



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

6 August 2026

S26/0356

Proposal:	Creation of 2no. parking spaces to front of property
Location:	5 Corby Road, Bitchfield, Lincolnshire, NG33 4DU
Applicant:	Mr P Smith
Agent:	Ms C Dobson
Application Type:	Full Planning Permission
Reason for Referral to Committee:	South Kesteven District Council are the owners of the property
Key Issues:	Impact on the character of the area Impact on highway

Report Author

Julie Carrole, Assistant Development Management Planner



01476 406431



Julie.carroll@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Lincrest

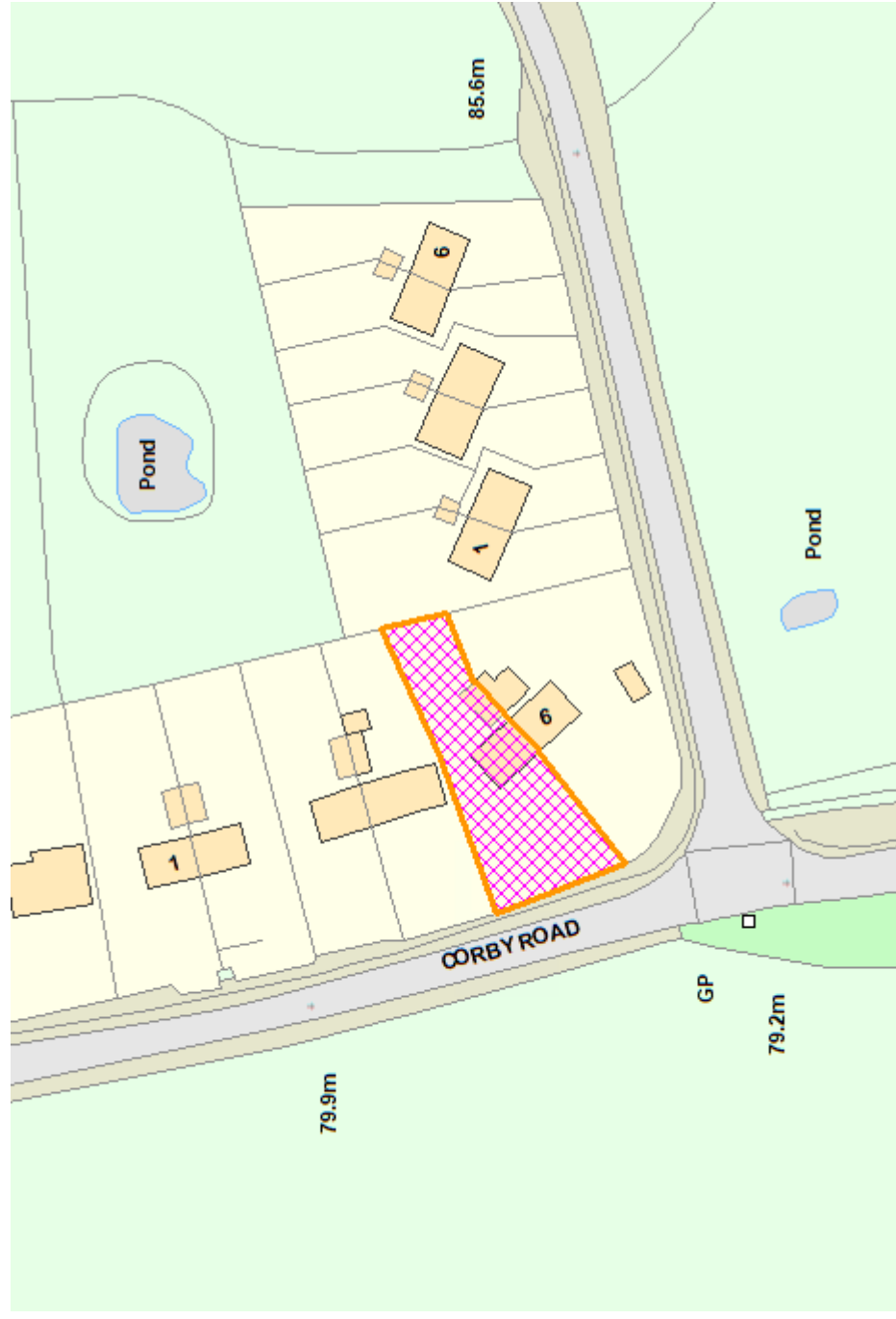
Reviewed by:

