



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

11 June 2026



S26/0103

Proposal:	Construction of a new-build, 1.5-storey detached dwelling with a single-storey detached garage that includes an ancillary habitable room, landscaping and access arrangements
Location:	Pickworth Grange, Village Street, Pickworth, Lincolnshire, NG34 0TD
Applicant:	Mr Wayne Simpson
Application Type:	Full Planning Permission
Reason for Referral to Committee:	Called in by Councillor Trotter due to concerns of conflict with Policy DE1 as a result of scale and massing
Key Issues:	Impact on the character and appearance of the area

Report Author

Craig Dickinson, Development Management Planner



01476 406080 ext 6485



Craig.dickinson@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Lincrest

Reviewed by:

Adam Murray, Principal Development Management Planner

02 June 2026

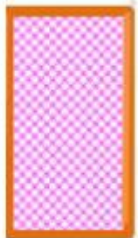
Recommendation (s) to the decision maker (s)

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

S26/0103 – Pickworth Grange, Village Street, Pickworth, NG34 0TD



Key



Application
Boundary



1 Description of Site

- 1.1 The site is located within the centre of the village of Pickworth. The land is on the corner of Village Street and Shepton Lane, with the private access serving Pickworth Grange and Brambles to the east side.
- 1.2 The site is comprised of 600m² of grassed land bordered by tall trees and hedging. Its current lawful use is as garden land for Pickworth Grange.

2 Description of proposal

- 2.1 The proposal seeks planning permission for the erection of a two-storey detached dwellinghouse, with a detached garage with habitable room.
- 2.2 The dwelling would be a “self-build” dwelling and would include associated works including access and landscaping.

3 Planning History

- 3.1 S21/0808 - Outline application (with all matters reserved except access and layout) for the erection of 1 dwelling and associated access. – Allowed following appeal of refusal

4 Relevant Planning Policies & Documents

- 4.1 **SKDC Local Plan 2011 – 2036 (Adopted January 2020)**
 - SD1 The Principles of Sustainable Development in SK
 - SP1 Spatial Strategy
 - SP2 Settlement Hierarchy
 - SP3 Infill Development
 - EN1 Landscape Character
 - EN4 Pollution Control
 - EN5 Water Environment and Flood Risk Management
 - DE1 Promoting Good Quality Design
 - SB1 Sustainable Building
 - ID2 Transport and Strategic Transport Infrastructure
- 4.2 **National Planning Policy Framework (NPPF) (Published December 2024)**
 - Section 2 Achieving sustainable development
 - Section 9 Promoting sustainable transport
 - Section 11 Making effective use of land
 - Section 12 Achieving well-designed places
 - Section 14 Meeting the challenge of climate change

Representations Received (Summarised comments, full copies available on web portal)

- 4.3 **Pickworth Parish Council**

- 4.4 Objections to the footprint of the proposed dwellinghouse being larger than indicated on the previous approved application, particularly as a result of the “wings” to the sides of the dwelling and the addition of a garage at the rear.
- 4.5 The additional room within the garage contributes negatively to the overall built form and bulk of the proposal.
- 4.6 Objection to the level of available on-site parking as a result of the habitable room in the proposed garage, and concern that the proposal does not demonstrate compliance with adopted parking standards and how vehicles would exit the site in forward gear.
- 4.7 Objection to the removal of hedgerows, such as those along Village Street, Shepton Lane and the hedge facing the access, and the impact this would have on the streetscene and neighbours.
- 4.8 **Lincolnshire County Council (Highways & SuDS)**
- 4.9 Recommendation: No Objections
- 4.10 Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.
- 4.11 Comments: This proposal is for the construction of a new-build, 1.5-storey detached dwelling with a single-storey detached garage that includes an ancillary habitable room, landscaping and is accessed off a private drive with parking in line with Lincolnshire County Council’s Design Approach; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.
- 4.12 As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application.
- 4.13 **Heritage Lincolnshire**
- 4.14 Archaeological background: The proposed site lies in an area of archaeological interest. Pickworth is listed in the Domesday Survey of 1086, indicating that it was an established settlement by the Late Saxon period. Part of the parish of St. Andrew dates from at least the 14th century.
- 4.15 Development in the area could disturb previously unknown archaeological finds and features which could further our knowledge of the development of this area.
- 4.16 Recommendation: It is considered that the site offers a potential for archaeological remains to be encountered during development. Therefore, it is recommended that the developer should be required to commission a Scheme of Archaeological Works, according to a written scheme of investigation to be agreed with, submitted to and approved by the local authority. Initially I envisage that this would involve monitoring of all groundworks, with the ability to stop and fully record archaeological features.

