



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

2 March 2023



S22/2073

Proposal: Residential development comprising the erection of four detached dwellings and renovation/enlargement of existing dwelling
Location: The Gables, Honington Road, Barkston, Lincolnshire, NG32 2NG
Applicant: Mr James Hodgkin - Electrical Installations Lincs Ltd
Agent: Mr Tom Reeve - Reeve Architecture & Design
Application Type: Full Planning Permission
Reason for Referral to Committee: Call-in by Cllr Ian Stokes
Key Issues: Impact on the character and appearance of the area
Impact on neighbouring residential amenities
Technical Documents: NA

Report Author

Daniel Allen, Development Management Planner



01476 406080



d.allen@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Peascliffe & Ridgeway

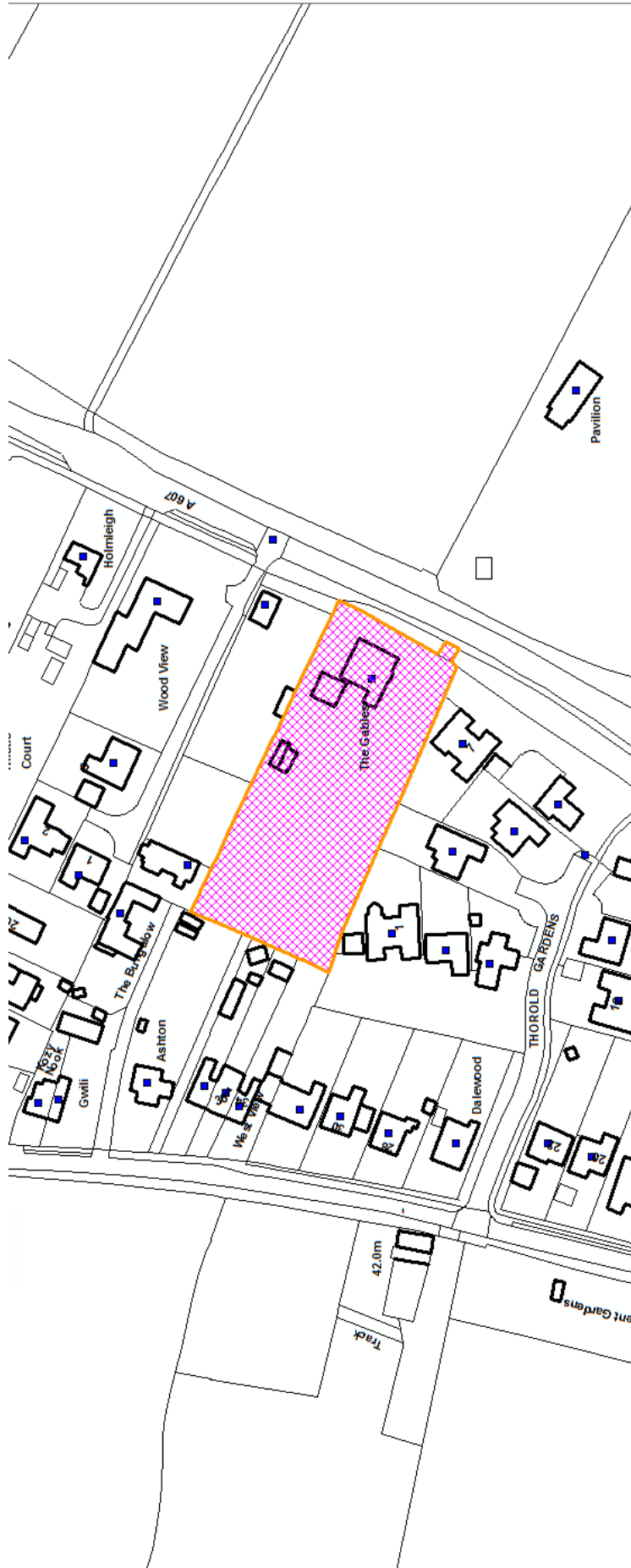
Reviewed by:

Ellie Sillah - Principal Planning Officer

20 February 2023

Recommendation (s) to the decision maker (s)