Miranda Beavers – Principal Development
Management Planner

29 July 2026

Recommendation (s) to the decision maker (s)

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



Key



**Application
Boundary**



1 Description of Site

- 1.1 The site is situated on the main road through the village, it is surrounded by similar house types. The property is located on a spacious plot and stands back from the highway. The property is a two-storey semi-detached dwelling. The garden slope down towards the highway and there are steps within the garden up to the dwelling. The boundary treatment is a mix of mature hedging and timber fencing.

2 Description of the proposal

- 2.1 The proposal is for the creation of a vehicular access to provide 2no. car parking spaces to the front of the host dwelling. The approximate dimensions for the access would be 6.0m in width and 5.0m in depth.

3 Site History

- 3.1 No relevant site history

4 Relevant Planning Policies and Documents

- 4.1 SKDC Local Plan (Adopted 2020)

Policy DE1 - Promoting Good Quality Design

Policy SD1 – The Principles of Sustainable Development in South Kesteven

National Planning Policy Framework (NPPF)

Section 9 - Promoting sustainable transport

Section 12 - Achieving well-designed places

5 Representations received as a result of publicity

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

6 Representations received

- 6.1 **LCC Highways (Highways Authority)**

- 6.2 No objections – The following informative note is requested: -

- 6.3 The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement.

- 6.4 **Parish Council**

- 6.5 No comments received.

- 6.6 **Ward Councillor**

- 6.7 No comments received.

7 Evaluation

- 7.1 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 adopted development plan comprises of the following documents:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020); and

- 7.2 The Local Planning Authority also have an adopted Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021) and this document is a material consideration in the determination of planning applications.
- 7.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2024) are also a relevant material consideration in the determination of planning applications.

8 Principle of development

- 8.1 The proposal relates to the creation of 2 car parking spaces to the front of the property. This proposal is considered to be acceptable in principle and in accordance with Policy SD1 (Principles of Sustainable Development in South Kesteven) of the adopted Local Plan subject to assessment against site specific criteria. These include the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers, and impact on highway safety, which are discussed in turn as follows.

9 Character and appearance of the area

- 9.1 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that to ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the street scene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area. Part 12 of the NPPF (Achieving well-designed places) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.
- 9.2 The proposal seeks to create a new vehicular access to provide 2no. off-road parking spaces to serve the host dwelling. Corby Road is the main road through the village. The applicants state that the new access would provide safe and secure parking for the occupants of the dwelling.
- 9.3 Some works have already commenced, including the removal of existing boundary treatments to facilitate the access, resulting in a more open frontage. Corby Road sits at a lower level than the garden of the host dwelling; excavation works are therefore required and were partially underway at the time of the officer's site visit.
- 9.4 There is a clear level difference between the highway and the garden. The proposed excavations would create a steep transition from the garden to the highway, and the submitted information does not clearly show how the garden would be graded to accommodate the parking spaces. While similar vehicular accesses exist along Corby Road, where gardens slope gently towards the highway, a detailed spot levels plan should be secured by condition to show the proposed grading and profiling of the garden area.
- 9.5 The proposed vehicular access would be visible from Corby Road. However, neighbouring dwellings already benefit from similar accesses, and the proposal would therefore not appear out of keeping within the street scene.

- 9.6 It is the Officers assessment that the access works would not cause such harm to the character and appearance of the area as to justify refusal of planning permission.
- 9.7 By virtue of the siting and materials to be used and subject to conditions the proposal would be in keeping with the host dwelling, street scene and surrounding context in accordance with the NPPF Section 12 and Policy DE1 of the Local Plan.

