



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

20 January 2021



### S20/0065

Proposal:	Construction of bungalow with detached garage, erection of boundary fencing, alterations to driveway.
Location:	31 Halfleet, Market Deeping
Applicant:	Mr Justin Carter
Agent:	Mr Justin Carter
Application Type:	Full planning permission
Reason for Referral to Committee:	Site is owned by the partner of a councillor
Key Issues:	Setting of heritage assets Character and appearance of the area Highway safety Drainage and flooding Residential amenity of neighbouring properties
Technical Documents:	Design, Access and Heritage Statement Flood Risk Assessment Minerals Assessment Report

#### Report Author

Steve Cadman, Development Management Planner



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**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Market and West Deeping**

**Reviewed by:**

Phil Jordan, Principal Planning Officer

5 January 2021

**Recommendation (s) to the decision maker (s)**

Approve subject to conditions



Key



Application  
Boundary



## 1 Description of Site

- 1.1 The site is part of the back garden belonging to an end-of-terrace house, located on the north-eastern side of the road. It is surrounded by neighbouring dwellings with their associated gardens on both sides and at the rear. Number 33 immediately adjacent the site is a grade II listed building, while Halfleet to the front is a classified road.

## 2 Description of proposal

- 2.1 The application proposes the construction of a detached bungalow in what is currently the back garden belonging to 31 Halfleet. This would have an elongated footprint which would be 20m deep by 7.1m wide at its widest point. It would be 6.4m high at its maximum, with a dual-pitched roof and with gabled dormers at its north-western side. It is to be constructed using a mixture of brickwork and render for the walls, with concrete interlocking tiles for the roof.
- 2.2 It would use the existing driveway at the south-eastern side of the house, but with a vehicle access located slightly further to the north-west, thus improving visibility for vehicles leaving the site. There would be a parking and turning area plus detached garage to the front of the proposed bungalow.
- 2.3 The proposal under consideration is an amended version of the one originally submitted, with the vehicle access moved to the north-west slightly, a parking space removed from the front of number 31 and an additional one added at the rear. This change was made in response to the concerns of officers about provision of adequate pedestrian visibility splays for the vehicle access to the site.

## 3 Relevant History

Reference	Proposal	Decision	Date
S04/1307	Erection of dwellinghouse	Refused	08/11/2004

## 4 Policy Considerations

- 4.1 **SKDC Local Plan 2011 - 2036**  
Policy SP1 - Spatial Strategy  
Policy SP2 - Settlement Hierarchy  
Policy SP3 - Infill Development  
Policy DE1 - Promoting Good Quality Design  
Policy EN5 - Water Environment and Flood Risk Management  
Policy EN6 - The Historic Environment  
Policy ID2 - Transport and Strategic Transport Infrastructure
- 4.2 **National Planning Policy Framework (NPPF)**  
Section 5 - Delivering a sufficient supply of homes  
Section 9 - Promoting sustainable transport  
Section 12 - Achieving well-designed places  
Section 14 - Meeting the challenge of climate change, flooding and coastal change

## 5 Representations Received

### 5.1 Historic Buildings Advisor (SKDC)

- 5.1.1 I am in receipt of details to the above proposal which involves the erection of bungalow with rooms in the roof on a narrow site to the rear of the existing house at No31 and within the rear garden to the property.
- 5.1.2 The existing site access onto the road is to be utilised to serve both the existing and proposed houses. Although the existing adjacent house at No 33 is a Grade II Listed building the proposed bungalow will be sufficiently remote to the rear of this property for it not to intrude on the setting to the latter. It will also be sufficiently set back from the road so that it will not have an impact on the street scene.
- 5.1.3 I can therefore see no objections to the proposal in this context.

### 5.2 Minerals And Waste Planning (LCC)

- 5.2.1 It is considered that having regard to the scale, nature and location of the proposed development, the applicant has demonstrated that in accordance with the criteria set out in Policy M11 of the Minerals and Waste Local Plan: Core Strategy and Development Management Policies (2016), the development is of a minor nature which would have a negligible impact with respect to sterilising the mineral resource, and also that prior extraction of the mineral would be impractical. Accordingly, the County Council has no safeguarding objections