- 4.17 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part), in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.' National Planning Policy Framework (2025) Section 16, para 218
- 4.18 **SKDC Tree Officer**
- 4.19 The site occupies a prominent position within the village and is subject to clear public views. Historically, it has comprised an open area containing scattered trees that make a contribution to local character and visual amenity.
- 4.20 The submitted Arboricultural Impact Assessment (AIA) dated 19 December 2025 is guessed to be read in conjunction with the existing site plan; however, it is noted that notation H is omitted. This omission calls into question the accuracy and reliability of the submitted information.
- 4.21 The proposal identifies the removal of trees T2 to T7, groups G1 and G2, and hedge H3, together with the partial removal of hedge H2.
- 4.22 Built development is proposed within the Root Protection Area (RPA) of retained tree T1, contrary to the general principles of BS5837, which seek to ensure that RPAs remain free from construction activity in order to safeguard long-term tree health and viability.
- 4.23 BS5837 requires that due consideration is given to future tree growth, ultimate canopy spread, and below-ground requirements when assessing the suitability of tree retention in relation to development. These matters have not been adequately addressed within the submitted AIA.
- 4.24 By way of example, the report proposes the retention of tree T7 (ash), which has a mature height of approximately 21 metres and a crown spread of circa 12 metres. When assessed against the proposed layout, it is evident that the future canopy spread would directly conflict with the proposed building footprint. This indicates that the tree has been incorrectly categorised as suitable for retention and would be likely to come under pressure for excessive pruning or removal post-development, contrary to the objectives of BS5837.
- 4.25 This issue is replicated across the site, where retained trees are shown in close proximity to built form and private amenity areas. It is therefore anticipated that, once realistic allowances for future growth and required offsets are applied, the residual developable and amenity space would be insufficient to support the reasonable long-term retention of trees in accordance with BS5837.
- 4.26 By reason of its prominent location within the village core and its historic character, the site makes a positive contribution to local area with existing trees forming an important component of the street scene. The proposed development is suggested to result in the loss of this openness, introducing built form that would be visually intrusive in public views from the village street. As such, the proposal would cause harm to the character and appearance of the area, contrary to the aims of Paragraph 136 of the National Planning Policy Framework, which seeks to conserve and enhance tree lined streets.
- 4.27 It is suggested that a realistic assessment of tree retention be carried out, demonstrating viable retention of the living history of the location acknowledging the importance of the local character. With these constraints the potential development land could be ascertained.
- 4.28 *Additional Comments following tree survey dated 19 December 2025.*

- 4.29 The submitted tree survey identifies T2 and H2 as significant trees which make a strong contribution to public amenity. National planning guidance advises that this assessment should take account not only of present value, but also of likely future contribution. In this case, that future contribution does not appear to have been adequately considered, resulting in an underestimation of the public amenity value of those trees. Both T2 and H2 are proposed for removal to facilitate the development. Their loss would remove established landscape features that make a positive contribution to the character and appearance of the site and its surroundings, and this weighs against the proposal.
- 4.30 The purpose of a BS5837 tree survey is to inform the design process by identifying existing trees as a material constraint and guiding the preparation of a layout that properly responds to their retention. Whilst the survey identifies the amenity value of T2 and H2, the submitted layout does not appear to have responded appropriately to those constraints, instead prioritising built form over the retention of significant trees. The proposal is therefore not considered to reflect the objectives of BS5837:2012 and is contrary to paragraph 135 of the National Planning Policy Framework, which seeks to secure well-designed places that respond positively to local character and the natural environment.
- 4.31 In respect of the proposed landscaping, the species identified on the submitted drawing appear more characteristic of shrub planting than replacement trees capable of providing meaningful long-term arboricultural, visual, and public amenity benefits. Furthermore, the spacing shown is insufficient to accommodate planting of a scale and form capable of reasonably mitigating the loss of the existing trees. As such, the proposed landscaping is not considered to provide adequate replacement planting to offset the harm arising from the removals.
- 4.32 Conclusion: Overall, the submitted information indicates that the proposal would result in the removal of the site's principal trees, with limited evidence that the layout has been designed to avoid or satisfactorily respond to identified arboricultural constraints. The replacement planting shown is also insufficient to provide a comparable long-term contribution to public amenity and landscape character, being constrained by the layout rather than derived from a robust landscaping strategy. For these reasons, the proposal would give rise to significant arboricultural and landscape harm and is not considered to represent good design, contrary to paragraph 135 of the National Planning Policy Framework.

