



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

7 December 2023



S22/2426

Proposal: Erection of 1(no) 3-bed dwelling with ancillary outbuilding / garage and installation of ground mounted solar array
Location: Land north of St. Mary Magdalene's Church, Lower Bitchfield
Applicant: Mr M Howitt
Application Type: Full Planning Permission

Reason for Referral to Committee: The application is a departure from the Local Plan and it is Officer's recommendation to approve the application.

Key Issues: Principle of Development
 Design Quality and Visual Impact
 Impact on heritage assets

Technical Documents:

- Design and Access Statement
- Sustainability Statement
- Heritage Impact Assessment
- Preliminary Ecological Appraisal
- Landscape Strategy

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Lincrest

Reviewed by:

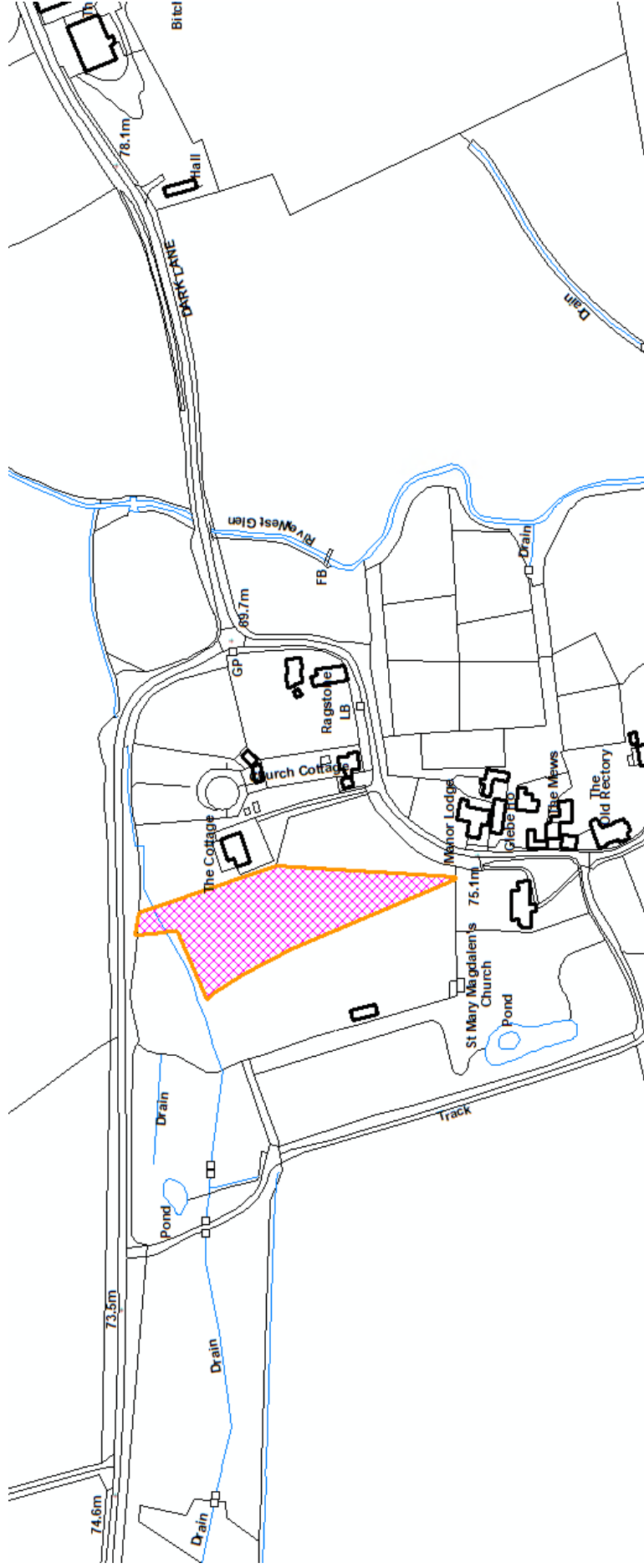
Phil Jordan, Development Management & Enforcement Manager

28 November 2023

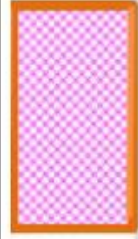
Recommendation (s) to the decision maker (s)

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

S22/2426 – Land north of St. Mary Magdalene’s Church, Lower Bitchfield



Key



**Application
Boundary**



1 Description of the site

- 1.1 The application site comprises an area of approximately 0.52 hectares (1.2 acres) of irregular shaped land situated to the north of St. Mary Magdalene's Church at Lower Bitchfield; a hamlet located centrally within the South Kesteven District of Lincolnshire.
- 1.2 The site currently comprises an area of grassland, which rises from approximately 70.85m AOD at the unnamed road to the north, to approximately 78.61m AOD in the south if the site, adjacent to the church.
- 1.3 The site is bound to the north by a small copse of woodland, beyond which lies an unnamed road, which connects Lower Bitchfield to Bassingthorpe; to the west by further managed grassland, which is within the ownership of the applicant, beyond which lies a further copse of woodland; to the south by St. Mary Magdalene's Church (Grade I Listed); and to the east by a cluster of residential properties, which comprise the settlement of Lower Bitchfield. The application site benefits from clearly defined boundaries marked by post and wire fencing to the north and close boarded panel fencing and hedgerow to the south, and by post and wire fencing to the south east; the western boundary of the application site is currently undefined. There is an existing point of access road into the site from the unnamed road to the north, which was granted planning permission under application S12/0654, and comprises of an unmade access marked with compacted stone.
- 1.4 Existing properties in the area broadly consist of an attractive array of two-storey detached dwellings set within large plots and have a range of relationships with the surrounding highway network. Dwellings are largely constructed of stone and situated under red pantile roofs.
- 1.5 As referenced above, the site lies immediately to the north of the St. Mary Magdalene's Church (Grade I Listed Building), and public right of way Bitc/5/1 runs immediately to the west of the application site boundary, connecting the unnamed road to the north to the Church. The Flood Map for Planning also identifies that the site is subject to a very high risk of surface water flooding immediately adjacent to the existing vehicular access.
- 1.6 Furthermore, whilst the site lies at the edge of the hamlet of Lower Bitchfield, this settlement does not form one of the defined settlements with the settlement hierarchy of the adopted South Kesteven Local Plan and, therefore, the site is defined as being located within the Open Countryside.

2 Description of the proposal

- 2.1 The current application seeks full planning permission for the erection of 1(no) 3-bed dwelling with ancillary outbuilding / garage and installation of a ground mounted solar array.
- 2.2 The application scheme has been the subject of a number of revisions during the determination period following continued engagement between Officers and the Applicant. The revised proposals were submitted in August 2023, and have been the subject of further formal consultation with all consultees, neighbours and interested parties.
- 2.3 The revised proposals, which are subject to determination, have been accompanied by a range of technical reports including an Archaeological Desk Based Assessment, Geophysical Survey Report, Heritage Impact Assessment and Sustainable Building Statement. The revised submission pack includes the following plans: Proposed Site Plan, Proposed Floor

Plans, Proposed Elevation Plan, Landscape Strategy Plan and Supporting Plans Narrative, which indicate that the development would comprise of the following:

- 2.4 The application proposals seek planning permission for the erection of a single dwelling. The Proposed Site Layout demonstrates that the proposed would be situated in the north of the site, broadly located within a suppression within the land, which the Applicant states is the site of the former Bitchfield Hall. Access to the site is to be taken from the existing field access to the north, from which a curved tree-lined street would reach an open courtyard providing parking for the proposed dwelling. A total of 5 parking spaces are proposed; 3 parking spaces would be provided for cars, whilst a further 2 parking spaces would be provided for farm vehicles to maintain the retained land to the west of the application site. The proposed agricultural vehicle parking and 1(no) of the car parking spaces would be provided as part of a detached double garage positioned to the north of the proposed dwelling, with the remaining 2 car parking spaces provided as part of an integrated double garage in the southern wing of the dwelling. A ground mounted solar array is proposed to be situated to the north of the site, immediately adjacent to the existing woodland copse.
- 2.5 The proposed dwelling would be of L-plan form, and would be a contemporary design, and built into the suppression within the land. The proposed dwelling would be a two-storey dwelling which steps off the edges of the topography of the land, and includes a Lower Ground Floor and Entrance served to the north, and an Upper Ground Floor which would include an elevated walkway connecting the dwelling to the surrounding land to the south. The proposed siting and scale of the dwelling would mean that the property is seen as a single storey dwelling in views from the south of the site. The proposed property would be constructed with local natural stone to all gable ends and west facing walls, with a Z-cladding stone slips system providing the external elevational treatment to all other elevations. The elevational design would incorporate natural stone parapets with cast stone copings to the gable ends, and would have timber effect embossed aluminium solar louvres. The proposed elevated walkway would be surrounded by a toughened glazed balustrade set between timber posts. The dwelling and garage would be finished with an aluminium standing seam roof finished in powder coated grey.
- 2.6 The submitted Landscaping Plan indicates that the residential curtilage of the dwelling i.e., the formal garden area, would be situated to the east of the dwelling; with the remaining land to the south comprising an area of species rich meadow grassland with scattered trees. A small woodland spinney is proposed to be planted to the north-west of the dwelling, between the public right of way and the proposed solar array. The western and south-eastern boundary of the site is proposed to be defined by mixed species, native hedgerow including blackthorn, dogwood, and field maple, and would be supplemented by a dead hedge to provide a habitat for wildlife.
- 2.7 The submitted application form indicates that surface water drainage would be attenuated via a soakaway. No details have been provided in respect of foul water drainage treatment.

3 Relevant History

Application Ref	Description of Development	Decision
S12/0654	New field access onto classified road	Approved Conditionally 15.06.12

4 Policy Considerations

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

Policy SD1 – Principles of Sustainable Development in South Kesteven

Policy SP1 – Spatial Strategy

Policy SP2 – Settlement Hierarchy

Policy SP5 – Development in the Open Countryside

Policy EN1 – Landscape Character

Policy EN2 – Protecting Biodiversity and Geodiversity

Policy EN3 – Green Infrastructure

Policy EN4 – Pollution Control

Policy EN5 – Water Environment and Flood Risk Management

Policy EN6 – The Historic Environment

Policy DE1 – Sustainable Building

Policy ID2 – Transport and Strategic Transport Infrastructure

4.2 Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)

4.3 National Planning Policy Framework (NPPF) (Published September 2023)

Section 2 – Achieving sustainable development

Section 4 – Decision-making

Section 5 – Delivering a sufficient supply of homes

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

Section 16 – Conserving and enhancing the historic environment

5 Representations Received

5.1 Heritage Lincolnshire

5.1.1 No objection subject to conditions.

5.1.2 The site for the proposed development lies in an area of archaeological interest within the area of the village where medieval earthwork remains have been recorded. Lower Bitchfield is described as a shrunken medieval village; today the settlement comprises a small cluster of houses. The Parish Church of St. Magdalene (Grade I Listed) lies to the south of the site proposal and dates from the 11th century.

5.1.3 A geophysical survey has been undertaken and the report has been submitted alongside the application. Early 19th century mapping depicts a building in the eastern part of the survey area thought likely to be Bitchfield Hall. The building was demolished by the end of the 19th century. The geophysical survey recorded anomalies that might be interpreted as belonging to a house platform and part of the manor house. The report also notes the presence of earthworks and features shown on LIDAR imagery including a ditch, ridge and furrow and possible terracing and a house platform.

5.1.4 The proposed development area includes or lies adjacent to elements of the features, earthworks and potential remains described in the survey report. Therefore, it is recommended that a programme of archaeological trial trenching should be carried out.

5.2 **Historic England**

5.2.1 No comments to make.

5.3 **Lincolnshire County Council (Highways and SuDS)**

5.3.1 No objections.

5.3.2 The land is currently used for pasture / sheep grazing. The proposed use will generate no more vehicle movements than those that could be associated with the current use. There is sufficient space for parking and turning on site.

5.4 **SKDC Conservation Consultee**

5.4.1 No objections.

5.4.2 There were no objections raised on the principle of the proposed development on heritage grounds at the previous pre-application stage, and the details now submitted raise no further issues.

5.5 **SKDC Environmental Protection**

5.5.1 No objection subject to conditions.

5.6 **SKDC Principal Urban Design Officer**

5.6.1 The proposed development is a high quality, contemporary dwelling, which would be grounded within the local context by the use of high quality local materials.

5.6.2 The proposed development would meet the requirements of Paragraph 134 of the NPPF.

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 letters of representation have been received from 8 interested parties; all of which have raised objections to the development. The letters of representation have raised the following material planning considerations:

1. Principle of Development – Lower Bitchfield has reached capacity and cannot support additional housing.
2. Design Quality – The proposed development is out of context with the local design vernacular and materials.
3. Visual Impact – The proposed development is situated on higher ground and would be visible from Dark Lane and Westby Lane, as well as from the Church.
4. Impact on heritage assets – The proposed development would impact on the setting of the Grade I Listed Church.
5. Impact on archaeological assets – the site is identified as being within an area of archaeological interest.
6. Impact on neighbouring amenity – the proposed development would impact on the residential amenity of The Cottage.

7. Access and Highways – the existing field access into the site does not have sufficient visibility and would not provide a safe access.
8. Flood Risk and Drainage – the site is subject to an extensive history of flooding; the application doesn't include any details about foul water drainage.

6.2 It is noted that representations received from members of the public have also raised concerns that the granting of planning permission on the site would allow further development to take place within the wider land holding. As detailed below, each planning application is required to be assessed against the adopted Development Plan, and assess on its own merits. As such, any decision taken on the current application would not set a clear pre-determined position for any future development proposals.

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 on 30 January 2020, and this forms the Development Plan for the District, and is the basis for decision-making in South Kesteven.

7.2 The Local Planning Authority have also adopted a Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021), and this document is a material consideration in the determination of planning applications.

7.3 In addition, the policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published September 2023) are also a relevant material consideration in the determination of planning applications

7.4 Principle of Development

7.4.1 It is noted that representations on the application have raised formal objections to the principle of residential development on the site; citing that Lower Bitchfield is not suitable to accommodate additional residential development.

7.4.2 Policy SP1 (Spatial Strategy) identifies that the focus for the majority of growth is in and around the four market towns, with Grantham being a particular focal point for development. In relation to this, decisions about the scale and location of new development are taken on the basis of the settlement hierarchy set out in Policy SP2.

7.4.3 Policy SP2 (Settlement Hierarchy) outlines the hierarchy of settlements within the District and the scale and nature of development considered to be acceptable at each level of the hierarchy. Settlements which are considered to be sustainable locations for growth are defined as either Market Towns, Larger Villages or Smaller Villages, depending on the level of service provision available within the settlement. As identified above, Lower Bitchfield is not identified as a sustainable location for growth within the established settlement hierarchy, and therefore, the application site falls to be considered as being situated within the Open Countryside.