### 5.3 Arboricultural Consultant (SKDC)

- 5.3.1 There are trees at and adjacent to the site which are a material consideration in the planning process. No arboricultural data is available on the SKDC website. If trees are impacted by this proposal then I would suggest that the applicant take professional arboricultural advice.
- 5.3.2 A tree survey and impact assessment report should be undertaken which should have regard to BS5837:2012 Trees in Relation to Design, Demolition and Construction. A tree protection scheme for any retained trees (including protection plan) should be submitted. A method statement should also be provided which should demonstrate how any potential impact on the trees may be mitigated e.g. with a no-dig method of hard surface construction.
- 5.3.3 Until the additional data is submitted it is difficult for me to comment further on this application and its potential to influence the surrounding trees

### 5.4 Market Deeping Town Council

[in response to the re-consultation on 30th October]

- 5.4.1 Members strongly object to this application due to the over-development of the site, compatibility with neighbouring properties and the visual appearance which would have a detrimental effect on the area.

[In response to the initial consultation on 26th June]

5.4.2 Market Deeping Town Council has no material objections to this proposal.

5.4.3 It does, however, have a number of concerns regarding the overall size and height of the proposed property as it considers that the development is too large for the plot size. It also has concerns regarding the potential extra vehicle movement onto Halfleet. The Council recognises that there is a need for more bungalows within the Town but would prefer to see this development restricted to a single floor dwelling rather than a chalet-type.

## 5.5 **LCC Highways & SuDS Support**

5.5.1 Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority: Does not wish to restrict the grant of permission.

5.5.2 No objection to dwelling and alterations to driveway as per drawing JCD20-003 Rev B. The minimum visibility at 31 Halfleet is below the recommended guidelines set out in Manual for Streets, however, there are several similar junctions with reduced visibility in close proximity and there have been no recorded PIAs at these locations. It is therefore not considered that this proposal would result in an unacceptable impact on highway safety.

5.6 Highway Informative 06

5.6.1 This application is a minor application and it is the LPA's responsibility to satisfy themselves that the risk from surface water flooding is acceptable. It is noted that the proposal is located in an area at risk from surface water flooding. We therefore suggest that, to assist the LPA, a Flood Risk Statement is submitted which considers this risk and any necessary mitigation.

[LCC also recommended the addition of two informatives relating to construction of the vehicle access. These have been appended as advised]

## 6 **Representations as a Result of Publicity**

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 7 letters of representation have been received. The points raised can be summarised as follows:

- 1) It would overlook neighbouring properties.
- 2) It would cause loss of light to neighbouring properties, including compromising the use of their gardens including for growing fruit and vegetables.
- 3) It would cause noise and nuisance, harming neighbours' residential amenity.
- 4) It would harm property values.
- 5) Construction would cause noise and disruption.
- 6) The information provided with the application does not show the "right of way" access to the rear of no. 29.
- 7) The narrow width of the plot results in a compromised design, including a double garage of insufficient width and insufficient headroom in the upper floor of the proposed bungalow.
- 8) The application does not include information about the routing of the electricity supply for the new dwelling.

- 9) The proposal would compromise any future development of the land at the rear of nos. 25, 27 and 29; this could otherwise provide additional dwellings which would be more sympathetic to the area, and would allow for a better vehicle access (including pedestrian footpath) at the north-western side of no. 25.
- 10) The proposal should incorporate an access route to the rear of nos. 25, 27 and 29 allowing this area to be developed in future.
- 11) The additional vehicles using the driveway would result in increased conflicts with pedestrians at the highway boundary.
- 12) Concerns about the location and durability of the renewed fence between nos. 31 and 33.
- 13) Concerns that the drainage and services supply under the driveway could impact the foundations and damp proofing of no. 33.
- 14) Concerns that surface water might drain towards no. 33.
- 15) The proposed vehicle access at the side of no. 33 would have poor visibility, including of pedestrians passing along the pavement, causing harm to highway safety.
- 16) Information accompanying the application [in the design and access statement] describes the site as being adjacent to Forge Court, which is incorrect and therefore ignores impacts on neighbours' gardens.
- 17) The proposed new bungalow would be out of keeping with the character of the area.
- 18) It would harm the setting of the listed building next door.

## **7 Evaluation**

### **7.1 Planning History**

- 7.1.1 In 2004 under application number S04/1307, planning permission was refused for a new dwelling at number 31 Halfleet. The proposal was two storeys high and located towards the front (in between nos. 31 and 33) rather than at the rear. The application was refused on grounds that it would be harmful to the setting of the adjacent listed building, and detrimental to highway safety (due to limited visibility southwards).