5 Representations as a Result of Publicity

- 5.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 30 letters of representation have been received. The points raised can be summarised as follows:
- 5.1.1 Objections to the impact on the character and appearance of the street scene
 - 5.1.2 Objections to the design on the basis of its scale and height
 - 5.1.3 Objections to the design on the basis of it being out of character with the local vernacular
 - 5.1.4 Objections to visual impact resulting from loss of hedges and trees
 - 5.1.5 Objection to loss of habitat
 - 5.1.6 Objection to the combined visual impact of two buildings on site
 - 5.1.7 Objections regarding potential overlooking and overshadowing of neighbours
 - 5.1.8 Concerns regarding impact on access and parking arrangements in the village centre

- 5.1.9 Concerns regarding highways safety
- 5.1.10 Concerns regarding impact on surface and foul water drainage and flood risk
- 5.1.11 Concerns were raised regarding the potential for the garage to be an independent dwellinghouse, however this is not subject to the proposal being considered and would require planning permission.
- 5.2 Letter of support for the provision of housing, use of an infill plot and the design and materials.
- 5.3 Several comments allege noncompliance with the conditions/plans related to the previous approved appeal S21/0808 which granted outline planning permission. As this proposal is a separate Full planning application, it is not subject to any previously applied conditions, however the previous appeal is a material consideration in the determination of this application.
- 5.4 Claims have been made regarding the potential for protected species on site, however no evidence has been provided to support these claims.

6 Evaluation

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this case, the Development Plan comprises of the following documents:
 - South Kesteven Local Plan 2011-2036 (Adopted January 2020)
- 6.2 In addition, the Local Planning Authority have also adopted a Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021) and this document is a material consideration in the determination of planning application.
- 6.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2024) are also a relevant material consideration in the determination of planning applications.
- 6.4 As of March 2025, the Council are presently unable to demonstrate a 5-year supply of housing land and as a result, the policies most important for determining the application are deemed to be out-of-date by virtue of footnote 8 and paragraph 11d) of the Framework. Paragraph 11d) requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or where specific policies in The Framework, indicate that development should be restricted.
- 6.5 **Principle of the Development**
 - 6.5.1 As noted above, the principle of this development was previously established under S21/0808. Since this previous application was approved, the relevant National and Local Policies remain largely unchanged with the exception of the aforementioned lack of 5-year housing supply and the implementation of the biodiversity net gain regulations.
 - 6.5.2 Policy SD1 (The Principles of Sustainable Development in South Kesteven) sets out the overarching obligation for development proposals to minimise its impact on climate change and contribute towards a strong, stable and more diverse economy. The policy requires

consideration of a number of issues including the impact of development on climate change, minimising the need to travel, avoiding areas of flood risk and giving rise to pollution, encourage the use of previously developed or vacant land, and enhancing the District's character.

6.5.3 Policy SP1 sets out the spatial strategy for the district to deliver sustainable growth and directs new development towards the four market towns (Grantham, Market Deeping, Stamford and Bourne), with larger villages providing a supporting role in meeting the development needs of the district. Policy SP2 identifies Pickworth as a 'Smaller Village'. It goes on to state that in smaller villages, development will be supported in accordance with Policy SP3, SP4 and all other relevant policies, where development will not compromise the village's nature and character.

6.5.4 As the site is within the centre of the village area, Policy SP3 is most relevant. Policy SP3 states that infill development, which is in accordance with all other relevant Local Plan policies, will be supported provided that:

- a. it is within a substantially built up frontage or re-development opportunity (previously development land);
- b. it is within the main built up part of the settlement;
- c. it does not cause harm or unacceptable impact upon the occupiers amenity of adjacent properties;
- d. it does not extend the pattern of development beyond the existing built form; and it is in keeping with the character of the area and is sensitive to the setting of adjacent properties.

6.5.5 As noted above, the principle of a dwellinghouse within this site has been established at appeal under S21/0808. The site is considered to comply with criteria a and b of Policy SP3 due to the built form surrounding the site and location within the centre of the village. Criteria c and d of the policy relate to the impact of the proposal on the character and appearance of the area, and impact on the residential amenities of neighbouring occupiers, which are discussed in turn as follows. Subject to site specific impacts, the development of a dwelling in this location is acceptable in principle.

6.6 **Impact on the character and appearance of the area**

6.6.1 It is noted that objections have been received to the proposal on the basis of the impact it would have on the character and appearance of the area, as a result of its scale and design, the loss of hedging and trees, and the introduction of a detached garage to the rear of the site.

6.6.2 The proposed dwelling would have a generally rectangular footprint with a gable-ended chalet design, with the upper floor being contained within the roofspace. The main dwelling would have a two storey projection on the west side, and single storey projection on the east side. It would be built from Lincolnshire limestone with stone quoins, with red clay roof tiles and aluminium windows. The proposed garage would be built from similar materials with a red brick plinth at the base of the walls.

6.6.3 The proposed dwellinghouse would measure approximately 7.2m high from ground level, with the two storey and single storey wings would measure approximately 6.2m and 4.0m from ground level respectively.

6.6.4 Pickworth is a small rural settlement, with a mixture of dwellings of varying styles ranging from single storey bungalows to full two storey dwellings with rooms in the roof. The material

palette is a mixture of older limestone buildings with clay tiles, and more contemporary dwellings with a mixture of brick and roof materials.

- 6.6.5 The proposed dwelling appears to be designed to reflect the two nearest dwellings on Shepton Lane, The Old Post Office and Ash Tree Cottage. The neighbour objections regarding design and scale are noted, however it is the officer's assessment that the proposal would visually reflect its surroundings in a positive manner. Its height is similar to that of the dwellings it would be viewed in the context of, and its material palette would be in keeping with the dwellings in its vicinity. The footprint of the building would be modest, and significantly smaller than many of the dwellings in the area, with ample land left as garden.
- 6.6.6 The proposed garage is located at the rear of the site, allowing access onto the private drive to the east of the site. As above, notwithstanding the received objections, the proposed garage is considered to be proportional to the dwelling and the site, with an appropriate palette of materials.
- 6.6.7 One of the primary areas of concern raised during the consultation process was regarding the loss of trees and hedges on site. It was noted during the site visit that the land is bound by high hedging, with several trees of varying sizes located within the site. It is acknowledged that the removal of the hedges and trees would result in a substantial change in the appearance of the site, however substantial change is not necessarily harmful, and the proposal includes a limestone boundary wall with a new hedgerow planted behind, bounding the majority of the site. This wall considered to be a positive design element that would be in keeping with the village's character and help assimilate the site into its surroundings.
- 6.6.8 Whilst the change would be substantial, the fallback position is that this hedge is not subject to protection under the Hedgerow Regulations 1997 as they are not in the open countryside. As such they could be removed without requiring consent from the local authority. Similarly the trees to be removed are not subject to any Tree Preservation Order, nor are they within a conservation area, and could also be removed without consent from the Local Authority. This would have potential implications regarding Biodiversity Net Gain, which are discussed later in this report.
- 6.6.9 Despite this, trees and planting can make a notable contribution to a development proposal particularly in terms of assimilation into the streetscene. The SKDC tree officer raised objections to the loss of trees on the basis of the impact it would have on the streetscene. Notwithstanding this objection, the development proposal is accompanied by a landscaping scheme that shows substantial shrub planting replacement trees and replacement hedge around the boundaries of the site which is considered to be sufficient to offset any visual harm resulting from the loss.
- 6.6.10 Taking the above into account, it is considered that the proposed dwelling and garage would be in keeping with the character of the village and the streetscene. The loss of the hedging and trees is noted, but is not considered to amount to harm to character of the streetscene subject to conditions requiring with the submitted landscaping and planting details. The proposal would therefore be in accordance with SKDC Local Plan Policy DE1 and NPPF Section 12 in this regard.

6.7 **Impact on neighbours' residential amenities**

- 6.7.1 Objections were received raising concern regarding the potential for overlooking and loss of light.
- 6.7.2 The proposed dwelling would be approximately 9m from the nearest dwelling, The Old Post Office, and the proposed garage would be a similar distance from the neighbouring Ash Tree Cottage. All other neighbours would be a substantial distance away from the proposal.
- 6.7.3 Notwithstanding the received objections, the proposed dwellinghouse would include no windows on the side elevations facing neighbours, and as such create no realistic viewing angles over neighbours primary windows and amenity spaces. The proposed front and rear windows would be such a distance and angle from neighbours' windows and amenity spaces as to cause no unacceptable level of overlooking. It is considered that the proposed dwelling would itself not be unacceptably overlooked or overshadowed by neighbours.
- 6.7.4 In terms of visual impact and loss of light, the developer has illustrated compliance with the 25 degree rule as detailed in the Rutland and South Kesteven Design Guidelines. The bright limestone materials and the design and orientation of the proposed dwellinghouse mean that its visual bulk and impact to neighbours would be limited.
- 6.7.5 Loss of light resulting from the proposed dwellinghouse, would be at a very low level by virtue of the dwelling's location, being due northeast of the nearest neighbours, and approximately 20m from the nearest neighbour to the north, Home Farm.
- 6.7.6 The proposed garage would cause no unacceptable loss of light, privacy or visual impact as a result of its single storey nature and the absence of upper floors/windows.
- 6.7.7 Neighbour objections were received regarding the living space in the garage, and concern was expressed regarding the potential for use as an independent dwelling. The inclusion of living space within the proposed garage is considered to result in little material impact due to its small size and could be conditioned to ensure a functional relationship with the host dwelling.
- 6.7.8 Taking the above into account, it is considered that subject to conditions, the proposal would result in no unacceptable impact to neighbours residential amenities in accordance with SKDC Local Plan Policy DE1 and NPPF Section 12.

6.8 Highway issues

- 6.8.1 Neighbour comments were received raising objections in terms of highway safety, suitability of the access, and the impact the proposal would have during construction as a result of deliveries and construction vehicles making use of the highway.
- 6.8.2 Whilst this is understood, the anticipated level of construction activity for a single dwelling is not anticipated to be at such a level as to result in unacceptable harm to safety and accessibility of the public highway.
- 6.8.3 The proposed private drive that serves Brambles and Pickworth Grange would serve three dwellings, and it is noted that the proposed access point from the proposed dwelling would be on the outside of the bend, allowing a level of visibility towards its neighbours and Village Street.
- 6.8.4 Objections were received to the inclusion of living space within garage on the basis that this would limit parking availability. Notwithstanding this, the proposed gravel parking area

allows for room for vehicles to enter and leave the site in forward gear, and would provide ample parking for a dwelling of this scale.

6.8.5 Lincolnshire County Council Highways were consulted and returned no objections to the proposal. Considering the scale of the proposed development, if during any construction vehicles or materials result in nuisance/harm to users public highway, it would be appropriately controlled and enforced by other legislation via Lincolnshire County Council Highways or the police, and it is not considered necessary or reasonable to condition restrictions on vehicular movements or deliveries.

6.8.6 With regard to the highways impact of the proposed dwelling itself, it is considered that the proposed access and visibility are acceptable and would not result in any unacceptable impact to highways safety. Similarly the proposed parking and turning provision is considered to be adequate for a dwelling of this size.

6.8.7 Taking the above into account, it is considered that the proposal is in accordance with SKDC Local Plan Policy ID2 and NPPF Section 9.

6.9 **Sustainability and Climate change**

6.9.1 As above, the proposal comprises the erection of a dwellinghouse within the main built-up part of a settlement and is considered to be sustainable in principle.

6.9.2 Notwithstanding this, SKDC Local Plan Policy SB1 states that all development proposals will be expected to mitigate against and adapt to climate change, to comply with national and contribute to local targets on reducing carbon emissions and energy use unless it can be demonstrated that compliance with the policy is not viable or feasible.

6.9.3 As part of the accompanying design and access statement, a short sustainability statement has been provided detailing methods of increasing energy efficiency, rainwater harvesting and water usage reduction, along with provision of a car charging point and solar panels on the proposed garage. The indicative statement is considered to be acceptable in principle, and subject to full details secured by condition, the requirements of policy SB1 are considered to be satisfied.

6.9.4 It is then considered reasonable to condition that the proposal is completed in accordance with these details to ensure compliance with policy SB1, subject to these conditions, the proposal is considered to be in accordance with the principles of Local Plan Policy SD1, SB1 and NPPF Section 14.