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



Key



Application
Boundary



1 Description of Site

- 1.1 The application site lies to the western side of the A607, Honington Road, within the village of Barkston. Barkston is defined as a larger village in the Local Plan, located approximately 4 miles north of the market town of Grantham and the River Witham meanders to the west of the village.
- 1.2 The application site comprises an existing residential property, in the form of a detached dwelling, which is currently accessed via Honington Road. The application site also comprises a parcel of additional land to the rear of the residential curtilage, located to the west of the existing dwelling.
- 1.3 The site is situated within the main built up part of the settlement and lies within an area predominately characterised by residential properties, with residential neighbours located to the south, southwest and west. The site is also neighboured by a commercial site, by way of a car dealership lot, which is situated as the most immediate neighbouring site to the north. Adjacent the site, to the eastern side of Honington Road, lies open countryside/agricultural land.
- 1.4 The site has been subject to recent Outline Planning Permission with all matters reserved, under reference S22/1065, for residential development, comprising five detached dwellings. This proposal was approved on 20th July 2022 and remains extant.

2 Description of Proposal

- 2.1 This application seeks full planning permission for the residential development of land currently comprising 'The Gables, Honington Road, Barkston'. The residential development comprises the erection of four detached dwellings, along with the enlargement, extension and alteration of the existing dwelling.
- 2.2 The proposed new dwellings consist of:
 - 2.2.1 Plot Two: A two storey dwelling, comprising an elongated design spanning along the proposed access road, with a maximum ridge height of 8.2m. The dwelling has a subordinate two storey projection to both, the east and west, sides of the dwelling, comprising lesser ridge heights of 7.5 and 6.8m respectively.
 - 2.2.1.1 The dwelling would consist of a entrance hall, living room, kitchen/diner, study, utility, W/C and garage to the ground floor, with four bedrooms (two with en-suites) and a bathroom to the first floor.
 - 2.2.2 Plot Three: A two storey dwelling, comprising an elongated design spanning along the proposed access road. The dwelling matches plot two in scale and design.
 - 2.2.3 Plot Four: A two storey dwelling, located to the southwest of the site. The dwelling comprises a maximum ridge height of 8.36m, with a subordinate two storey projection to the south which comprises a ridge height of 6.8m.

- 2.2.3.1 The dwelling would consist of an entrance hall, living room, kitchen/diner, garden room, study, utility and W/C to the ground floor, with four bedrooms (two with en-suites) and a bathroom to the first floor.
- 2.2.4 Plot Five: This dwelling is located to the northwest of the site and proposes a dwelling that matches plot 4 in scale and design (handed).

3 Relevant History

- 3.1 S22/1065 - Outline Planning Permission for residential development, comprising five detached dwellings (all matters reserved) – Approved Conditionally

4 Policy Considerations

- 4.1 **SKDC Local Plan 2011 – 2036**
Policy SD1 – The Principles of Sustainable Development in South Kesteven
Policy SP1 – Spatial Strategy
Policy SP2 – Settlement Hierarchy
Policy SP3 – Infill Development
Policy DE1 – Promoting Good Quality Design
Policy SB1 – Sustainable Building
Policy ID2 – Transport and Strategic Transport Infrastructure
- 4.2 **National Planning Policy Framework (NPPF) (Adopted July 2021)**
Section 2 – Achieving sustainable development
Section 4 – Decision-making
Section 5 – Delivering a sufficient supply of homes
Section 9 – Promoting sustainable transport
Section 12 – Achieving well-designed places

5 Representations Received

5.1 Barkston Parish Council

- 5.1.1 No Objections

5.2 Lincolnshire County Council (Highways and SuDS)

- 5.2.1 No objections subject to conditions.

- 5.2.2 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.

5.3 Heritage Lincolnshire

- 5.3.1 It is considered that the site offers a potential for archaeological remains to be present based on the extent and type of remains recorded in the vicinity. Insufficient information is

available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains.

- 5.3.2 Therefore, given this it is recommended that the developer should be required to commission a Scheme of Archaeological Work, in the form of an archaeological evaluation to determine the presence, character and date of any archaeological deposits present at the site. This evaluation should initially consist of trial trenching. Further archaeological mitigation work may be required if archaeological remains are identified in the evaluation.
- 5.3.3 'Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. National Planning Policy Framework 2021, Section 16, para 194.