### **7.2 Principle of development**

- 7.2.1 Local Plan Policy SP1 sets out the spatial strategy for the District, with the majority of growth focused on the four market towns (including the Deepings), but with identified "Larger Villages" providing a supporting role.
- 7.2.2 Local Plan Policy SP2 defines the settlement hierarchy and states that development that supports the role of Market Deeping as a market town will be allowed, provided it does not compromise its nature and character. It also states that priority will be given to sustainable sites within the built up part of the town and does not preclude the use of greenfield land nor sites that are not allocated in the plan.
- 7.2.3 Local Plan Policy SP3 defines and deals with infill development, stating that this will be supported in locations such as Market Deeping provided that it meets the following criteria:
  - a) a. it is within a substantially built up frontage or re-development opportunity (previously development land);
  - b) b. it is within the main built up part of the settlement;

- c) c. it does not cause harm or unacceptable impact upon the occupiers amenity of adjacent properties;
- d) 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.

7.2.4 The NPPF para 68.c) states local planning authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.

7.2.5 The site is accessed through a substantially built up frontage, located within the main part of the settlement, and it does not extend the pattern of development beyond the existing built form. It is therefore considered to qualify as infill development, as defined by this policy. The proposal is therefore acceptable in principle, subject to its impacts on residential amenity and on the character of the surrounding area being acceptable (discussed below).

7.2.6 Taking the above into account, the principle of development of this site is acceptable and in accordance with Local Plan Policies SP1, SP2, SP3, and NPPF Section 5. Specific environmental and technical issues, which support this conclusion, are discussed in detail in the following sections below.

### 7.3 **Impact on heritage assets and on the character and appearance of the area**

7.3.1 Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess as well as the desirability of preserving or enhancing the character or appearance of conservation areas. Any adverse effect on a heritage asset, even if slight or minor, would not preserve the asset or its setting. Case law has established that considerable importance and weight must be attached by the decision maker to the desirability of preserving the setting of heritage assets when balancing harm against public benefits.

7.3.2 Local Plan Policy EN6 seeks to protect and enhance heritage assets and their settings in keeping with the policies in the National Planning Policy Framework.

7.3.3 The NPPF is very clear that great weight should be given to the conservation of designated heritage assets and the more important the asset, the greater the weight should be. If harm is identified, there are two policy tests in the NPPF:

- i) i. Proposals which would result in substantial harm should be refused unless it can be demonstrated that it is necessary to achieve substantial public benefits that outweigh the harm.
- ii) ii. Where a proposal would 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. Although substantial and less than substantial harm are a matter of judgement the NPPG advises that substantial harm is a high test and

is most likely to be applicable where a fundamental element of a heritage asset's special interest is seriously compromised.

- 7.3.4 Local Plan Policy DE1 requires development to make a positive contribution to the character of the area, avoiding harm to the streetscene. This is consistent with NPPF Section 12 (Achieving well-designed places) which amongst other things states that developments should be visually attractive as a result of good architecture, layout and effective landscaping.
- 7.3.5 The proposed new dwelling would be set well back from any public highway, and also from the listed building at number 33, so it would not be harmful to either the street scene, or the setting of the listed building. In particular, I note the comments of the Council's Conservation Consultant, who has not raised any objections. Backland development has taken place in the surrounding area, notably in the case of Forge Court to the south-east, so it is not considered that the proposal would be out of keeping with the pattern of development in the area.
- 7.3.6 By virtue of the design, scale and materials to be used, the proposal would not cause harm to the setting of the listed building or the character of the area in accordance with the NPPF Sections 12,16 and Policies DE1, EN6 of the South Kesteven Local Plan.
- 7.4 **Impact on residential amenity (of neighbours)**
- 7.4.1 Local Plan policy DE1 requires all development proposals 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. This is consistent with NPPF section 12 (Achieving well-designed places) which amongst other things states that development should create places with a high standard of amenity for existing and future users.
- 7.4.2 The proposed new bungalow would be set back sufficiently from any neighbouring dwelling that it would not harm residential amenity by being overbearing, or causing an unacceptable loss of light to windows in nearby houses.
- 7.4.3 The proposed dormer windows in the north-west facing roof slope would look out over the back gardens belonging to nos. 25-31 and the houses on Dovecote Road beyond. Although there would be some loss of privacy, these windows would not overlook the most important parts of the gardens belonging to nos. 25-31 to the immediate rear of these houses, so the impact here would remain within acceptable limits. The back gardens of the houses on Dovecote Road would be more than 25m away, while the rear elevations of the houses themselves would be more than 35m away, so it is not considered that there would be significant harm to privacy here either.
- 7.4.4 The proposed roof lights in the front roof slope would be located sufficiently high up that they would not overlook the houses and gardens to the front of the site, while the roof lights at the rear would be set sufficiently back from the houses and gardens on Chestnut Way to the north-east that they would not harm privacy either.