6.10 **Biodiversity and Self-Build Provision**

6.10.1 The developer has stated on the submitted application form that the proposed dwelling would be a self-build unit, and therefore would be exempt from the Biodiversity Net Gain (BNG) regime. It is considered reasonable to condition that the dwelling be constructed and occupied in accordance with the Self-Build Regulations in the interest of securing this exemption and the positive contribution towards the district's supply of self-build units.

6.10.2 Notwithstanding the exemption from BNG, the SKDC Local Plan Policy EN2 states that:
Planning permission will be refused for development resulting in the loss, deterioration or fragmentation of irreplaceable habitats, including ancient woodland and aged or veteran trees, unless the need for, and benefits of, the development in that location clearly outweigh the loss or harm.

- 6.10.3 The submitted site layout plan shows that habitat on site would be affected, particularly through the removal of several trees and the surrounding hedges. Strong neighbour and parish objections were raised to this loss. This objection was also raised by the SKDC Tree Officer.
- 6.10.4 Acknowledging this loss, as noted above, the trees and hedges to be removed are not subject to any specific form of protection, and could be removed without any consent being required from the local planning authority. As the site is exempt from the requirements of biodiversity net gain by virtue of its self-build nature, there is no legal requirement to ensure 10% gain of habitat on site.
- 6.10.5 Also as noted above, the development proposal is accompanied by a landscaping scheme which details shrubs, hedges and trees to be planted as part of this proposal. The details submitted are considered to be sufficient and would help to offset any habitat harm resulting from the proposal. It should also be noted that all of the standard statutory protections for protected species apply, and then the onus would be on the developer to ensure that nesting birds or any other protected animals are not harmed in the process of development.
- 6.10.6 Taking the above into account and subject to the aforementioned condition, it is considered that the proposal would be in accordance with SKDC Local Plan Policy EN2 and Section 15 of the NPPF.

6.11 **Flood Risk and Drainage**

- 6.11.1 It is noted that neighbour objections were received raising concerns Over the potential flood risk impact and surface water drainage implications of the proposal alongside objections to foul water drainage due to limitations on local foul water infrastructure.
- 6.11.2 Notwithstanding the objection regarding flooding the site is not within a designated flood zone and as part of this application Lincolnshire County Council Sustainable Drainage Systems team were consulted and returned no objections to the proposal on the basis of flood risk. The proposal is therefore considered to be compliant with SKDC local Plan policy EN5 and NPPF Section 15 in this regard.
- 6.11.3 With regards to foul drainage, it is noted that Pickworth is in within an area of a standing objection from Anglian Water on the basis of foul water capacity. However for a single site foul water drainage is controlled by building regulations. There is a legal right of connection for any premises to the foul mains infrastructure, and should local capacity not be sufficient this could be adequately solved with package treatment plant or other foul water mitigation measures.

7 **Crime and Disorder**

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

8 **Human Rights Implications**

- 8.1 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.

9 **Conclusion**

- 9.1 Taking the above into account, it is concluded that the proposed development would be acceptable in principle, and would not have any unacceptable adverse impacts on the character of the area or neighbouring amenity. Therefore, the proposed development would be in accordance with Policy SP2, SP3 and DE1 of the adopted Local Plan. As such, the proposed development would be in accordance with the adopted Development Plan, when taken as a whole, and the balance of material considerations, including the tilted balance, would also weigh in favour of the grant of planning permission.

10 Recommendation

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

Time Limit

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following list of approved plans:
- i. Proposed Site Plan – dwg no PK 002 – received 22/01/2026
 - ii. Detached Cottage Floor Plans – dwg no. PK 003 – received 22/01/2026
 - iii. Detached Cottage Elevations – dwg no. PK 004 – received 22/01/2026
 - iv. Detached Cottage Section – dwg no PK 005 – received 22/01/2026
 - v. Detached Cottage Sectional Elevation – dwg no. PK 006 – received 22/01/2026
 - vi. Garage Floor Plan and Section – dwg no. PK 007 – received 22/01/2026
 - vii. Garage Elevations – dwg no. PK 008 – received 22/01/2026
 - viii. Garage Sectional Elevation – dwg no. PK 009 – received 22/01/2026
 - ix. Boundary Elevation Facing East – dwg no. PK 010 – received 22/01/2026
 - x. Boundary Elevation Facing West and North – dwg no. PK 011 – received 22/01/2026
 - xi. Boundary Elevation Facing South – dwg no. PK012 – received 22/01/2026

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 be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved Written Scheme of Investigation.

Reason: To provide satisfactory opportunity to record the archaeological features on the site, as required by Policy EN6.

During Building Works

3. During building works, the development shall be undertaken in accordance with all tree protection measures as described in the submitted tree report:

Arboricultural Report and Impact Assessment to BS 5837:2012, dated 19th December 2025, Prepared by Watson Lindsey Arboriculture.

Reason: To prevent unnecessary damage to existing trees and in accordance with Policies EN2 and DE1 of the adopted South Kesteven Local Plan.

Before The Development Is Occupied/Brought Into Use

4. Before any part of the development hereby permitted is first occupied / brought into use, a sustainable building measures statement to include details of energy/carbon performance and provision of car charger port/s is to be submitted and approved in writing. The approved sustainable building measures statement shall be completed/implemented in full.

Reason: To ensure that the development mitigates against and adapts to climate change, in accordance with Local Plan Policy SB1 and SD1.

5. 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, approved drawings and in the "Planning Design and Access Statement (received 22/01/2026) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

6. 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 submitted soft landscaping details.

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1 and EN2 of the adopted South Kesteven Local Plan.

Ongoing Conditions

7. The outbuilding hereby permitted shall only be occupied for residential purposes which are ancillary and/or incidental to the residential use of the hereby approved dwelling. The building shall not be let, leased, sold, split in title, or otherwise occupied such as to constitute the formation of an independent/separate dwelling or holiday let planning unit. Separate utilities, utility meters, oil tanks or septic tanks shall not be installed. Separate vehicle access, parking or garden areas shall not be created/demarcated. A separate postal address shall not be created for the annexe.

Reason: The establishment of a further independent dwelling on this site could give rise to conditions detrimental to the amenities and privacy of both the approved dwelling and proposed accommodation.

8. The residential unit in the development hereby permitted shall be constructed as a self-build or custom housebuilding dwelling within the definition of self-build and custom housebuilding housing in the Self-build and Custom Housebuilding Act 2015
- The first occupation of the Unit shall be by a person or persons who had a primary input into the design and layout of the unit.
 - South Kesteven District Council shall be notified of the persons who intend to take up first occupation of the Unit at least one month prior to first occupation.

Reason: To secure the use of the land for custom and self-build housing only.

9. Within a period of five years from the first occupation of the final dwelling/unit of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, that 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.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

Standard Note(s) to Applicant:

1. In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.

2. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be South Kesteven District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply: Self Build Exemption.

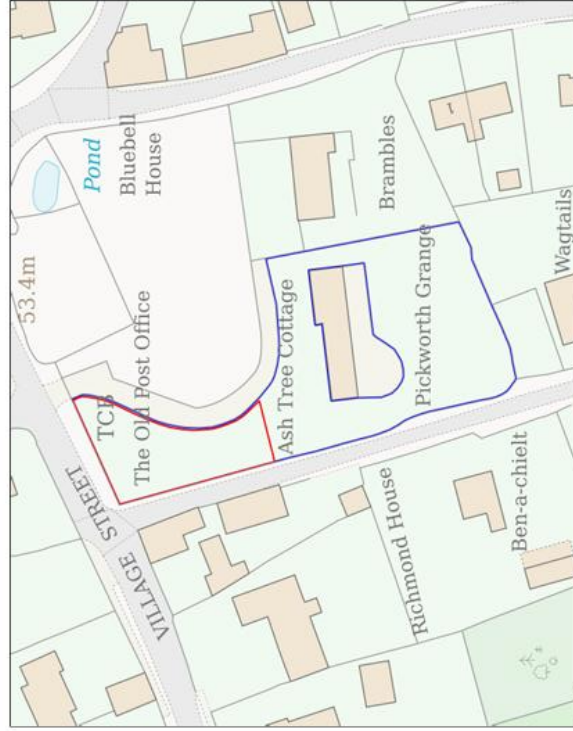
Site Location Plan



Location Plan
Site Address: Pickworth Grange, Village Street, Pickworth, NG34 0TD

Date Produced: 21-Jan-2026

Scale: 1:1250 @A4



Planning Portal Reference: PP-14595544v1



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