7.4.4 Policy SP5 (Development in the Open Countryside) is the principal spatial policy of the Development Plan in respect of development in such locations. It identifies that development within the Open Countryside will be strictly limited to that which has an essential need to be located outside of the existing built form of a settlement. The policy goes on to identify a series of exceptions, where development in the Countryside would be considered acceptable in principle, these include:

- (a) Agriculture, forestry and equine development
- (b) Rural diversification projects
- (c) Replacement dwellings (on a one-for-one basis); or
- (d) Conversion of buildings, provided that the existing building(s) contributes to the character or appearance of the local area by virtue of their historic, traditional or vernacular form; and
- (e) Are in sound structural condition; and
- (f) Are suitable for conversion without substantial alteration, extension or rebuilding, and that the works to be undertaken do not detract from the character of the building(s) and their setting.

7.4.5 In the context of the above, the proposed development would involve the erection of a new building dwelling on land situated outside of the main built-up area of a settlement defined in Policy SP2, and therefore, falls to be considered against Policy SP5. In this case, the proposed dwelling would not be a replacement dwelling, nor would the dwelling be the result of the conversion of any existing buildings. As such, the proposed development would be contrary to Policy SP5 of the adopted Local Plan. Consequently, the proposed scheme would be contrary to the principles of the overall spatial strategy for the District, and would be in conflict with the Development Plan when taken as a whole, and therefore, the Local Planning Authority are directed to refuse planning permission, unless material considerations indicate otherwise.

7.4.6 Notwithstanding the above, Paragraph 80 of the NPPF provides further guidance in relation to the development of dwellings in the countryside. It states that “planning policies and decisions should avoid the development of isolated homes in the countryside, unless one or more of the following circumstances apply:

- (a) There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside.
- (b) The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.
- (c) The development would re-use redundant or disused buildings and enhance its immediate setting.
- (d) The development would involve the subdivision of an existing residential building;
or
- (e) The design is of exceptional quality in that it:
 - (f) Is truly outstanding, reflecting the highest standards in architecture, and would help to raise the standards of design more generally in rural areas; and
 - (g) Would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area”.

7.4.7 In this respect, whilst the adopted Local Plan does not permit new-build residential properties in the Open Countryside, the provisions of Paragraph 80 are a material consideration in the determination of the application. In assessing whether the application proposals would accord with the provisions with Paragraph 80 of the Framework, the starting

point is to determine whether the scheme would be considered “the development of an isolated dwelling in the open countryside”. With regards to this, there is established Case Law that provides clear guidance as to how the term “isolated” is to be interpreted.

- 7.4.8 The Braintree judgement (Ref: 2018/EWCA/Civ610) identifies that the term “simply differentiates between the development of housing within a settlement – or village – and new dwellings that would be ‘isolated’ in the sense of being separate or remote from a settlement. Whether a proposed dwelling is, or is not, ‘isolated’ in this sense will be a matter of fact and planning judgement for the decision-maker in the particular circumstances of the case in hand”.
- 7.4.9 More recently, the Court of Appeal has provided further guidance with the Bramshill judgement (Ref: 2021/EWCA/Civ320) in which the Lord Justice Lindholm confirmed:
- 7.4.10 “To adopt remoteness from other dwellings, instead of remoteness from a settlement as the test for “isolated homes in the countryside” would seem inconsistent with the Government’s evident intention in producing the policy in Paragraph 79 [now Paragraph 80]. It would mean, presumably, that the policy would not apply to the development of housing in the countryside – large or small – on land next to an individual dwelling remote from the nearest settlement, because although the new homes might be ‘isolated’ from the settlement, they would not be isolated from existing development...”
- 7.4.11 If this were so, only the development of a single dwelling, on its own, separate from any other dwelling already built or proposed nearby, would engage the policy. This would be hard to reconcile with the Government’s aim, as policy-maker, to ‘promote sustainable development in rural areas”.
- 7.4.12 In view of the above, whether a dwelling would be isolated and, therefore assessed under the provisions of Paragraph 80 is determined by its proximity to a settlement. In this case, the proposed dwelling would be located immediately adjacent to the existing residential properties and Church which are considered to form the hamlet of Lower Bitchfield. In this regard, whilst Lower Bitchfield is not identified within the Council’s Settlement Hierarchy, this policy provision serve to define a settlement’s sustainability for growth, and does not determine whether, or not, a location is deemed to be a settlement. In this respect, Lower Bitchfield is considered to be a small hamlet, and therefore would be defined as a settlement. As such, the proposed dwelling would not be considered to be isolated and thus would not fall to be assessed against Paragraph 80.
- 7.4.13 Taking the above into account, the application proposals are contrary to Policy SP5 of the adopted Local Plan, and therefore, would be contrary to the overall spatial strategy of the adopted Development Plan, when taken as a whole. In such circumstances, primary legislation directs the Local Planning Authority to refuse the application, unless material considerations indicate otherwise. These matters are discussed in further detail below.

7.5 **Design Quality and Visual Impact**

- 7.5.1 As indicated above, the current application is seeking planning permission for the erection of a single dwelling under the provisions of Paragraph 134 of the National Planning Policy Framework. This requires decision-makers to give “significant weight to outstanding or innovative designs which promote high levels of sustainability, or help to raise the standard of design more generally in areas, so long as they fit in with the overall form and layout of their surroundings”.

- 7.5.2 In connection with the above, the application has been accompanied by a Design and Access Statement (Acres Architects), which states that the proposed development is exceptional design due to “its strong ties with the original Bitchfield Hall, using the remains of the sunken terrain for the former Hall as a key feature of the design and setting”.
- 7.5.3 With regards to this, it is noted that public representations received on the application have raised objections on the basis that the proposed development would not be in keeping with the local vernacular and materials. In addition, representations have indicated that the adverse impact of the development would be exacerbated by the prominence of the dwelling within views from Dark Lane, Westby Lane and from the Church.
- 7.5.4 In this respect, it is noted that the existing local vernacular is defined by traditionally styled buildings, which are approximately 1 ½ to 2-storeys, and constructed of natural local stone and clay pantile roofs. In this respect, the current application scheme proposes a contemporary design, which features natural stone parapets and cast stone copings to the gable ends, as well as timber effect embossed aluminium louvres. As such, it is acknowledged that the proposed dwelling would feature architectural language which is not currently present within the settlement; however, it is Officers’ assessment that the proposed development would be of high quality design, and the proposed use of local materials, such as traditional stone would assist in ensuring that the scheme would be in keeping with the surrounding local context.
- 7.5.5 Similarly, the proposed scale and layout of the development would be in keeping with the prevailing urban morphology of the settlement, insofar as the proposed dwelling would be set within a large plot and set back from the road.
- 7.5.6 Furthermore, Officers’ acknowledge that the proposed dwelling would be visually prominent within a number of key public vantage points; most notably from the public right of way running along the western boundary of the site, as well as from the unnamed road which runs to the north of the application site. In this respect, whilst the proposed development would be visible, it is Officers’ assessment that the proposed soft landscaping treatments, specifically the proposed woodland spinney and the native hedgerow and trees would assist in filtering views of the development and softening the visual impacts of the scheme. In addition, the proposed materials palette have been distributed to ensure that the prominent elevations utilise natural, local stone.
- 7.5.7 The Council’s Principal Urban Design Officer has been consulted on the application proposals and has confirmed that they consider the proposed dwelling is a high quality, contemporary design, which would be grounded within the local context by virtue of the use of high quality local materials. As such, they have confirmed that the proposed dwelling is of a sufficient high standard of design, which achieves the thresholds of outstanding design promoted by Paragraph 134 of the Framework.
- 7.5.8 Taking the above into account, it is Officers’ assessment that the application proposals represent an outstanding design, which would help to raise the standard of design within the local area, and therefore, would accord with Policy DE1 of the adopted South Kesteven Local Plan, as well as the provisions of Paragraph 134 of the Framework. As such, the decision-maker is required to attribute significant weight to the provisions of the Framework in the overall planning balance. This planning balance is discussed in the conclusions below.
- 7.5.9 In this respect, in view of the site’s location within the open countryside, coupled with high threshold of design quality required to enable the proposed application scheme to be deemed to be acceptable, conditions are proposed to remove permitted development rights

relating to extensions and alterations to the dwelling, which will ensure that the development scheme operates as assessed. Similarly, conditions are proposed to remove permitted development rights relating to outbuildings within the residential curtilage; this will ensure that domestic paraphernalia does not adversely impact on the site's rural context.

7.6 **Impact on heritage assets**

7.6.1 As previously identified, the application site is located immediately south of the Grade I Listed St. Mary Magdalene's Church.

7.6.2 In relation to this, public representations received on the planning application have raised objections on the basis that the proposed development would have an adverse impact on the setting of the Grade I Listed Building.

7.6.3 In connection with the above, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to have special regard for the desirability of preserving listed buildings and their settings, or any special architectural or historic interest which it possesses.

7.6.4 The current application has been accompanied by a Heritage Impact Assessment (Parker Planning Services), which has identified the following conclusions:

- In terms of visual setting, the proposed site is relatively well screened from the Church. There is a mature hedgerow visually separating the two areas, plus the varying topography of Hall Close Field means views to the church vary significantly depending on where the viewer stands. There is one glimpsed view of the Church from Dark Lane and one view from the southernmost point of the lane, where both the church and part of the field can be seen together. It is therefore considered that the proposal site falls within the setting of the church.
- Views from the church will not be altered as there is already screening between the field and the church. There may appear some increased "density" through the screening in winter months. There will be viewed of the church spire from the site, as is to be expected around the village.
- The building may also be seen in long views from the lane south of the church, when travelling north. However, in this view the building will have minimal impact, being "sunk" into the natural hill on the site and also being viewed against the tree line. The development will not impact the openness of the Church's setting.
- Historically, there would have been a property in roughly this position. Overlaying the Tithe map on an aerial map shows the approximate location of Bitchfield Hall in today's context. The geophysical survey suggests Bitchfield Hall was further south of the location shown on the Tithe Map. This is because the remains of some L shaped footings were detected below ground, which would correlate with the supposed outline of the hall.
- The new dwelling has been set slightly further north than the known position of Bitchfield Hall, as this increases the distance between the church and the dwelling and also allows the building to be partially submerged into the hillside. The impact of the new dwelling is therefore less than the position of Bitchfield Hall had it been retained.
- The proposal is considered to result in less than substantial harm to the setting of the Church of St. Mary Magdalene, and would result in no harm to the setting of the Listed Chest Tomb.
- The development also offers the opportunity to enhance the non-designated asset Bitchfield Hall.

- 7.6.5 With regards to the above, Officers have consulted with Historic England on the application; however, they have declined to provide comments and have referred the matter to the Council's Conservation Consultee.
- 7.6.6 The Council's Conservation Consultee has confirmed that they have no objections to the principle of the proposed development and, therefore, they have no heritage concerns.
- 7.6.7 Taking the above into account, it is Officers' assessment that the proposed development would invariably result in a change to the setting of the Grade I Listed Church of St. Mary Magdelene by introducing a new dwelling into views of the Church from the public right of way to the north. In this respect, it is Officers' assessment that this would result in less than substantial harm, as identified by the Applicant's Heritage Impact Assessment. However, the identified harm in this instance is considered to be at the lower end of the scale.
- 7.6.8 Paragraph 202 of the Framework identifies that "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 including, where appropriate, securing its optimum viable use". Paragraph 199 states "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."
- 7.6.9 As such, in accordance with Policy EN6 of the adopted Local Plan and Paragraph 202 of the Framework, the identified harm to the setting of the Grade I Listed Church falls to be weighed against the overall benefits of the development. This balance is discussed in further detail below.

7.7 **Impact on archaeological assets**

- 7.7.1 It is appreciated that public representations received on the application have raised objections on the basis that the proposed development would have an adverse impact on assets of archaeological interest.
- 7.7.2 In this respect, the Applicant has stated that the current application represents exceptional design on the basis that the scheme replicates that scale and form of the former Bitchfield Hall, which historically occupied the site. The current application has been accompanied by an Archaeological Desk Based Assessment (Archaeological Project Services), which outlines the following:
- Prehistoric and Roman sites are absent from the assessment area. The potential for remains of these periods to be present at the Site is considered to be low.
 - No remains from the Saxon period have previously been identified within the assessment area. However, given the village was probably founded in the late Saxon period, there is a possibility that Saxon remains could be encountered. The potential is considered to be moderate.
 - The site is within an area considered to be part of the shrunken medieval village. The northern part of the site is likely to have been part of the village's ridge and furrow cultivation, with the southern and eastern portion having a higher potential for settlement evidence. The potential for medieval remains is considered high.
 - In 1815 there was a building on the eastern division of the Site which had been demolished before 1843. In the mid-19th century a hall was located on the Site.

Three different strands of evidence provide three different locations for the hall, within 20m of each other. All of these place the main body of the hall south of the proposed development.

7.7.3 Heritage Lincolnshire (as Local Archaeological Advisors) have been consulted on the application proposals and have confirmed that they have no objections, subject to the imposition of conditions requiring a programme of archaeological evaluation. As such, conditions are proposed to secure the submission of a Written Scheme of Investigation together with the completion of the investigations.

7.7.4 Therefore, subject to conditions, the application proposals would accord with Policy EN6 and Section 16 of the Framework in respect of archaeological matters.

7.8 **Impact on amenity and neighbouring uses**

7.8.1 With respect to the impact of the proposed development on the residential amenity of neighbouring uses, it is appreciated that public representations have raised objections on the basis that the proposed development would have an adverse impact on the residential amenity of The Cottage, to the east of the site.

7.8.2 In assessing the application proposals against the standards set out within the adopted Design Guidelines SPD, the nearest gable of the proposed dwelling would be positioned approximately 24.4 metres from the neighbouring property and, therefore, would accord with the Design SPD in respect of provision of an appropriate standard of privacy. Similarly, in view of the separation distances and the scale of the proposed dwelling, the application scheme would accord with the 25 degree standard in respect of the provision of an appropriate level of light and outlook. Notwithstanding the above, as previously indicated, conditions are proposed to remove permitted development rights for extensions to the roof of the dwelling, to ensure that the Local Planning Authority can assess the potential impacts of any changes to the property on neighbouring amenity. Similarly, conditions are proposed to ensure that the development is carried out in accordance with the submitted site levels details and, therefore, does not provide any unacceptable opportunities in respect of overlooking of the neighbouring property's amenity space.

7.8.3 In respect of the impacts of construction activities on the amenity of the existing residential properties, it is appreciated that the application site is located within a residential setting and, therefore, there is the potential for short-term impacts on the residential amenity of existing properties as a result of noise, dust and vehicle movements associated with the proposed scheme. However, it is Officers' assessment that conditions requiring the submission of a Construction Management Plan would not be proportionate to the scale of development proposed. Nonetheless, it is appreciated that construction activities are also covered under other statutory legislative regimes, such as the Environmental Protection Act, which will ensure that the scheme does not give rise to any unacceptable impacts. Conditions are proposed to be attributed to control the hours of construction, to assist in minimising noise impacts associated with construction activities.

7.8.4 With regards to the provision of an appropriate level of amenity for future occupants of the proposed development, it is Officers' assessment that the proposed dwelling would benefit from an extensive managed garden area, situated immediately to the east of the property. As such, it is Officers' assessment that the proposed dwelling would benefit from a proportionate level of private amenity space.

7.8.5 Taking the above into account, subject to the imposition conditions, it is Officers' assessment that the application proposals would not have any unacceptable adverse impacts on neighbouring properties, and would provide an appropriate level of amenity for all existing and future residential occupants. As such, the application would accord with Policy DE1 of the adopted South Kesteven Local Plan, the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework in respect of residential amenity considerations.

7.9 **Access and Highways Impacts**

7.9.1 As outlined above, access to the site is to be taken from the existing field access onto the unnamed road to the north of the site. Upon entry into the site, the entrance would be formed by a curved tree-lined street serving an open courtyard to the north of the proposed dwelling. A total of 5 parking spaces are proposed; which comprises of 3 parking spaces for cars, and 2 parking spaces for agricultural vehicles required to maintain the retained land to the west of the site.

7.9.2 In connection with the above, public representations received on the application have raised objections on the basis that the proposed access arrangements do not have sufficient visibility and would not provide a safe access.

7.9.3 Lincolnshire County Council (as Local Highways Authority) have been consulted on the application proposals and have confirmed that they have no objections. In assessing the application, LCC Highways have confirmed that the proposed development would not generate any additional vehicle movements when assessed in the context of the existing use of the site for pasture grazing.

7.9.4 Consequently, it is concluded that the application proposals would not give rise to any unacceptable adverse impacts on highways safety and / or capacity, and would provide an appropriate level of parking provision. As such, the application proposals are assessed as being in accordance with Policy ID2 of the adopted South Kesteven Local Plan and Section 9 of the Framework.

7.10 **Flood Risk and Drainage**

7.10.1 In respect of flood risk and drainage matters, it is noted that public representations received on the application have raised objections stating that the site has an extensive history of flooding, and have also identified that the application submission does not include details of the proposed foul water drainage arrangements.

7.10.2 In this regard, it is appreciated that the application site is located within Flood Zone 1 of the Flood Map for Planning. However, the site does include areas of very high risk of surface water flooding running along the site's northern boundary, adjacent to the proposed access.

7.10.3 Lincolnshire County Council (as Lead Local Flood Authority) have been consulted on the application proposals; however, they are not required to provide comments on minor applications and, therefore, have declined to comment.

7.10.4 Notwithstanding the above, it is noted that the proposed dwelling is located outside of the area identified as being at higher risk of surface water flooding and, therefore, it is Officers' assessment that the proposed dwelling would not be at an unacceptable risk of flooding. Similarly, it is also appreciated that the submitted application does not include details of the proposed foul water treatment. Nonetheless, further details for the proposed surface and foul water drainage would be addressed through Building Regulations, which requires

development to be carried out in accordance with Approved Document H; this document stipulates acceptable standards for dealing with surface and foul water drainage from properties.

7.10.5 Taking the above into account, it is Officers' assessment that the application proposals would not give rise to unacceptable risks of flooding and, therefore, would accord with Policy EN5 of the adopted South Kesteven Local Plan and Section 14 of the Framework.

7.11 **Climate Change**

7.11.1 As previously identified, the application proposals would involve the development of a single dwelling located within the Open Countryside, contrary to the adopted spatial strategy for the District, and therefore, the scheme would be inconsistent with the locational principles of Policy SD1.

7.11.2 However, the current application is being promoted through Paragraph 134 of the Framework, which requires the decision-maker to give significant weight to "outstanding or innovative designs which promote high levels of sustainability, or help to raise the standard of design more generally in the area, so long as they fit in with the overall form and layout of their surroundings".

7.11.3 In this respect, the application has been accompanied by a Sustainability Statement (Acres Architects) and Sustainable Building Statement (Mike Sibthorp Planning), which outlines the sustainable design measures and principles that are to be implemented as part of the scheme. This includes the following measures:

- The proposed dwelling has been designed to meet the target metrics of the RIBA 2030 Climate Challenge in terms of energy usage, carbon minimisation and water efficiency.
- The Applicant's intend for there to be a ground source heat pump installed as part of the development.
- The Applicant's also intend to power the house and ground source heat pump using a separate solar array. The intention is that the array will be powerful enough to power the house where possible, and to supply the grid when the supply exceeds demand.
- The target of 75 litres of water per person per day will be achieved with the use of flow restrictors on taps, low volume baths, and low flush toilets. There would also be a requirement for roughly 30% of the water requirement to be derived from non-potable sources, such as a rainwater collector to use rain as greywater for the flushing of toilets and other irrigation purposes.
- The dwelling will include an electric vehicle charging point. The anticipation is that the charging point will comprise an untethered wall mounted charging unit positioned alongside the parking spaces in the garage. The unit will comprise either a 3.6kW or 7.4kW rated unit. The use of bi-directional chargers will be considered to all the electric vehicles battery to serve as a back-up power supply for the dwelling.

7.11.4 The above measures would reflect the requirements for sustainable construction as set out in Policy SB1 of the adopted Local Plan.

7.11.5 Therefore, subject to the imposition of conditions requiring the development to be carried out in accordance with the submitted Sustainability Statement, the proposal would meet the requirements of Policy SB1 of the adopted Local Plan.

7.12 **Impact on biodiversity and ecology**

- 7.12.1 As identified above, the application site currently comprises an undeveloped grassland site, which is bound to the north by a small copse of woodland, and by hedgerow to the east and south.
- 7.12.2 In relation to the above, the application has been accompanied by a Preliminary Ecological Appraisal (EMEC Ecology) (July 2022), which identifies the following conclusions:
- The value of the habitats on site is considered to be at a site level only, and the habitats are common and expected of the area. The loss of reduction of these habitats as a result of the development are considered to be low to negligible due to the small areas of the habitats and their locally common status.
 - There is considered to be low impact to foraging and commuting bats on site caused by vegetation removal and increased lighting. It is therefore recommended tree and boundary vegetation removal is kept to a minimum.
 - Additional measures to be included within the proposed design to enhance the biodiversity value of the site and result in a net gain for biodiversity may include the following:
 - The incorporation of bat roosting and bird nesting boxes within the structure of the building.
 - The site boundary should be planted with native hedgerow species such as hawthorn, blackthorn, elder and hazel.
 - A portion of the site should set aside from the creation of wildflower meadow.
 - The boundaries of the site should be retained as dark corridors to be sympathetic to nocturnal fauna such as bats, hedgehog, badgers and foxes.
- 7.12.3 In connection with the above, the submitted Landscaping Strategy includes the provision of a species rich meadow grassland to the south, as well as the planting of a woodland spinney, and species rich native hedgerow; which is consistent with the recommendations of the submitted PEA.
- 7.12.4 Consequently, subject to the imposition of conditions requiring the development to be carried out in accordance with the ecological mitigation and enhancement set out within the Preliminary Ecological Appraisal, as well as compliance with the submitted Landscaping Strategy, it is concluded that the application proposals would not give rise to any unacceptable impacts on ecological assets, and would result in an overall biodiversity net gain.
- 7.12.5 Taking the above into account, subject to conditions, the application proposals would accord with Policy EN2 of the adopted Local Plan, and Section 5 and 14 of the Framework in respect of ecology and biodiversity.
- 7.13 **Ground Conditions**
- 7.13.1 As referenced above, it is appreciated that the application site comprises undeveloped, grazing land and, therefore, historical use of the site may have resulted in sources of land contamination.
- 7.13.2 In respect of the above, the Council's Environmental Protection Team have been consulted on the application and have confirmed that they have no objection subject to the imposition of conditions requiring the completion an appropriate ground investigation and, where necessary, a subsequent scheme of remediation.

7.13.3 Therefore, subject to the imposition of conditions, the proposed development would not give rise to any unacceptable risks of ground contamination and, as such, the application proposals would accord with Policy EN4 of the adopted Local Plan and Section 15 of the Framework on these matters.