10 Neighbours' residential amenities

- 10.1 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that all development proposals will be expected to ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and provide sufficient private amenity space, suitable to the type and amount of development proposed. Paragraph 135 of the NPPF states that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 10.2 It is considered that the creation of a new access would cause no unacceptable visual impact to neighbours, nor any unacceptable level of overshadowing or loss of privacy.
- 10.3 Considering the nature of the proposal and adequate separation distances, it is considered that there would not be an unacceptable adverse impact on the residential amenities of the occupiers of the adjacent property in accordance with the NPPF Section 12 and Policy DE1 of the Local Plan.

11 Highway issues

- 11.1 Paragraph 116 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 11.2 The proposal involves the creation of vehicular access to the front of an existing dwelling including the creation of 2 off-road car parking spaces. The Highways Authority raised no objections to the scheme, and it is therefore not considered that this proposal would result in an unacceptable impact on highway safety in accordance with the NPPF Section 9.

12 Crime and Disorder

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

13 Human Rights Implications

- 13.1 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.

14 Conclusion

- 14.1 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 and 12) and Policy DE1 of the South Kesteven Local Plan. There are no material considerations that indicate otherwise although conditions have been attached.

- 15 RECOMMENDATION:** To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions.

16 Conditions

1. Time Limit for Commencement

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)

2. Approved Plans

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

Drawing No.H-647 Site Location Plan received 28 July 2026

Drawing No.H-0647 Proposed Block Plan - received 28 July 2026

Drawing No.H-0647 Existing and Proposed Plans received 28 July 2026

Unless otherwise required by another condition of this permission.

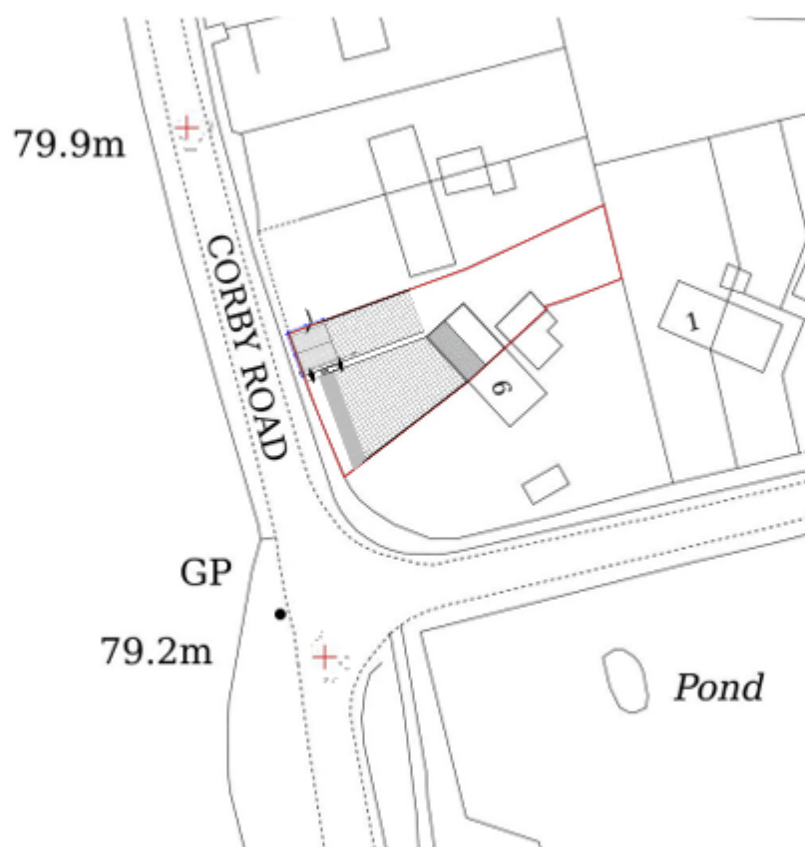
Reason: To define the permission and for the avoidance of doubt.