- 7.4.5 The proposed bungalow would be located relatively close to the north-western elevations of the houses on Forge Court. The south-east facing roof slope as proposed is blank, and I have recommended a condition removing permitted development rights to install new dormers or roof lights, to protect the privacy of these neighbouring dwellings in future.
- 7.4.6 Given the narrow nature of the plot, the bungalow would undoubtedly cause some loss of light to the gardens on either side, and this may affect the type of plants or trees that can be grown there. However, given that it would not affect the most important part of the gardens to the immediate rear of the houses, this impact is not considered to be sufficiently large as to justify a refusal.
- 7.4.7 The proposal would be likely to increase the number of comings and goings of vehicles along the driveway between nos. 31 and 33. Whilst this would result in some increase in noise and disturbance, it is not considered that the noise and disturbance generated by a single dwelling would significantly harm the residential amenity of these neighbouring properties, or provide sufficient grounds for a refusal.
- 7.4.8 Taking into account the scale and nature of the proposal, and adequate separation distances, there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the NPPF Section 12, and Policy DE1 of the South Kesteven Local Plan.

## 7.5 **Living conditions (of future occupants)**

- 7.5.1 NPPF section 12 requires planning decisions to create places with a high standard of amenity for existing and future users. Local Plan policy DE1 states that development proposals are expected to provide sufficient private amenity space, suitable to the type and amount of development proposed.
- 7.5.2 All of the rooms in the living space on the ground floor of the bungalow would be of an adequate size, with satisfactory amounts of natural light and an acceptable outlook. There would be a usable amount of outdoor amenity space with reasonable levels of privacy. Although the location of bedrooms within the roof space would result in some compromises as regards headroom and outlook, overall it is considered that the proposal would provide satisfactory living conditions for future occupiers, as required by NPPF section 12 and local plan policy DE1.

## 7.6 **Highway issues**

- 7.6.1 Local Plan Policy ID2 deals with transport issues, requiring that new developments should not severely impact on the safety and movement of traffic on the highway network. This policy is consistent with NPPF section 9 (Promoting Sustainable Transport) which amongst other things states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposal includes 3 onsite parking spaces for the new bungalow, with 2 parking spaces for number 31. Following amendments to the site plan, the vehicle access would

be set away from the side of number 33, improving the visibility splays for vehicles leaving the site. It is noted that Lincolnshire County Council as Local Highway Authority have no objections to the proposal on grounds of highway safety.

7.6.2 The proposal would therefore result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with Local Plan policy ID2 and the NPPF Section 9.

## 7.7 **Drainage and Flooding**

7.7.1 Local Plan policy EN5 together with NPPF Section 14 seeks to direct development to areas with the least probability of flooding, together with implementation of SuDS drainage where possible, in order to minimise surface water runoff.

7.7.2 The site is located in Flood Zone 1, so it is not at unusual risk of fluvial flooding. The site is however identified as being at risk of surface water flooding. In the supplied Flood Risk Assessment, the applicant proposes a number of measures to protect the dwelling from surface water flooding, and to ensure that it does not contribute to flooding elsewhere. These include raising the building above natural ground level, with raised level thresholds and a raised suspended ground floor. Permeable paving is to be used for the hard standing along with a SuDS employing aqua cell attenuation crates.

7.7.3 In view of the identified risks associated with the site, I have recommended conditions requiring pre-commencement agreement of land and floor levels, agreement of surface water drainage details, and also the removal of permitted development rights to construct or replace hard surfaces within the curtilage of the proposed new dwelling.

7.7.4 With these conditions in place the proposal is in accordance with the NPPF Section 14: (Meeting the challenge of climate change, flooding and coastal change) and Local Plan policy EN5.

## 7.8 **Other issues raised in representations**

7.8.1 Regarding other issues raised in response to the neighbour consultation exercise:

- Harm to property values is not a planning matter.
- The potential for noise and nuisance caused during construction would be covered by environmental protection legislation
- Issues such as rights of access to neighbouring properties are a party wall and/or a civil legal matter rather than a planning matter.
- There is no Local Plan policy restricting development to that which does not hinder development on adjacent land, so this issue does not provide grounds for a refusal.
- Boundary disputes are a civil legal matter rather than a planning matter.
- Achievement of satisfactory boundary treatments can be controlled by an appropriate planning condition, but maintenance of gates, fences, walls etc. is Party Wall issue rather than a planning matter.
- A condition requiring approval of hard landscaping (including services supply) has been recommended.

## 8 **Crime and Disorder**

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

## **9 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 Conclusion and Planning Balance**

10.1 For the reasons set-out about, the proposal is considered to be accordance with Local Plan policies SP1, SP2, SP3, DE1, EN5, EN6, ID2 and NPPF Sections 5, 9, 12, 14, 16 and there are no material considerations that indicate otherwise and the proposal is therefore acceptable.

### **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. "Proposed Site Plan", Drawing No. JDC20-003 Rev B received by the Local Planning Authority on 08/12/20.
  - ii. "Proposed Elevations", Drawing No. JDC20-004 Rev A received by the Local Planning Authority on 08/10/20.
  - iii. "Proposed Elevations & X Section" Drawing No. JDC20-006 received by the Local Planning Authority on 08/10/20.
  - iv. "Proposed Plans", Drawing No. JDC20-006 Rev 0 received by the Local Planning Authority on 16/01/20.
  - v. "Proposed Garage Elevations", Drawing No. JDC20-009 Rev 0 received by the Local Planning Authority on 07/12/20.

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, all existing trees shown on Drawing No. JDC20-003 Rev A to be retained shall have been fenced off to the limit of their branch spread in accordance with BS 5837. No works including:

- i. removal of earth,
- ii. storage of materials,
- iii. vehicular movements or
- iv. siting of temporary buildings

shall be permitted within these protected areas.

Reason: To prevent unnecessary damage to existing trees and in accordance with Policies EN2 and OS1 of the adopted South Kesteven Local Plan.

4 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 an off site datum point shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the proposed dwelling from surface water flooding and in the interests of the visual amenities of the area, in accordance with Policies EN5, DE1 of the adopted South Kesteven Local Plan.

5 Before the development hereby permitted is commenced, details of hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. means of enclosure;
- ii. hard surfacing materials;
- iii. proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);

Reason: Hard landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and to avoid any harm to the setting of the adjacent Listed Building in accordance with Policies DE1 and EN6 of the adopted South Kesteven Local Plan.

6 Before the development hereby permitted is commenced, a scheme for the treatment of surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of satisfactory surface water drainage is provided in accordance with Policy EN5 of the adopted South Kesteven Core Strategy (July 2010).

### **During Building Works**

7 Before any of the works on the external elevations for 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 DE1 of the adopted South Kesteven Local Plan.

- 8 Prior to commencement of works to construct the proposed garage, full details shall have been submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason: To protect the setting of the Listed Building, and to protect the residential amenity of neighbouring dwellings in accordance with Local Plan policies DE1 and EN6.

### **Before the Development is Occupied**

- 9 Before any part of the development hereby permitted is occupied/brought into use, the works to provide the surface water drainage shall have been completed in accordance with the approved details.

Reason: To ensure the provision of satisfactory surface water drainage is provided in accordance with Policy EN5 of the adopted South Kesteven Local Plan.

- 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: To protect future occupiers of the proposed dwelling from surface water flooding and in the interests of the visual amenities of the area and in accordance with Policies EN5, DE1 of the adopted South Kesteven Local Plan.

- 11 Before any part of the development hereby permitted is occupied/brought into use, all hard landscape works shall have been carried out in accordance with the approved hard landscaping details.

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

- 12 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 to protect the setting of the nearby Listed Building in accordance with Policies DE1, EN6 of the adopted South Kesteven Local Plan.

### **Ongoing Conditions**

- 13 Notwithstanding the provisions of Schedule 2, Part 1, Classes 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 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: To safeguard the amenities of the occupiers of nearby properties.

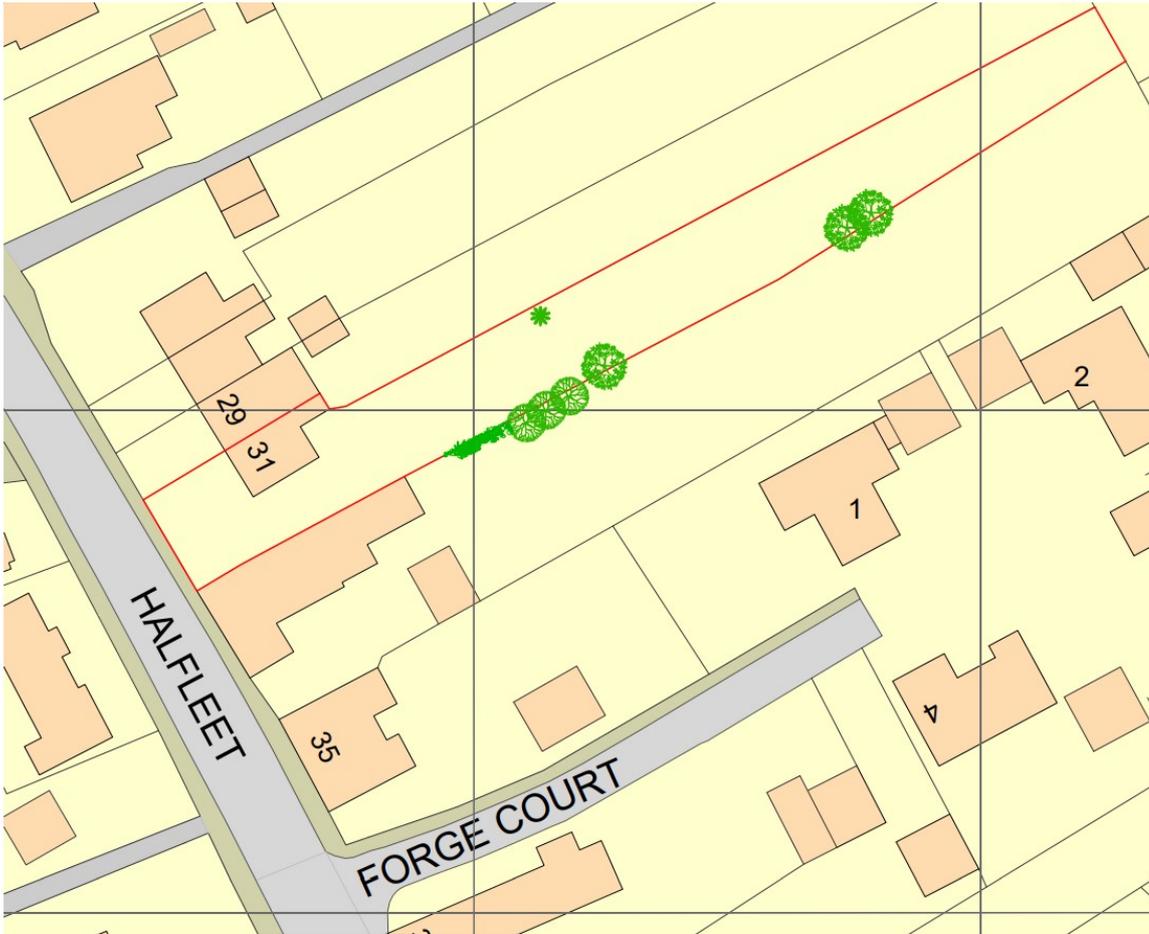
- 14 Notwithstanding the provisions of Schedule 2, Part 2, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no hard surface within the curtilage of the dwellinghouse shall be constructed or replaced in whole or in part without Planning Permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could increase the risk of surface water flooding, and for this reason would wish to control any future development and in accordance with Policy EN5 of the adopted South Kesteven Local Plan.

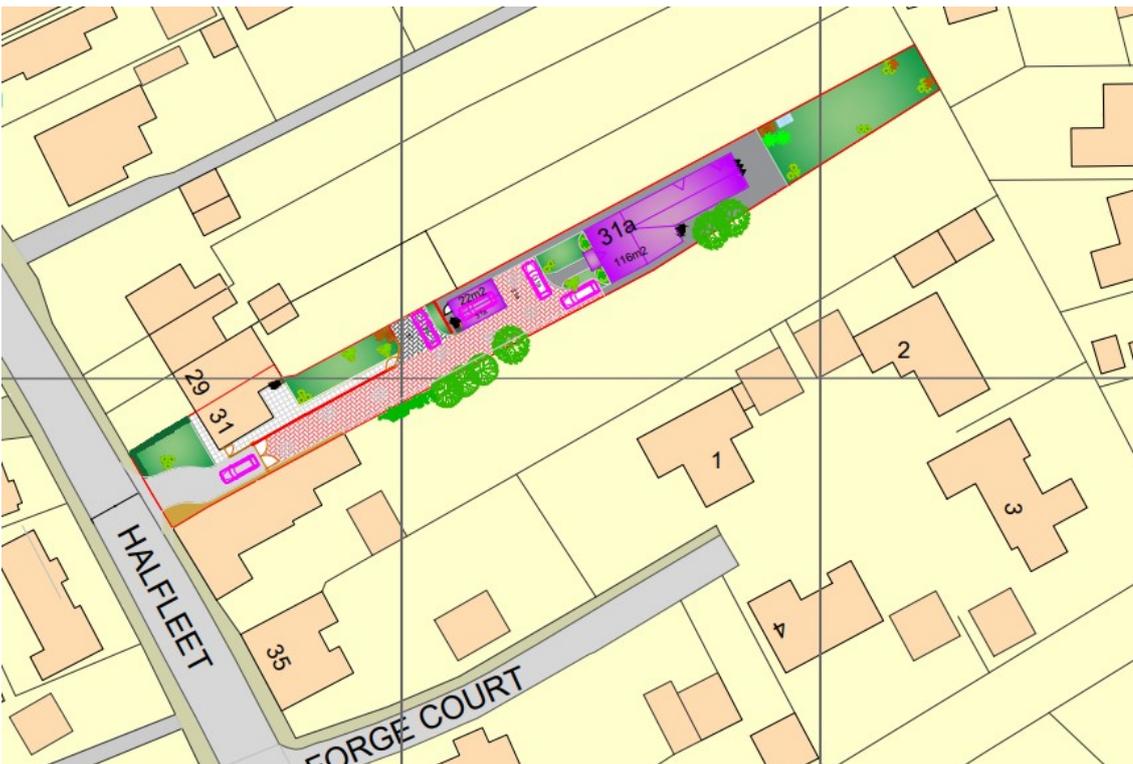
**Standard Note(s) to Applicant:**

- 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 permitted development requires the formation of a new vehicular access, the applicant also needs to ensure that the dropped kerb is in line with the new access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For approval and specification details, please contact [vehiclecrossings@lincolnshire.gov.uk](mailto:vehiclecrossings@lincolnshire.gov.uk)
- 3 Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

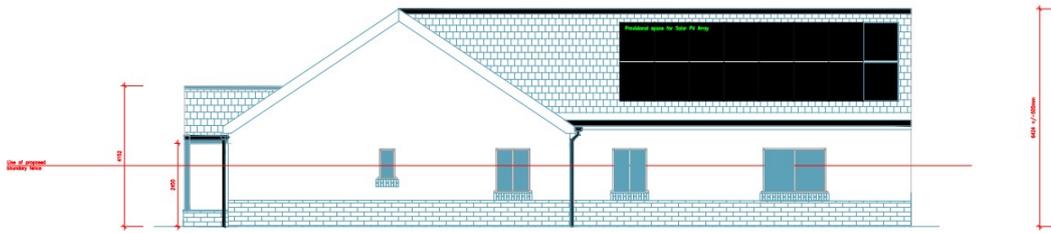
## Location Plan



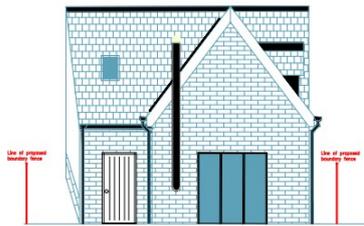
## Proposed Site Plan



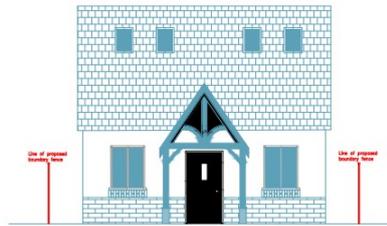
# Proposed Elevations and Section



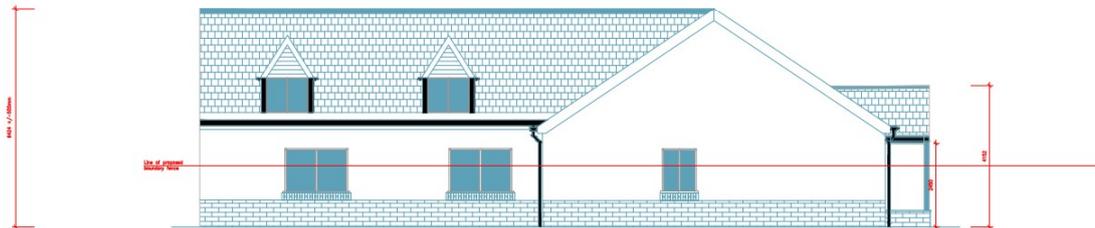
PROPOSED SIDE (SE) ELEVATION 1:50



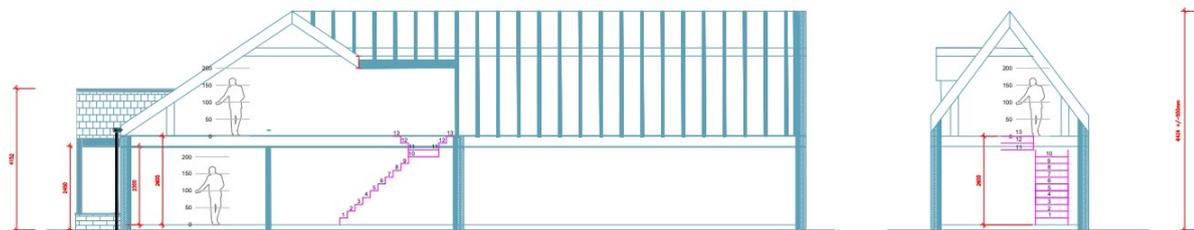
PROPOSED REAR ELEVATION 1:50



PROPOSED FRONT ELEVATION 1:50



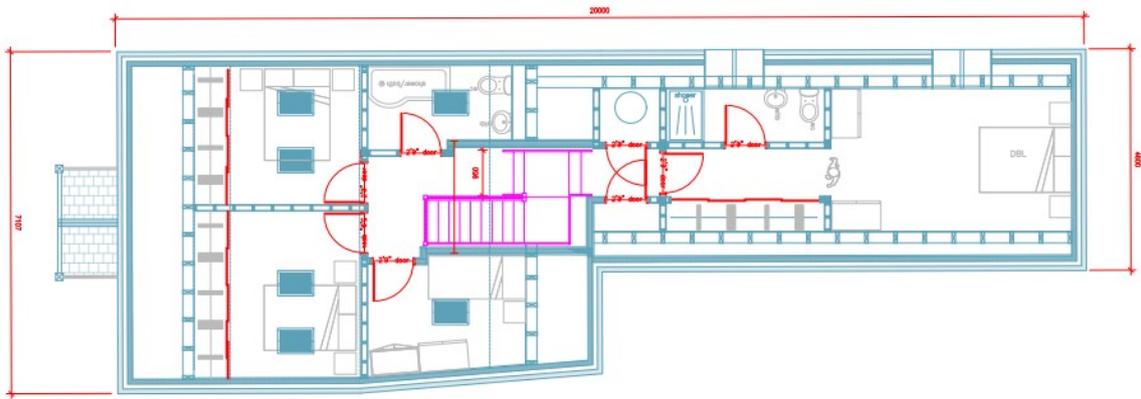
PROPOSED SIDE (NW) ELEVATION 1:50



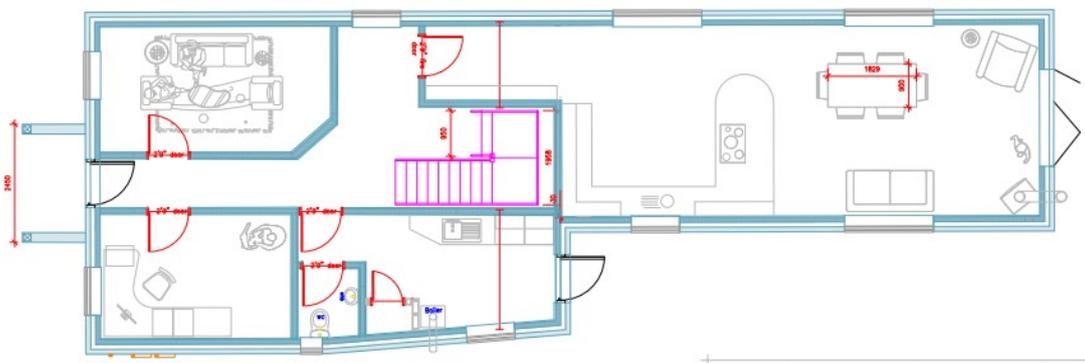
PROPOSED X SECTION 1:50

PROPOSED X SECTION 1:50

# Proposed Floor Plans



PROPOSED FIRST FLOOR PLAN 1:50



PROPOSED GROUND FLOOR PLAN 1:50