8 Crime and Disorder

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

9 Human Rights Implications

9.1 Article 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 concluded that no relevant Article of the Act will be breached in making this decision.

10 Planning Balance and Conclusions

10.1 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.

10.2 The current application seeks full planning permission for the erection of 1(no) 3-bed dwelling with an ancillary outbuilding / garage and installation of ground mounted solar array. In this respect, the application site is located within the Open Countryside, where development is restricted to that which has an essential need to be located in such a location. Policy SP5 identifies a number of exceptions where development in the Countryside will be considered acceptable in principle; however, new build dwellings are not identified as one of the acceptable forms of the development.

10.3 In view of the above, the proposed development would be contrary to Policy SP5 of the adopted Local Plan, and would be inconsistent with the overall spatial strategy for the District. As such, it is Officers' assessment that the application scheme would be contrary to the overall Development Plan. In such circumstances, primary legislation directs the Local Planning Authority to refuse planning permission unless material considerations indicate otherwise. Therefore, the identified conflict with the adopted Development Plan is to be given significant weight in the planning balance.

10.4 Similarly, it is Officers' assessment that the proposed development would give rise to less than substantial harm to the setting of the Grade I Listed St. Mary Magdalene's Church. Consequently, in accordance with the requirements of Policy EN6 of the adopted South Kesteven Local Plan, and Paragraph 202 of the Framework, this harm falls to be weighed against the public benefits of the proposal. Although that harm is considered to be less than substantial, and at the lower end of the scale, in accordance with Paragraph 199 of the Framework it is afforded great weight.

10.5 In this regard, it is appreciated that the application proposals are being promoted under the provisions of Paragraph 134 of the Framework, which requires decision-makers to give significant weight to outstanding or innovative design which promote high levels of sustainability, or help to raise the standards of design more generally in the area. It is Officers' assessment that the current application promotes an outstanding standard of

design, which seeks to emulate the scale and form of the former Bitchfield Hall. The proposed dwelling would feature a high quality and contemporary design language, but is grounded within the local context by virtue of its use of high quality, local materials. As such, it is Officers' assessment that the proposed scheme would meet the high threshold required by Paragraph 134 of the Framework, which would help raise the standard of design more generally in an area, and this public benefit is to be attributed significant weight in the overall planning balance.

- 10.6 In addition, it is appreciated that the application proposals would result in the provision of a single dwelling, which would provide a windfall contribution to the Council's housing land supply. However, in view of the Council's confirmed 5 year housing land supply position, it is Officers' assessment that the weight to be attributed to the public benefit is minor.
- 10.7 Furthermore, the proposals would also generate economic benefits associated with the construction of the proposed dwelling. In addition, subject to the implementation of the proposed soft landscaping scheme, the proposals would deliver a biodiversity net gain.
- 10.8 Taking the above into account, the application proposals would be contrary to the adopted Development Plan when taken as a whole. However, it is Officers' assessment that the material considerations provided by Paragraph 134 of the Framework would outweigh the identified harm by virtue of the conflict with the adopted development plan, albeit the provisions of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 has been given considerable importance and weight in this planning balance.
- 10.9 Therefore, on balance, it is recommended that the application is approved.

11 Recommendation

- 11.1 To authorise the Assistant Director – Planning to GRANT planning permission, subject to the proposed schedule of conditions outlined below.

Schedule of Condition(s)

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 listed of approved plans:
 - a. Site Plan (Ref: ACR-01-00-DR-A-11/P01.4)
 - b. Proposed Site Plan – Site Levels (Ref: ACR-00-XX-DR-A-69/P01)
 - c. Proposed Upper Ground Floor Plan (Ref: ACR-XX-01-DR-A-71/P01.2)
 - d. Proposed Lower Ground Floor and Entrance Plan (Ref: ACR-XX-ZZ-DR-A-70/PL01.2)
 - e. Landscape Strategy Plan (Ref: 1196L.LSP.001)
 - f. Z Cladding Specification Details (Received 03 July 2023)
 - g. Amended Plans Narrative (received 24 August 2023)

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

Written Scheme of Investigation

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

Thereafter, the archaeological investigations shall be completed in accordance with the approved details.

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

Ground Investigation

- 4) No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing:
 - a. A desk top study documenting all of the previous and existing land uses of the site and adjacent land (Phase 1);

Should the Phase 1 study identify potentially contaminative uses, the Applicant shall proceed to a Phase 2 site investigation as detailed below:

- b. A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and if required
- c. A detailed scheme for remedial works (should such works be required) and measures to be undertaken to avoid risk from contaminants and / or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee implementation of the works.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of future residents and users of the development; and in accordance with Policy EN4 (Pollution Control) of the adopted South Kesteven Local Plan and guidance contained in the National Planning Policy Framework.

During Building Works

Construction Hours

- 5) Construction work on site shall only be carried out between the hours of 0730 and 1800 Monday to Friday, and 0900 to 1300 on Saturdays. Construction work shall not be carried out on Sundays or Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.

The term “construction work” shall include all mobile and fixed plant and machinery, radios and the delivery of materials.

Reason: To minimise noise impacts on the amenity of the nearby residential properties.

Ecological Mitigation – Implementation of Recommendations

- 6) All works on site, including construction works, shall be carried out in accordance with the recommendations contained within the Preliminary Ecological Appraisal (EMEC Ecology) (July 2022), including the installation of bat roosting and bird nesting boxes.

The scheme for bat and bird boxes are to be installed on site prior to first occupation of the development hereby permitted, and shall be retained for the lifetime of the development.

Reason: In the interests of best ecological practice and in accordance with Policy EN2 (Protecting Biodiversity and Geodiversity) of the adopted South Kesteven Local Plan 2011-2036.

Hard Landscaping Details

- 7) No development above damp-proof course shall take place until details of all hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
- a. Vehicles and pedestrian access and circulation areas; and
 - b. Hard surfacing materials

Reason: Hard landscaping makes an important contribution to the development and its assimilation with its surroundings, and in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

Before the Development is Occupied

Materials Implementation

- 8) Before the dwelling hereby permitted is first occupied, all external materials must have been completed in accordance with the approved external materials, as shown on the approved Proposed Elevation Plan (Ref: ACR-XX-XX-DR-A-72/P01.1) (received 24 August 2023) and detailed in the Amended Plans Narrative (received 24 August 2023).

Reason: To ensure a satisfactory appearance to the development in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan, and to ensure the development achieves the high standards of design required by Paragraph 134 of the National Planning Policy Framework.

Sustainable Building – Implementation

- 9) Before any part of the development hereby permitted is occupied, the sustainable building measures detailed in the approved Sustainable Building Statement (Mike Sibthorp Planning) (May 2023) and Sustainability Statement (Acres Architects) (December 2022) shall have been implemented in full.

Reason: To ensure that the development mitigates against and adapts to climate change, in accordance with Policy SB1 (Sustainable Building) and SD1 (Principles of Sustainable Development in South Kesteven) of the adopted South Kesteven Local Plan.

Boundary Treatments Implementation

10) Before any part of the development hereby permitted is occupied, all boundary treatments as detailed on the approved Landscape Strategy Note (ES Landscape Planning) (May 2023), Landscape Strategy Plan (Ref: 1196L.LSP.001) and Amended Plans Narrative (received 24 August 2023) shall have been completed in accordance with the approved details.

Reason: To provide a satisfactory appearance to any boundary treatments, and in the interests of the privacy and amenity of the occupants of the proposed dwelling, and in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

Site Levels – Implementation

11) Before any part of the development hereby permitted is occupied, the development shall be carried out in accordance with the approved site levels as detailed on the approved Proposed Site Plan – Site Levels (Ref: ACR-00-XX-DR-A-69/P01) and Proposed Elevation Plan (Ref: ACR-XX-XX-DR-A-72/P01.1) (received 24 August 2023).