3. Prior to Occupation

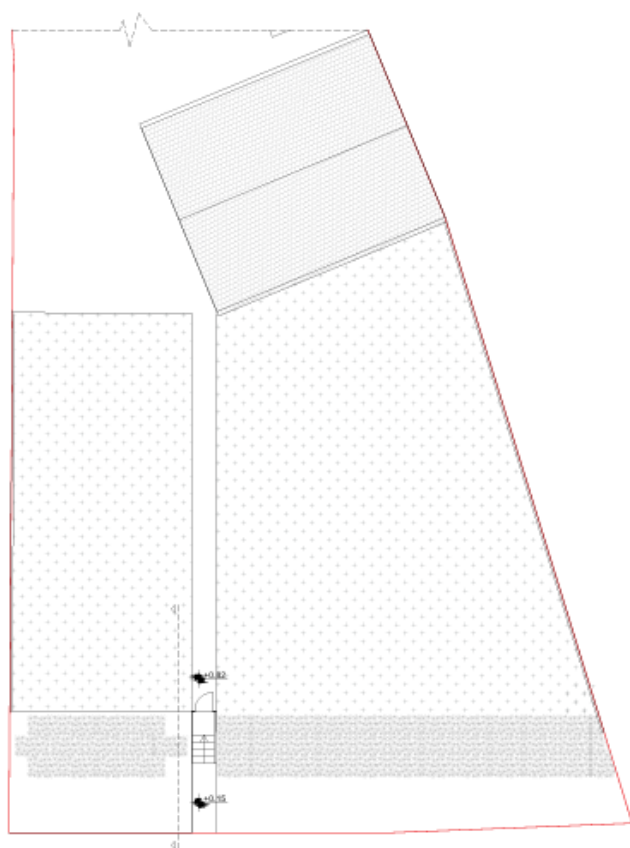
Before the parking spaces hereby permitted are first brought into use, the site shall be graded in accordance with a detailed site levels plan that shall first have been submitted to and approved in writing by the Local Planning Authority. The Plan shall clearly show the grading and profiling of the garden area and shall provide spot levels in relation to an off-site datum point.

Reason: To protect the visual amenities of the locality and maintain the character and appearance of the area in accordance with South Kesteven Local Plan Policy DE1.

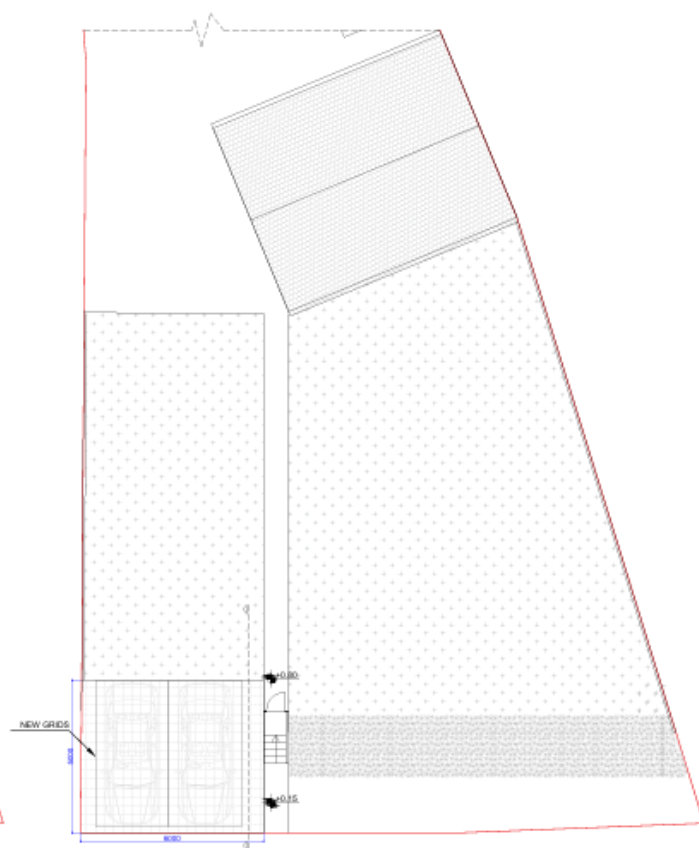
Site Location Plan



Existing and Proposed Layout



Existing Roof Plan



Proposed Roof Plan

Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable