.

Reason: In order to ensure that the works are commenced in a timely manner, as set out in Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Approved Plans

- 2 The works hereby consented shall be carried out in accordance with the following list of approved plans:

Site Plan Part 1, received 4 July 2018
Site Plan Part 2, received 4 July 2018
Diagram 1, Parts 1, 2 and 3, Wooden Cabin received 4 July 2018
Diagram 2, Wooden Shed, Received 4 July 2018
Diagram 3, Potting Shed, Received 4 July 2018

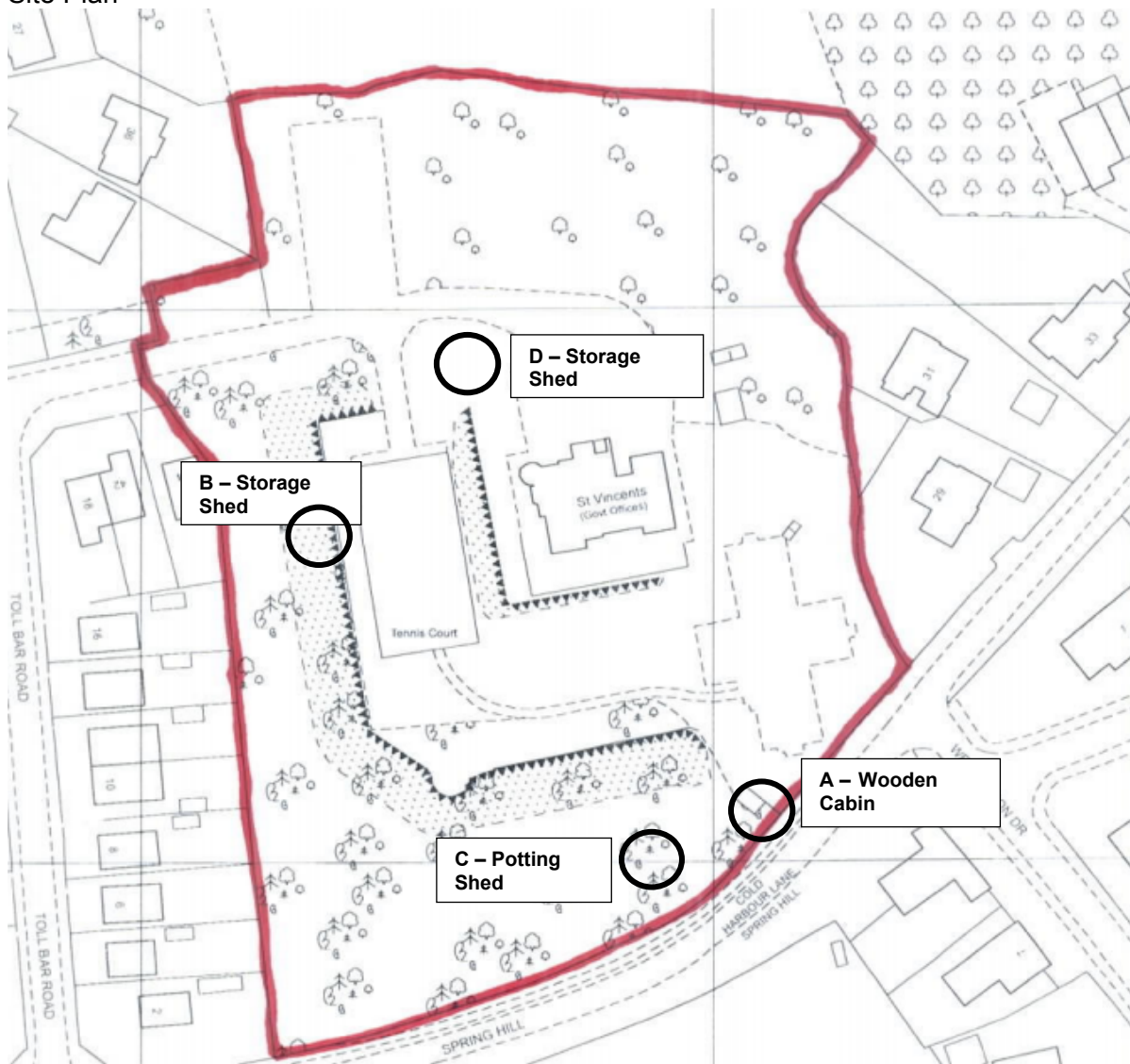
Unless otherwise required by another condition of this permission.

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

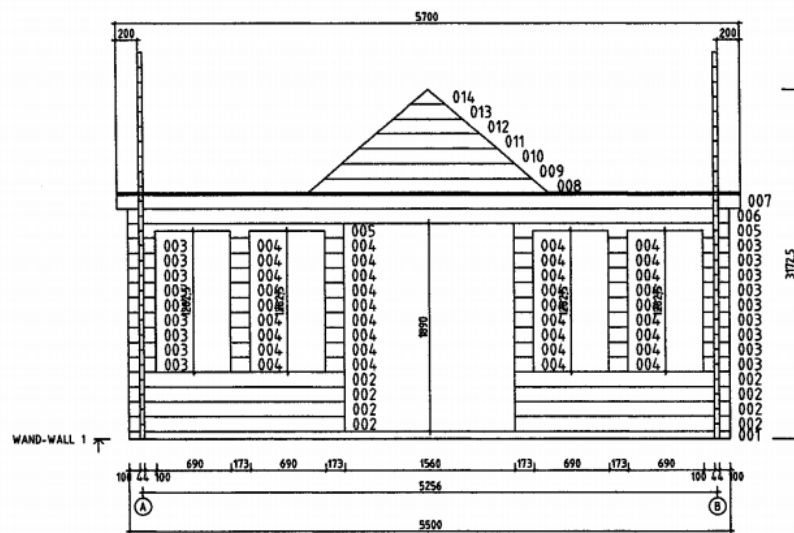
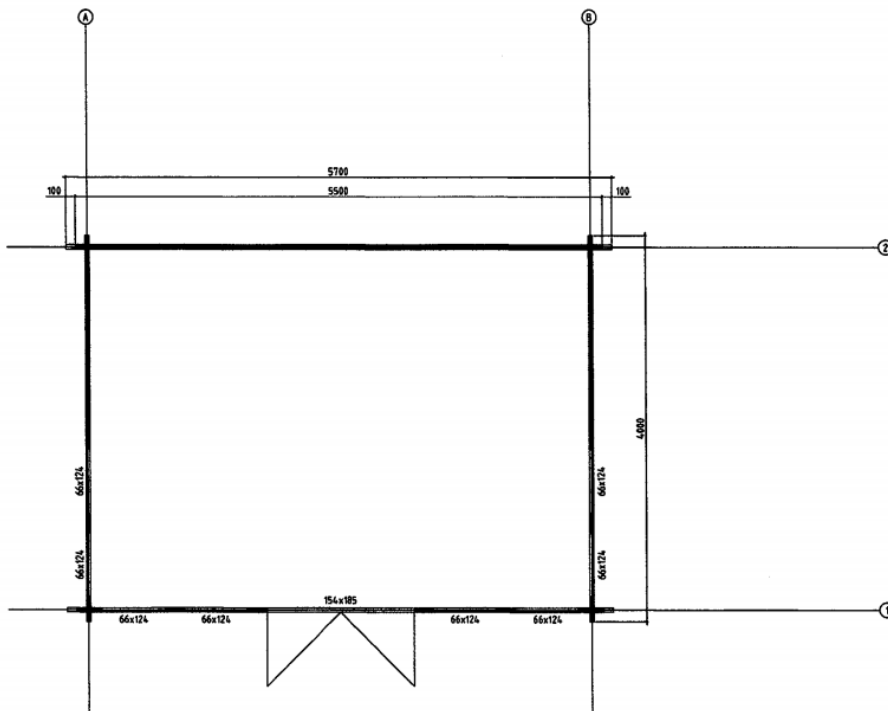
Standard Note(s) to Applicant:

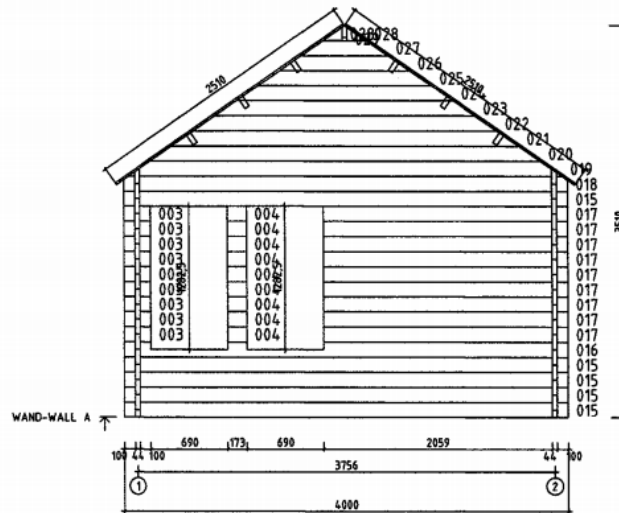
- 1 Your attention is drawn to the attached note relating to demolition and the requirements of The Building Act.

S18/1257– Demolition of derelict building to be replaced with wooden cabin, addition of two storage sheds and a potting shed, St Vincents, St Vincents Road, Grantham
Site Plan

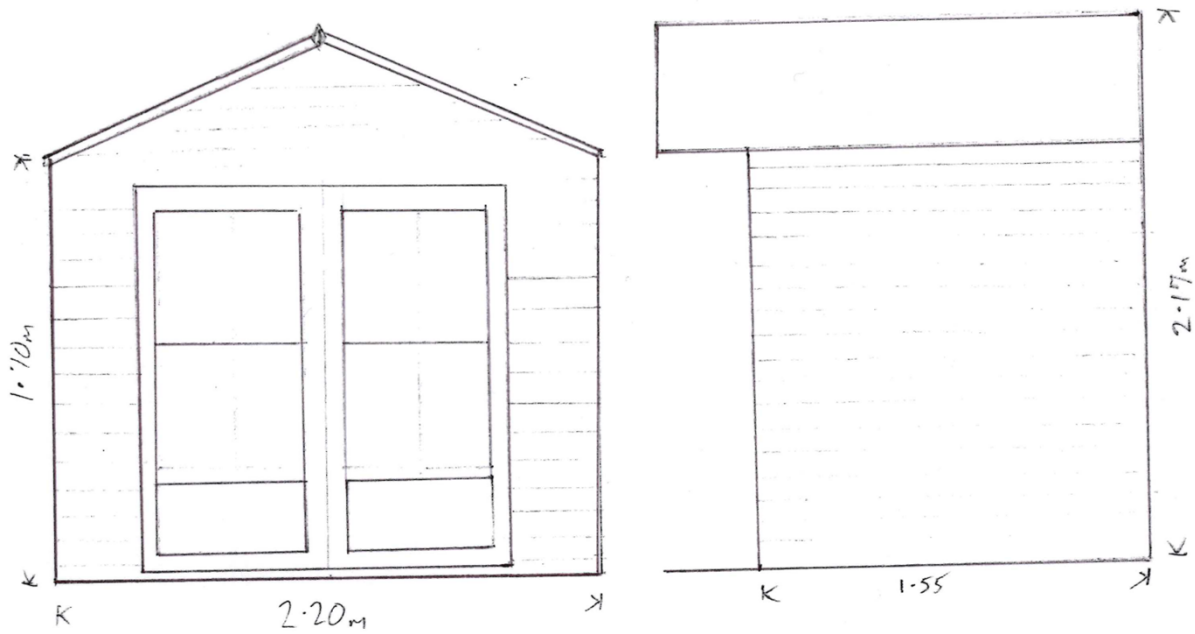


Plan A - Wooden Cabin

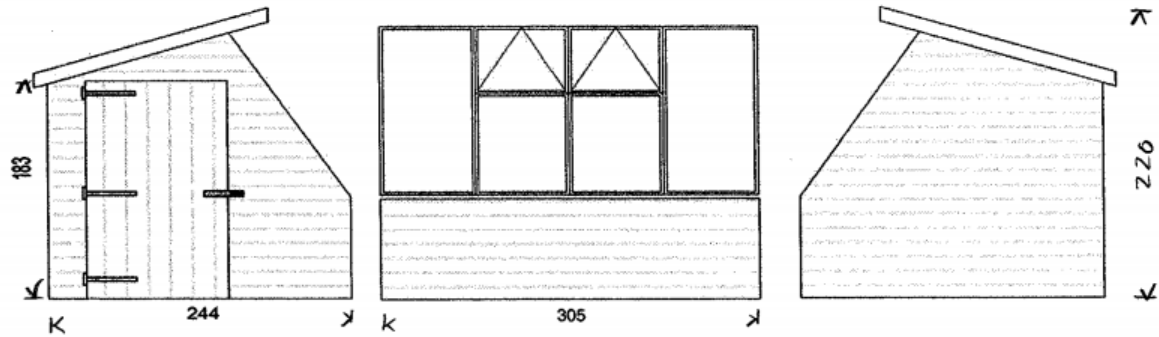




Plan B and D - Storage Shed



Plan C Potting Shed



SCALE 1:50

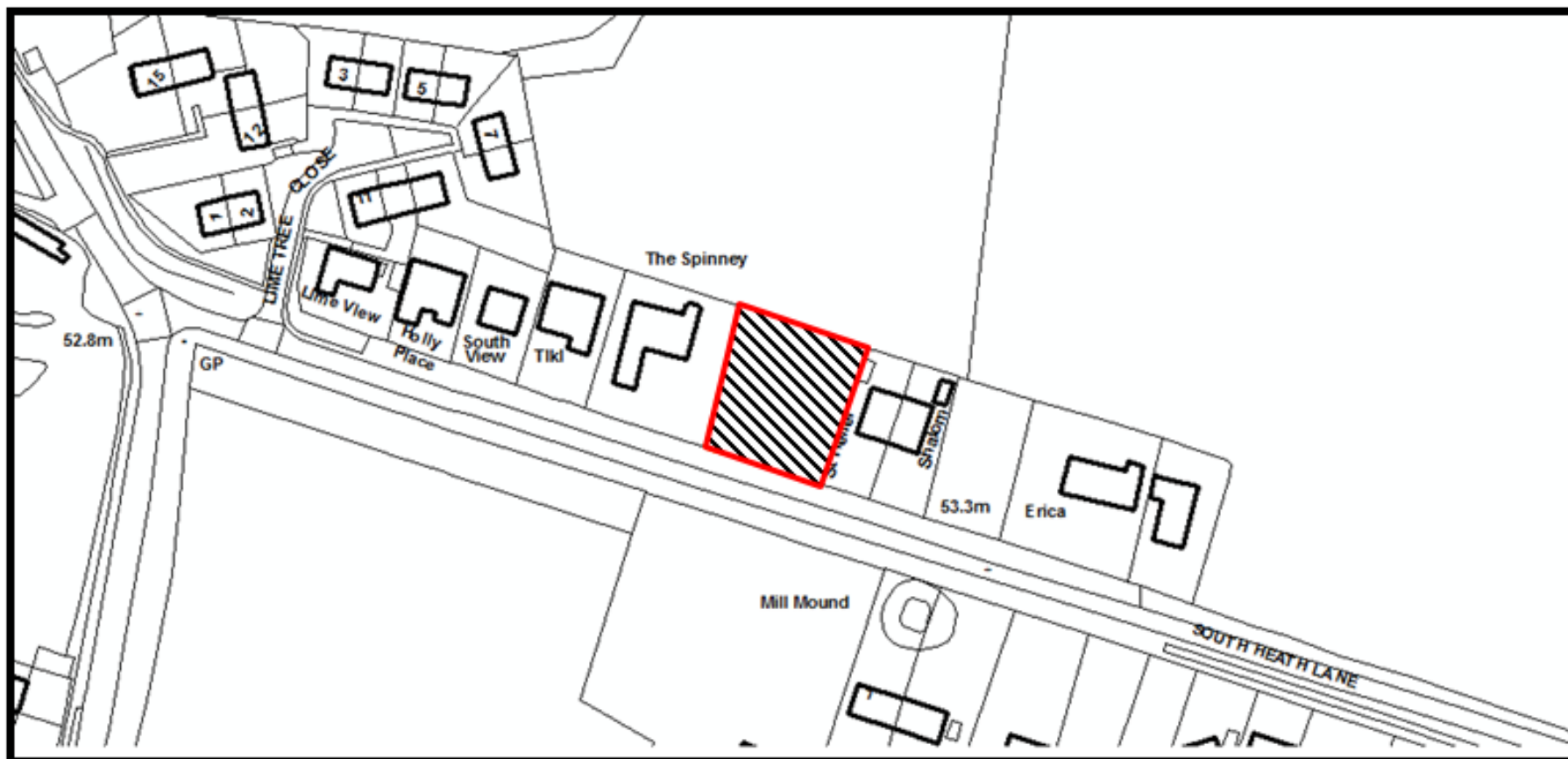
Agenda Item 5f

| | | |
|------|----------|---------------------------------------|
| MJB3 | S18/1190 | Target Decision Date:27th August 2018 |
| | | Committee Date:18th September 2018 |

| | |
|----------------------------------|--|
| Applicant | Mr & Mrs Sampson The Shrubby, South Heath Lane Fulbeck NG32 3HU |
| Agent | Miss Kennedy Steel Elevation Design Ltd Elevation Design Ltd 1st Floor 16 Wright Street Hull |
| Proposal | Proposed conservatory and gable to side of existing dwelling |
| Location | The Shrubby South Heath Lane Fulbeck NG32 3HU |
| Application Type | Householder |
| Parish(es) | Fulbeck Parish Council |
| Reason for Referral to Committee | Applicant is an elected Member (Cllr Sampson) |
| Recommendation | That the application is:- Approved conditionally |
| Report Author | Miranda Beavers - Assistant Planning Officer 01476 406080 Ext: 6302 m.beavers@southkesteven.gov.uk |
| Report Reviewed By | Sylvia Bland – Head of Development Management 01476 406080 Ext: 6388 S.Bland@southkesteven.gov.uk |

Key Issues

- Impact on the character and appearance of the area
- Impact on neighbours residential amenity
- Highway issues



Key



Application
Boundary



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1.0 Description of proposal

- 1.1 This is an application for a single storey side extension to an existing detached chalet bungalow. The proposed conservatory would be to the west side of the host bungalow and would measure approximately 3.6m x 3.8m. The proposal also includes the insertion of a west facing gable to the side of the existing roof slope, to facilitate the construction of the conservatory.

2.0 Description of site

- 2.1 The existing dwellinghouse is a modern detached red brick and render chalet bungalow situated on a relatively large plot on the north side of South Heath Lane in Fulbeck. The bungalow is set back from the highway by some 21m and there is a well-established front garden and block paved driveway to the west side. There is a detached brick and timber double garage to the rear of the site. The surrounding area is made up of residential properties, some bungalows similar to the host bungalow and some two storey properties. The properties back onto open countryside. There is space for off road parking available within the site.

3.0 Relevant History

- 3.1 No relevant planning history

4.0 Policy Considerations

4.1 National Planning Policy Framework (NPPF)

Section 12 - Achieving well-designed places

Section 16 - Conserving and enhancing the historic environment

4.2 South Kesteven District Council Core Strategy

Policy EN1 - Protection and Enhancement

5.0 Representations Received

Parish Council Fulbeck Parish Council do not wish to make any representations on planning application S18/1190 at The Shrubby, South Heath Lane.

LCC Highways & SuDS Does not wish to restrict the grant of permission.
Support

Historic Buildings Advisor No objections - adjacent to Conservation Area.
(SKDC)

6.0 Representations as a Result of Publicity

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

7.0 Evaluation

7.1 Impact on the character and appearance of the area

- 7.1.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to have special regard to the desirability of preserving or enhancing the character or appearance of a Conservation Area. The site lies directly to the south of the Fulbeck Conservation Area, although the site does not form part of the designation. The proposed conservatory and dormer alterations are considered to be minor works positioned to the west side of the existing bungalow and whilst the conservatory would be visible from the streetscene, the bungalow is set

back a distance from the highway and there is significant screening provided by the landscaping of the front garden. As such it would not be a prominent feature and would not result in any harm to the character of the nearby Conservation Area.

- 7.1.2 Taking the above into account, it is considered that, by virtue of the design, scale and materials to be used, the proposal would be in keeping with the host dwelling, streetscene and surrounding context and would not result in harm to the character of the nearby Conservation Area, in accordance with the NPPF Sections 12 and 16, and Policy EN1 of the South Kesteven Core Strategy.

7.2 Impact on the neighbours' residential amenities

- 7.2.1 The impact of the proposed extensions upon nearby residents was taken into account when assessing this application, particularly the neighbouring property to the west side, a detached bungalow (The Spinney) as it would be most directly affected by the proposal. 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 7, and Policy EN1 of the South Kesteven Core Strategy.

7.3 Highway issues

- 7.3.1 The proposed works would not affect the car parking arrangements and the Local Highway Authority does not wish to restrict the grant of permission. 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 4

8.0 **Crime and Disorder**

- 8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

9.0 **Human Rights Implications**

- 9.1 Articles 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 considered that no relevant Article of that act will be breached.

10.0 **Conclusion**

- 10.1 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, 12 and 16) and Policy EN1 of the South Kesteven Core Strategy. There are no material considerations that indicate otherwise.

11.0 **RECOMMENDATION: that the development is Approved subject to the following 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:

- i. Drawing No.1001/243/02, Proposed Scheme, received 26 June 2018
- ii. Drawing No.1001/243/03, Site Plan, received 26 June 2018

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

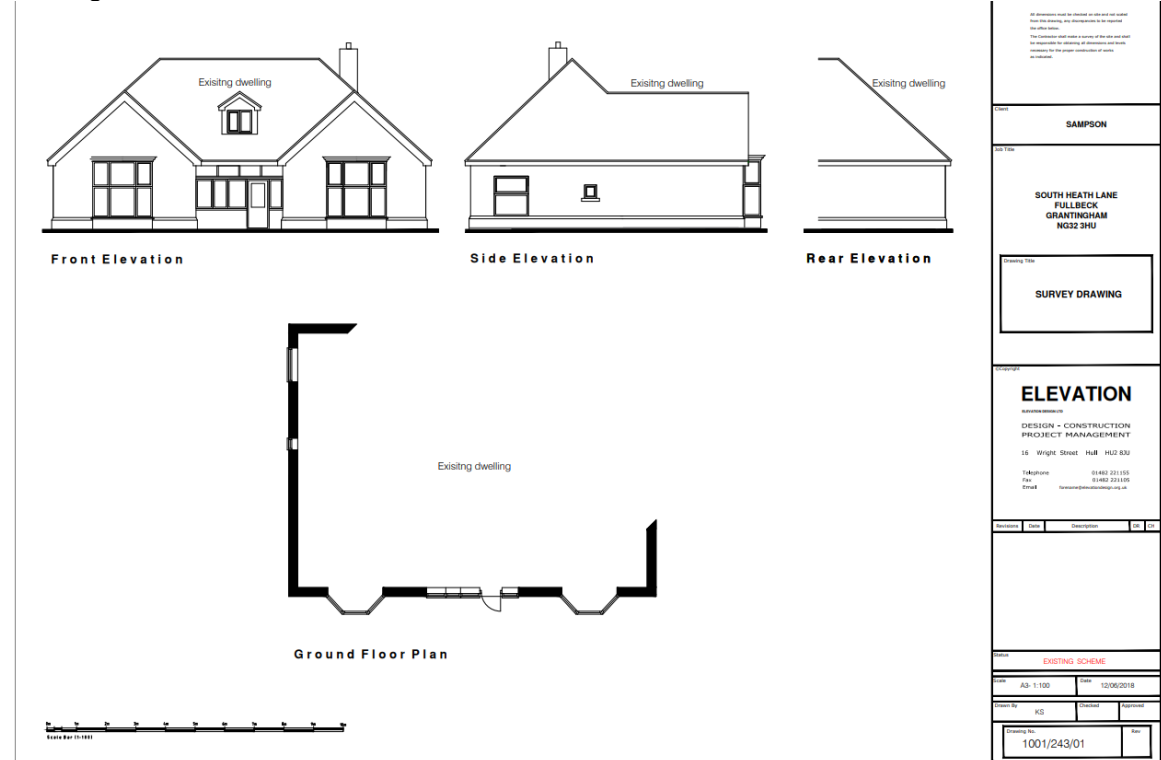
- 3 Before any part of the development hereby permitted is occupied/brought into use, all external finishes shall have been completed to match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

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 You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 03330 038132) to ascertain the level of protection required and whether a geological assessment is necessary.

S18/1190 – Proposed conservatory and gable to side of existing dwelling, The Shrubby, South Heath Lane, Fuleck Existing Plans



Proposed Plans