Reason: In the interests of the visual amenity of the area and neighbouring properties, and in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

Access Implementation

12) Before any part of the development hereby permitted is occupied, the access into the site shall have been completed in accordance with the approved details shown on the Proposed Site Plan (Ref: ACR-01-00-DR-A-11/P01.4), and shall thereafter be retained for such use at all times.

Reason: In the interests of highways safety.

Contamination Verification

13) The development hereby permitted shall not be occupied or brought into use until a verification report has been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the agreed competent person and identify that the approved remedial works have been completed. The report shall include, unless otherwise agreed in writing:

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

Thereafter, the scheme shall be monitored and maintained in accordance with the approved remediation scheme.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of future residents and users of the development, and in accordance with Policy EN4 (Pollution Control) of the adopted South Kesteven Local Plan and national guidance contained in the National Planning Policy Framework.

Ongoing Conditions

Soft Landscaping Implementation

- 14) Before the end of the first planting / seeding season following the first occupation of the development hereby permitted, all soft landscaping works shall have been carried out in accordance with the approved Landscape Strategy Note (ES Landscape Planning) (May 2023), Landscape Strategy Plan (Ref: 1196L.LSP.001) and Amended Plans Narrative (received 24 August 2023).

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings, and in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

Soft Landscaping Protection

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

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping, in accordance with the approved designs and in accordance with Policy DE1 (Promoting Good Quality Design) and Policy EN2 (Protecting Biodiversity and Geodiversity) of the adopted South Kesteven Local Plan.

PD Rights – Extensions or alterations

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

Reason: The Local Planning Authority considers that further development could cause harm to the character of the area, and for this reason would wish to control any future development and in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

PD Rights – Roofs

- 17) Notwithstanding the provisions of Schedule 2, Part 1, Class B 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 additions to the roof of the approved

property, shall be carried out without planning permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that additions to the roof of the approved dwellings could cause detriment to the amenities of the occupiers of the neighbouring properties, or the character of the area, and for this reason would wish to control any future development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

PD Rights – Outbuildings

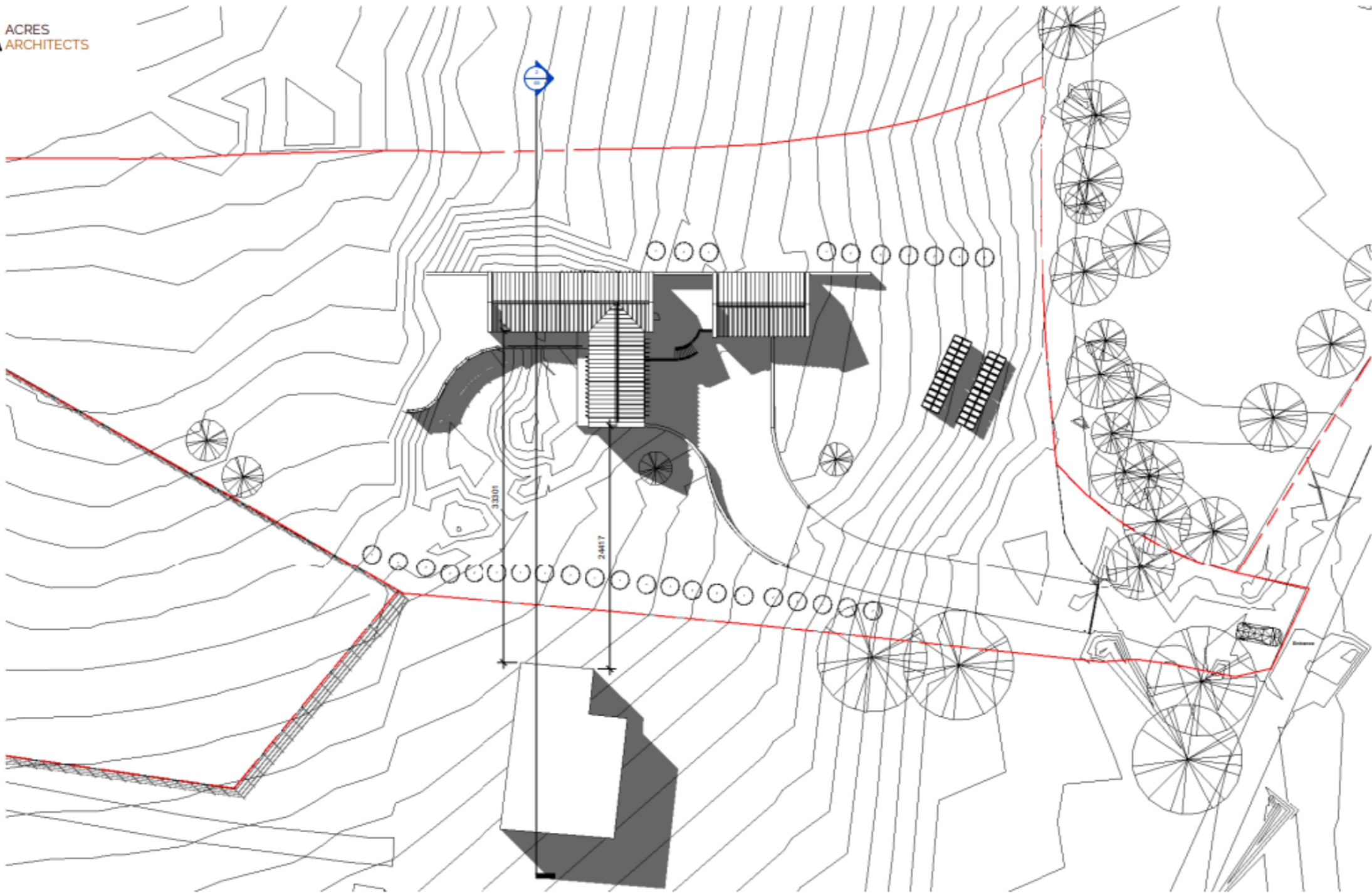
18) Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, or re-enacting that Order, with or without modification), no buildings etc. incidental to the enjoyment of the dwellinghouse, shall be constructed without planning permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause harm to the character of the area, and for this reason would wish to control any future development and in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

Standard Note(s) to Applicant

1. In reaching this 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 concluded that the decision is in accordance with Paragraph 38 of the National Planning Policy Framework (September 2023).
2. 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. The access must be constructed in accordance with the current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of the access will be the responsibility, and cost, of the applicant and must be agreed prior to the vehicle access application.
3. Please contact Lincolnshire County Council Streetworks and Permitting Team to discuss any proposed statutory utility connection, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this consent.