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 six letters of representation have been received from residents of four differing addresses. The points raised can be summarised as follows:

1. The proposal results in overdevelopment of the site, by reason of scale, form of massing and level of site coverage.
2. The proposal is detrimental to the character of the area.
3. The proposal is out of keeping with the surrounding area.
4. Plot two causes overdevelopment of the site.
5. Plot two and plot three are excessive in scale and have the external appearance of a set of terrace properties.
6. Plot two is intrusive to neighbouring properties.
7. Plot two would cause overlooking and loss of privacy to occupiers of No.1 Thorold Gardens.
8. Plot 5 is overbearing to No.1 Thorold gardens.
9. Loss of light and overlooking to No.2 Thorold Gardens, as a result of plot two.
10. Overlooking, perception of overlooking and loss of privacy to occupiers of No.4 Thorold Gardens.
11. Unacceptable relationship between plot two and plot three.
12. Inadequate separation distances between plot two and plot three, with poor levels of daylight and sunlight - conflict with relevant guidelines set out in the Rutland and South Kesteven Design SPD and BRE guidance.
13. Highway safety and inadequate access.
14. The trees located within plot two would impact upon the future occupiers of the plot.
15. Future removal of trees, particularly within the garden of Plot two.
16. Impact and loss of rural views.
17. Impact on property value.

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. The Council adopted the South Kesteven Local Plan 2011-2036 in January 2020, which forms the Development Plan for the District, and is the basis of decision-making in South Kesteven alongside the Lincolnshire Minerals and Waste Local Plan (where relevant).

- 7.2 The Planning Inspectorate confirmed that the Council has a 5.2 year housing land supply in October 2022 and therefore full weight can be attributed to the policies in the South Kesteven Local Plan.
- 7.3 The policies and provisions set out in the National Planning Policy Framework (updated July 2021) are also a material consideration in the determination of planning applications, alongside the recently adopted Design Guidelines for Rutland and South Kesteven.
- 7.4 **Principle of development**
- 7.4.1 Policy SD1 (The Principles of Sustainable Development in South Kesteven) sets out the overarching obligation for development proposals to minimise its impact on climate and contribute toward a strong, stable and more diverse economy. The policy requires consideration of a number of matters including the impact of development of climate change, minimising the need to travel, avoiding development of areas of flood risk and development proposals giving rise to pollution, encouraging the use of previously developed or underutilised land, providing a supply of housing to meet the needs of present and future generations, and enhancing the character, natural environment and cultural and historic environment of the District.
- 7.4.2 The South Kesteven Local Plan (SKLP) sets out the principles for the location of development within Policies SP1 and SP2. Policy SP1 (Spatial Strategy) outlines the strategy for the District during the plan period. It identifies that the overall strategy of the Local Plan is to deliver sustainable growth, including new housing and job creation, in order to facilitate growth in the local economy and support local residents.
- 7.4.3 Decisions about the location and scale of new development will be taken on the basis of the settlement hierarchy set out in Policy SP2. Policy SP2 (Settlement Hierarchy), alongside Policy SP1, seeks to focus the majority of new development to Grantham to support and strengthen its role as a Sub-Regional Centre, with "new development which helps to maintain and support the role of the three market towns of Stamford, Bourne and the Deepings" also being allowed, provided that the proposal does not "compromise their nature and character". The application site in this instance lies within the village of Barkston, and as such, lies within one of the settlements identified as a larger village, as defined by policy SP2.
- 7.4.4 The application seeks Full Planning Permission for the erection of four residential dwellings, within land currently associated with 'The Gables, Honington Road, Barkston', and the renovation/enlargement of the existing dwelling. South Kesteven's Local Plan outlines that development within Barkston 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.

- 7.4.5 The proposal in this instance comprises land that is currently residential amenity space associated with 'The Gables, Honington Road'. The site is immediately neighboured by residential properties to the south, southwest and west, and is located within an area that is predominately residential in character; albeit the neighbouring built form to the north comprises a car dealership lot. As such, the site is bounded by a variety built forms and resides within a predominately residential area within the settlement of Barkston.
- 7.4.6 Whilst the proposed dwellings would be set back from the highway of Honington Road, given the proposed siting and the characteristics of the site, the proposed development would relate to the surrounding built form and highway. Furthermore, the existing dwelling, which would be retained and enlarged, provides a frontage to Honington Road. Therefore, in principle, it is considered that the site lies within the main settlement of Barkston, within an existing residential area. As such, the site is considered to fall to be assessed as an infill site, and therefore falls to be assessed against Policy SP3 (Infill Development).
- 7.4.7 Policy SP3 (Infill Development) goes on to state that for "all settlements defined in Policy SP2, 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 occupier's 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.
- 7.4.8 The National Planning Policy Framework (NPPF) outlines, within para 60, 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".
- 7.4.9 Para 69 of the NPPF also emphasises the importance that the contribution of small to medium sized sites can make in meeting the housing requirements. ("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"). This policy seeks to ensure that there is a sufficient supply of homes and advises that sites of all sizes make a contribution to the housing requirement of an area.
- 7.4.10 As detailed above, when considering the acceptability of 'infill development', as required by Policy SP3, development must be within the built up frontage or a redevelopment opportunity, must be within the main built up settlement, and must not extend the pattern of development beyond the existing built form.

- 7.4.11 The application site lies within an area that is predominately characterised by residential properties, whilst being neighboured by a car dealership lot to the north. The proposed development is on land that represents infill development and lies within the main built-up part of the settlement and is not considered to comprise an edge of settlement location given its defining characteristics and neighbouring built form.
- 7.4.12 The proposed development would provide four additional dwellings, with the development site being served by the formation of a new centralised access. It is noted that the proposed dwellings would not comprise a typical built-up frontage in respect of an immediate frontage towards the highway; however, the characteristics of the site, being served by a shared access road, along with the existing pattern of development within the area, siting/orientation of the proposed development and the existing dwelling that forms part of the overall development being located within a frontage, ensures that the proposal complies within criterion a of Policy SP3 in principle. Taking into account the site characteristics and the surrounding area, it is considered that the proposal would accord with the aforementioned matters referred to within criterion a and b of Policy SP3.
- 7.4.13 In addition to the above, the application site has also been subject to recent outline planning permission under reference S22/1065. This outline permission proposed five new dwellings, following the demolition of the existing property on site. This permission, although differing to that hereby proposed, remains extant and therefore, holds weight as a material consideration. The principle of residential development within the site has therefore already been established.
- 7.4.14 Taking the above into account, the proposed development is considered to be of an appropriate form of development for the location and would be in accordance with the overall principles of the spatial strategy. As such, the proposals are considered to be in accordance with the requirements of Policy SD1, Policy SP1, SP2 and policy SP3 of the South Kesteven Local Plan. This is subject to the assessment against site specific criteria; including (but are not limited to) 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.

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

- 7.5.1 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 streetscene, settlement pattern or the landscape / townscape character of the surrounding area.
- 7.5.2 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.
- 7.5.3 It is important that new residential development should be of the highest quality to enhance and reinforce good urban design characteristics. It is generally accepted that

good design plays a key role towards sustainable development. Regard must be had towards the impact that the proposed dwelling would have on local character, including topography, street patterns, building lines, boundary treatment and through scale and massing.

- 7.5.4 The Design Guidelines for Rutland & South Kesteven identifies that proposals should be of an appropriate scale, density, massing and height, and should take the local character and context into account. The SPD also identifies that design should "make a positive contribution to local distinctiveness, vernacular and character", and details that "design response is influenced by a number of factors including the relationship between the site or extension and other buildings, routes and spaces, views and vistas, facilities, architectural details and landscape".
- 7.5.5 Specifically relating to infill development, the Rutland and South Kesteven Design Guidelines SPD (Adopted November 2021) identifies, amongst other things, that:
- It does not need to mimic existing styles but it's scale, massing and layout should be in keeping.
 - Bin collection arrangements and locations will need careful thought and be sensitive to the existing settlement.
 - New building lines should be reasonably consistent along a street with existing buildings.
 - The density of a scheme should reflect its context... The optimum density will respond to surrounding densities whilst making efficient use of land.
 - Scale, massing and layout also need to be considered in relation to topography, views, vistas, landmarks and should be sensitive to the setting of adjacent properties. Building lines, landscape character (for example trees and hedges) and boundary treatments are also important components of local character that infill development needs to be sensitive to.
- 7.5.6 The application site lies to the western side of Honington Road and comprises an area that is predominately characterised by residential properties, being neighboured to the south, southeast and east, by existing residential properties. To the rear of the site (east and southeast), the residential built form comprises a noticeable density, with relatively modern development also lying with close proximity to the site.
- 7.5.7 New residential development would therefore require the siting, design and scale to be respectful of surrounding development and ensure that the character of the area is not compromised, including the resultant dwellings siting in regard to the development pattern of the surrounding area.
- 7.5.8 The proposed development comprises four, two storey residential dwellings. Whilst being set back from the main highway of Honington Road, the application site would be readily visible from the highway and public vantage points. Notwithstanding this, the proposal has been appropriately designed as to ensure that no unacceptable impact would be caused to the character or appearance of the area.