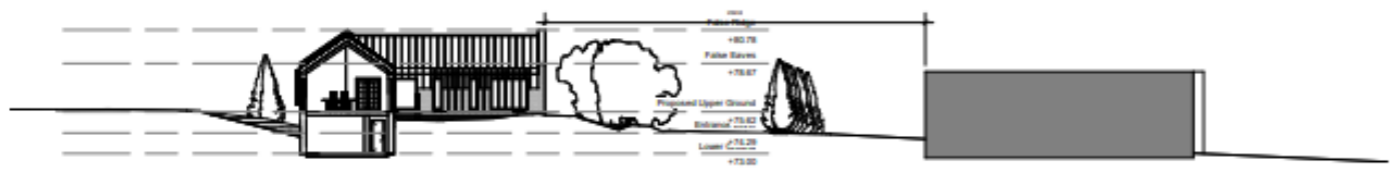
Proposed Site Plan



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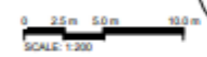
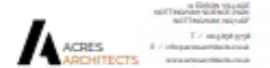
PROJECT NO. 2022-001
 DATE: 12/20/2022

1 SITE



2 Site Section

PROJECT NO.	2022-001
DATE	12/20/2022
CLIENT	Mr. Howitt
PROJECT	New House at Lower Stichfield
TITLE	Proposed Site Plan 1:200
DRAWING STATUS	PLANNING
DRAWING UTILITY	So
DRAWN	CB
CHECKED	EA
SCALE	1:200 @ A1
DATE	DECEMBER 2022
JOB NO.	2022-001
DRAWING NO.	ACR-20-01-00-01-01
REV	01

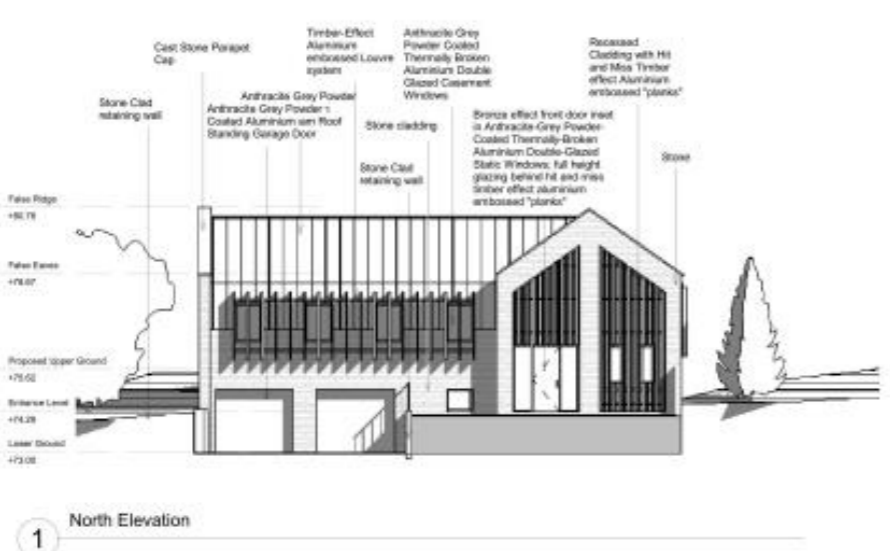


Proposed Elevations



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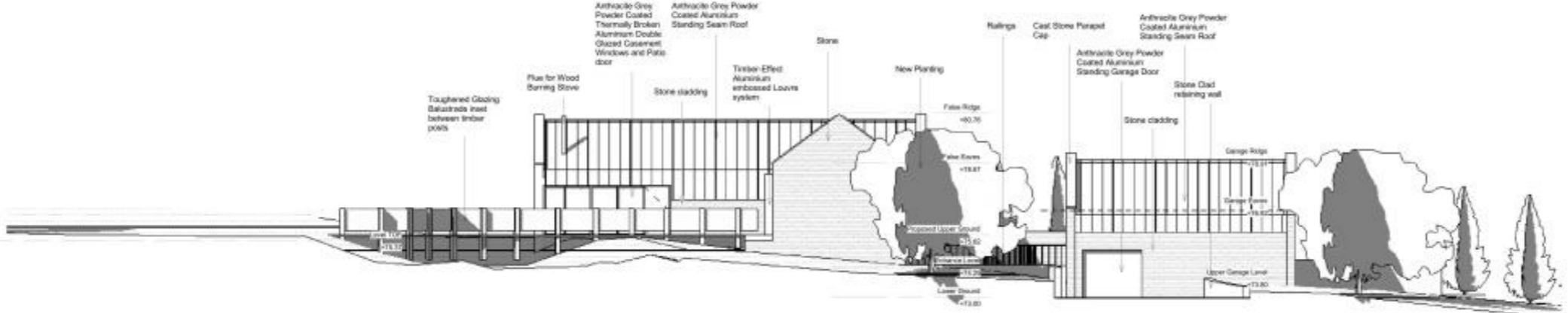
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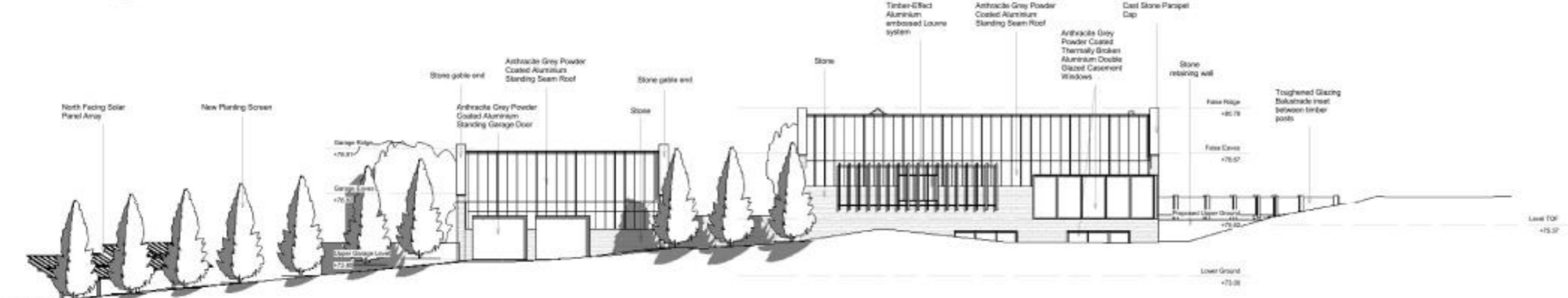
1 North Elevation



3 South Elevation



2 East Elevation



4 West Elevation

RF 1 0200-00-01-001	16-12-2020
RF 1 0200-00-01-002	08-12-2020
RF 1 0200-00-01-003	15-10-20
RF 1 0200-00-01-004	
RF 1 0200-00-01-005	
RF 1 0200-00-01-006	
RF 1 0200-00-01-007	
RF 1 0200-00-01-008	
RF 1 0200-00-01-009	
RF 1 0200-00-01-010	
RF 1 0200-00-01-011	
RF 1 0200-00-01-012	
RF 1 0200-00-01-013	
RF 1 0200-00-01-014	
RF 1 0200-00-01-015	
RF 1 0200-00-01-016	
RF 1 0200-00-01-017	
RF 1 0200-00-01-018	
RF 1 0200-00-01-019	
RF 1 0200-00-01-020	

CLIENT
Mr. Howitt
 NEW HOUSE AT LOWER BISHFIELD

DRAWING STATUS	
PLANNING	DRAWING STABILITY
	S4
DRAWN: CB	
CHECKED: -	
SCALE: 1:100 @ A1	
DATE: DECEMBER 2020	
JOB NO:	DRWG NO:
BLVD:	ACR-20-CE-09-A-12
REV:	001



Proposed Landscaping Plan



Precedent Images



Suggested Species Palette

- | | |
|--|--|
| <p>Trees</p> <ul style="list-style-type: none"> - Silver Birch - Apple - Cherry - English Oak - Field Maple | <p>Meadow Grass Mix</p> <ul style="list-style-type: none"> - Emorsgate EM43 Mixed Diverse Meadow Mix |
| <p>Native Hedgerow</p> <ul style="list-style-type: none"> - Blackthorn - Dogwood - Field Maple - Hawthorn - Hazel - Spindle - Wayfaring Tree | <p>Amenity Grass Mix</p> <ul style="list-style-type: none"> - Emorsgate EG22 Strong Lawn Grass Mix |

Key

- | | | |
|--|-----------------------------|------------------------------|
| Site Boundary | Proposed Native Hedge | Proposed access road |
| Proposed Amenity Lawn | Proposed Trees | Existing Public Right of Way |
| Proposed Species-rich Meadow Grassland | Proposed Native Understorey | |