- 7.5.9 The scale of the proposed dwellings, particularly plots two and three, are relatively large; however, it is considered that the proposed siting of the dwellings, their design and the characteristics of their surroundings, although differing to some extent to that of the immediate neighbouring dwellings, would be acceptable and would not cause an unacceptable impact to the character or appearance of the area.
- 7.5.10 The dwellings are designed as to be constructed in stone and red brick, ensuring a suitable material palette that reflects those used within the wider vicinity of Barkston, including the neighbouring built forms along Thorold Gardens and Honington Road. To ensure the appropriate materials are used, conditions have been attached requiring details of the external materials, further ensuring an appropriate finish to the proposed development.
- 7.5.11 It is considered that the site is of a suitable size to accommodate the resultant additional four dwellings, along with the enlargement of the existing dwelling, hereby proposed without causing a detrimental impact to the character or appearance of the area. Although the proposed dwellings comprise a two storey scale, which differs to those immediately neighbouring the site on Thorold Gardens and are designed to be relatively large in scale (particularly the central plots), the development is not considered to result in an unduly dominant or prominent proposal, being set back from the highway.
- 7.5.12 Overall, it is considered that the proposed development would not result in an unwelcomed addition or alteration, or cause a resultant built form that is unduly prominent addition within the streetscene that causes an unacceptable impact to the character or appearance of the area. The design of the proposed dwellings are considered to be suitable and although comprising a sizeable scale and differing to those immediately neighbouring the site, the development is not considered to be unacceptable.
- 7.5.13 Taking the above into account, it is considered that by virtue of the design, scale and nature of the proposal, the proposed development would be acceptable. The proposal would not cause an adverse impact to the character or appearance of the area. The proposal would therefore be in accordance with the NPPF Section 12 and Policy DE1, SP2 and SP3 of the Local Plan.

7.6 **Impact on the neighbours' residential amenities**

- 7.6.1 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.
- 7.6.2 Paragraph 130 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.

- 7.6.3 The proposed development, whilst comprising new built form by way of four additional dwellings and the enlargement of an existing residential property, is not considered to result in an unacceptable adverse impact upon the residential amenities of neighbouring occupiers.
- 7.6.4 The Rutland and South Kesteven Design Guidelines SPD details that "with regards to amenity and impact on neighbours" for proposals for infill development, section 6E should be used as a guide. The Design Guidelines for Rutland & South Kesteven advises that a 14m distance shall be sought from a habitable room/principal window to a blank two-storey elevation, with guidance of 21m separation from window to window when relating to two storey buildings (back to back). The design guidelines are clear that the distances provided are rules of thumb, likely to apply in many places, depending on site context, but not also necessary; with separation distances having the opportunity to be lower where an element of public realm or highways separates the buildings.
- 7.6.5 In this instance, the separation distances from the proposed dwellings are as follows:
- 7.6.5.1 Plot Two:
- 9.0m to the southern boundary
 - 21.8m to the rear elevation of No.4 Thorold Gardens
 - 21.2m to No.7 Thorold Gardens, from the central point of the dwelling
 - 7.5m from the principal elevation to the principal elevation of plot two, with the proposed access road providing a large extent of the separation.
- 7.6.5.2 Plot Three:
- 9.1.m to the northern boundary
 - There are no residential dwellings within the site located immediately north of plot three
 - 7.5m from the principal elevation to the principal elevation of plot two, with the proposed access road providing a large extent of the separation.
- 7.6.5.3 Plot Four:
- 1.7m to the southern boundary towards No.1 Thorold Gardens
 - Approximately 6.0m additional separation distance from the side elevation of No.1 Thorold gardens (central point), with the minimum separation between the neighbouring property and the site boundary being approximately 4.0m.
- 7.6.5.4 Plot Five:
- 2.2m to the northern boundary
 - 11.4m from the two storey rear elevation to the western boundary, with a 5.0m single storey extension lessening this separation distance.
- 7.6.6 The separation distances to the neighbouring properties residing along Thorold gardens are considered to be sufficient to ensure that no unacceptable impact would occur by way of an overbearing impact or dominance.
- 7.6.7 The site is neighboured to the north by a commercial use, in the form of a car dealership, which comprises minimal built form. The enlargement to the existing dwelling (plot one)

and the erection of plots three and five, would therefore not result in an unacceptable impact to this neighbouring site.

- 7.6.8 Plot four, sited within the southwestern plot within the site, would be located within relatively close proximity to the neighbouring dwelling of No.1 Thorold Gardens. However, the dwelling has been designed as to be east facing, with the principal elevation facing towards the application site and Honington Road. Therefore, the neighbouring dwelling, which lies at a somewhat oblique angle to the proposed development, would be within closest proximity to the side elevation of this proposed dwelling. The southernmost aspect of the proposed dwelling comprises a subordinate projection, ensuring that the bulk of the built form is lessened towards this neighbouring property. Furthermore, no windows have been proposed to the south side elevation, to the ground or first floor. Therefore, whilst located within relatively close proximity, it is considered that the proposed development would not result in an unacceptable adverse impact to the residential amenities of this neighbouring occupier, for the aforementioned reasons.
- 7.6.9 Plot two, which mirrors the design of the adjacent dwelling proposed, comprises an elongated design that runs alongside the proposed access road. Whilst being large in scale, the dwelling is sited as to have in excess of 21m separation distance to the neighbouring properties. No.4 Thorold Gardens, the property within immediately south of the proposed dwelling, would have 21.8m separation distance and although the proposed development would introduce a new built form that has not otherwise been proposed in previous submissions on the site, this would exceed the recommended separation distances and detailed above. Furthermore, the dwelling comprises subordinate projections to the east and west, ensuring that the extent of built form is lessened.
- 7.6.10 It is noted that numerous first floor windows are located to the rear elevation of this dwelling that would serve the bedrooms and a bathroom, which view towards No.4 Thorold Gardens. However, given the separation distances, it is considered that this would not be an unusual or unacceptable relationship between properties within a residential area.
- 7.6.11 The proposal would ensure that the amenity spaces to serve each plot are suitable and of an appropriate scale. Conditions have been attached to ensure suitable boundary treatments and means of enclosure.
- 7.6.12 Taking into account the nature of the proposal, scale, and design, it is considered that there would be no significant or unacceptable impact on the residential amenities of the occupiers of adjacent properties; and as such accords with the provisions of the NPPF Section 12, and Policy DE1 of the Local Plan.

7.7 **Trees and Hedging**

- 7.7.1 The proposal identifies that a number of trees and hedges are to be removed as a result of the proposed development. Namely, the submitted existing and proposed tree layout plans specify that trees located to the southeast of the site will be removed, in order to provide the access point for the new access road. Likewise, trees located within land proposed to occupy plots four and five are also shown to be removed.

- 7.7.2 The hedgerow to the front of the site, running alongside Honington Road, is to be predominantly retained, along with trees located within close proximity to the northern and southern boundaries (located within plots two and three).
- 7.7.3 Policy DE1 of the South Kesteven Local Plan clearly encourages that proposals should seek to retain and incorporate important on site features, such as trees and hedgerows and incorporate, where possible, nature conservation and biodiversity enhancement into the development; and provide well designed hard and soft landscaping.
- 7.7.4 Representation has been received, highlighting concerns regarding the location of trees in relation to the proposed dwellings within plots two and three and the potential impact upon the future occupiers of the plot. Furthermore, concerns have been raised regarding the removal of these trees at a later date.
- 7.7.5 However, it is noted that the trees and hedging to be removed as part of this development are not protected by way of a Tree Preservation Order and do not fall within the conservation area. As such, the trees can be removed in their current form without the need for consent to be sought or notification to be submitted to the Local Planning Authority. In addition, the trees are not considered to be worthy of a Tree Preservation Order individually.
- 7.7.6 In light of this, suitably worded conditions have been attached and agreed by the applicant's agent, including a soft landscaping scheme requiring replacement trees to be planting, to mitigate the loss. Furthermore, a hard landscaping scheme has also been requested by way of condition. It is also noted that the removal of any trees or hedging outside of the applicants ownership, would require the consent of the landowner.

7.8 **Highway Issues**

- 7.8.1 Paragraph 111 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 7.8.2 Local Plan Policy ID2 is consistent with NPPF section 9 and deals with transport issues, requiring that new developments should not severely impact on the safety and movement of traffic on the highway network.
- 7.8.3 The application in this instance includes the formation of a new access. The access road would run centrally through the site, with the initial access from Honington Road being located to the southern end of the site.
- 7.8.4 As part of this application process, Lincolnshire County Council Highways/SuDS, as Local highway Authority, have been consulted. No objections have been raised, subject to the attachment of relevant conditions and informatives, which have been attached to form part of this recommendation.
- 7.8.5 The proposed development would ensure that suitable access is provided to and from the site, with adequate parking provided for each property.

7.8.6 The proposal would therefore be acceptable and would not have an unacceptable adverse impact on highway safety in accordance with Local Plan policy ID2 and the NPPF Section 9.

7.9 **Drainage**

7.9.1 The site is within an area at very low risk of flooding for fluvial and surface water flooding. The application form states that soakaways would be used for surface water drainage and that the dwellings would be connected to the mains sewer system for foul drainage. This is considered acceptable and there are no concerns that the proposal would increase the risk of flooding within the area in accordance with Policy EN5 of the Local Plan.

7.10 **Other Matters**

7.10.1 Representation has been received during the Local Authority's consultation exercises that raised concerns regarding an impact and loss of rural views, along with an impact on property value. Whilst the character of the area and impact upon residential amenities as a result of matters such as overbearing or dominance are considered as part of this application assessment, as detailed above, 'a right to a rural view' is not a material planning consideration. Likewise, property values, regardless of this being an increase or devalue, is not a material planning consideration.

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 Taking the above into account, it is considered that the proposal is appropriate for its context and would be in accordance with the NPPF (Sections 5, 9 and 12) and Policy DE1, SP2, SP3 and DE1 of the South Kesteven Local Plan, along with the relevant details contained within the Rutland and South Kesteven Design Guidelines. The proposal would result in the creation of four new dwellings in a sustainable location. There are no material considerations that indicate otherwise although conditions have been attached.

11 **RECOMMENDATION: To authorise the Assistant Director of Planning to GRANT planning permission, 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:
 1. Drawing No: 2237SP10 Rev: 01 - Location Plan (received on 20 October 2022)
 2. Drawing No: 2237SP11 Rev:01 - Proposed Site Plan (received on 20 October 2022)
 3. Drawing No: 2237SP12 Rev: 01 - Proposed Block Plan (received on 20 October 2022)
 4. Drawing No: 2237SP09 Rev: 01 - Site Plan Tree Layout (received on 20 October 2022)
 5. Drawing No: 2237P1 07 Rev:01 - Plot 1 Proposed Elevations (received on 20 October 2022)
 6. Drawing No: 2237P1 08 Rev:01 - Plot 1 Proposed Elevations (received on 20 October 2022)
 7. Drawing No: 2237P1 10 Rev: 01 - Plot 1 Proposed Ground Floor Plan (received on 20 October 2022)
 8. Drawing No: 2237P1 11 Rev:01 - Plot 1 Proposed First Floor Plan (received on 20 October 2022)
 9. Drawing No: 2237P2 03 - Plot 2 Proposed Elevations (received on 20 October 2022)
 10. Drawing No: 2237P2 04 - Plot 2 Proposed Elevations (received on 20 October 2022)
 11. Drawing No: 2237P2 05 - Plot 2 Proposed Floor Plans (received on 20 October 2022)
 12. Drawing No: 2237P3 03 - Plot 3 Proposed Elevations (received on 20 October 2022)
 13. Drawing No: 2237P3 04 - Plot 3 Proposed Elevations (received on 20 October 2022)
 14. Drawing No: 2237P3 05 - Plot 3 Proposed Floor Plans (received on 20 October 2022)
 15. Drawing No: 2237P4 03 - Plot 4 Proposed Elevations (received on 20 October 2022)
 16. Drawing No: 2237P4 04 - Plot 4 Proposed Elevations (received on 20 October 2022)
 17. Drawing No: 2237P4 05 - Plot 4 Proposed Floor Plans (received on 20 October 2022)
 18. Drawing No: 2237P5 03 - Plot 5 Proposed Elevations (received on 20 October 2022)
 19. Drawing No: 2237P5 04 - Plot 5 Proposed Elevations (received on 20 October 2022)
 20. Drawing No: 2237P5 05 - Plot 5 Proposed Floor Plans (received on 20 October 2022)

Unless otherwise required by another condition of this permission.

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

- 3 No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the development.

The Construction Management Plan and Method Statement shall include:

- Phasing of the development to include access construction
- The parking of vehicles of site operatives and visitors
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- Wheel washing facilities
- The routes of construction traffic to and from the site, including any offsite routes for the disposal of excavated material; and
- A strategy stating how surface water run-off on and from the development will be managed during construction, and protection measures for any sustainable drainage features. This shall include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (permanent or temporary) during construction.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction and to ensure that suitable traffic routes are agreed.

- 4 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 scheme of works should include:

- Archaeological monitoring and recording during development groundworks which should involve monitoring of all groundworks, with the ability to stop and fully record archaeological features.

The approved scheme of works shall be adhered to throughout construction.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and the NPPF (section 16).

During Building Works

- 5 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.

These details must include clear indication of replacement planting for each of the trees to be removed as part of this development, identifying the location and species to be planted. The species shall be similar to those removed.

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, EN3 and OS1 of the adopted South Kesteven Local Plan.

- 6 Before any construction work above ground 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. proposed finished levels and contours;
 - ii. means of enclosure/boundary treatments;
 - iii. hard surfacing materials;

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.

- 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 Before any construction work above ground is commenced, details demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1 must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the building; details of water efficiency; and the provision of electric car charging points.

The approved sustainable building measures shall be completed in full , in accordance with the agreed scheme, prior to the first occupation of each dwelling hereby permitted.

Reason: To ensure the development mitigates and adapts climate change in accordance with Local Plan Policy SB1.

Before the Development is Occupied

- 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 DE1 of the adopted South Kesteven Local Plan.

- 10 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.

- 11 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.

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, EN3 and OS1 of the adopted South Kesteven Local Plan.

- 12 The archaeological investigations shall have been completed in accordance with the approved Written Scheme of Investigation before development commences.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and Paragraph 199 of the NPPF.

Ongoing Conditions

- 13 Within a period of five years from the first occupation of the final dwelling 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.

- 14 Before any part of the development hereby permitted is occupied, an electric vehicle charging point shall be made available for use for the occupiers of each dwelling and shall thereafter be retained as such for the lifetime of the development.

Reason: To ensure that the development contributes to low carbon travel in accordance with Policy SB1 of the South Kesteven Local Plan (2020).

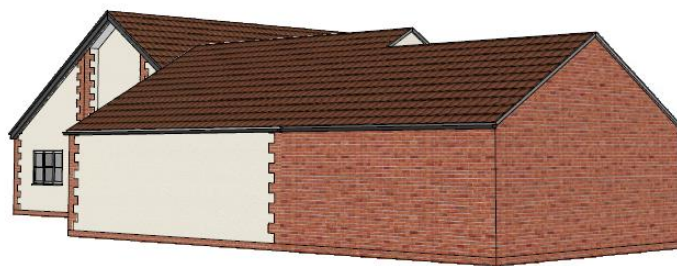
- 15 Within seven days of the new access being brought into use, the existing access onto Honington Road shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.

Reason: To reduce to a minimum, the number of individual access points to the road, in the interests of road safety.

Proposed Site Layout



Plot 1 (Alterations to existing dwelling)



PLOT 1 PROPOSED. PERSPECTIVE VIEW 03



PLOT 1 PROPOSED. PERSPECTIVE VIEW 04

Plot 2 (and Plot 3 – handed)



PLOT 2 PERSPECTIVE VIEW 01



PLOT 2 PERSPECTIVE VIEW 02

Plot 4 (and Plot 5 – Handed)



PLOT 4 PERSPECTIVE VIEW 01



PLOT 4 PERSPECTIVE VIEW 02