



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

5th September 2024



S23/2281

Proposal:	Proposed development of 8no new semi-detached residential dwellings.
Location:	28 Stonebridge Road, Grantham, Lincolnshire NG31 9AR
Applicant:	Mr Muhammed Tariq
Agent:	Mr Darren Timms
Application Type:	Full planning permission
Reason for Referral to Committee:	South Kesteven District Council are Owner of the application site
Key Issues:	Impact on Heritage Assets Design Quality and Visual Impact Impact on neighbouring amenities. Ecology and Trees
Technical Documents:	Landscape Statement Tree Survey and Arboricultural Impact Assessment Heritage Impact Assessment Design and Access Statement Landscape Schedule

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham St Vincent's

Reviewed by:

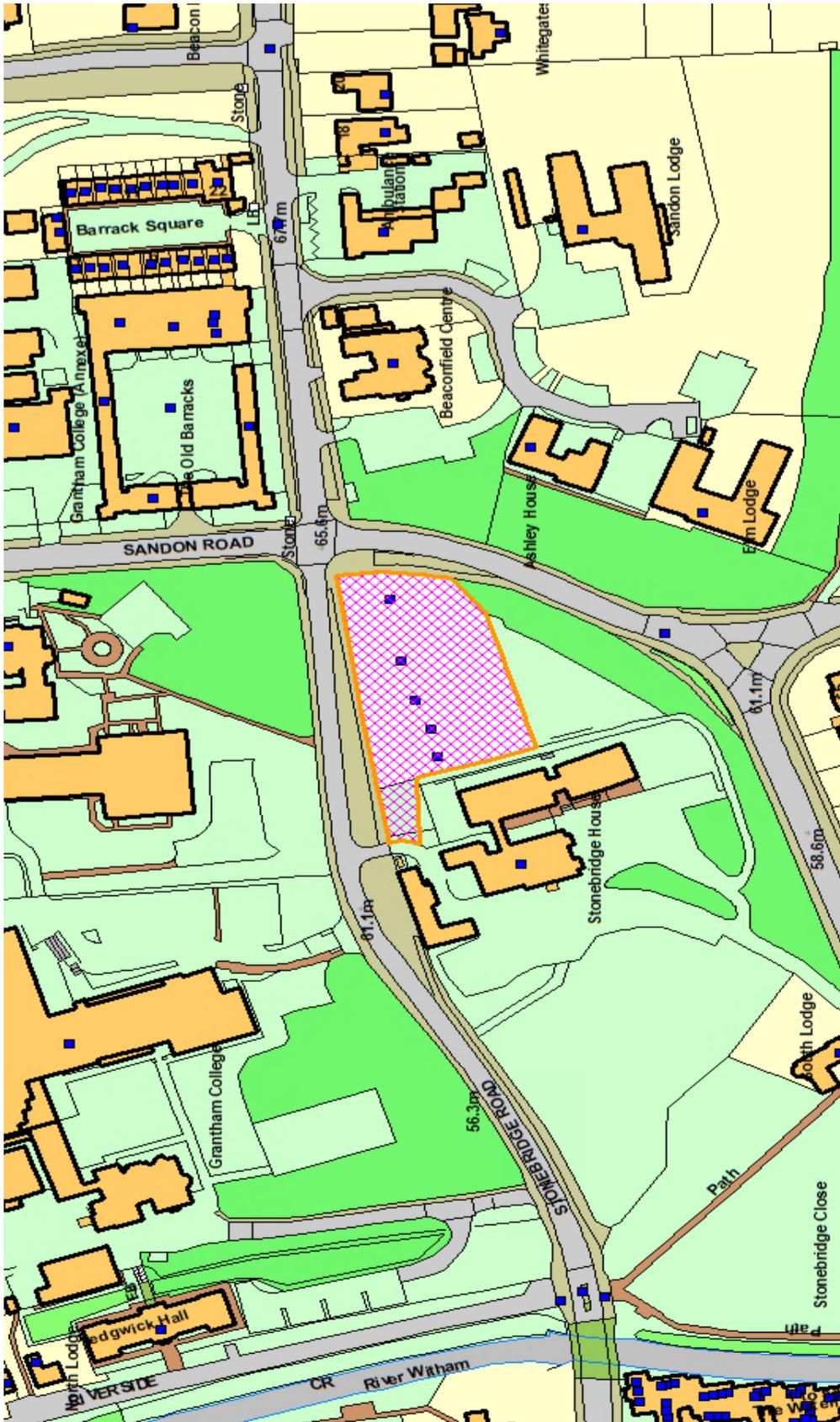
Adam Murray – Principal Development Management Planner

27 August 2024

Recommendation (s) to the decision maker (s)

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

S23/2281 – Stonebridge Road Grantham



Key



Application
Boundary



1 Description of Site

- 1.1 The application site comprises land to the south of Stonebridge Road, Grantham, formerly occupied by residential dwelling houses nos.28 to 36 Stonebridge Road. To the east the site is bordered by Sandon Road, and the site is within the St Anne's Conservation Area. Stonebridge Road is a main route into Grantham Town Centre.
- 1.2 The site is broadly rectangular in shape and has an existing access shared with the adjacent building, Stonebridge House. Stonebridge House is a listed building and was formerly occupied by the Police Station and divisional headquarters for Grantham. Stonebridge House is now part of Grantham Further Education College. There is a section of historic wall fronting Stonebridge Road.
- 1.3 The site is open to the Stonebridge Road frontage and there is a further section of historic boundary wall partially enclosing the eastern boundary to Sandon Road. The site has been cleared following permission S20/1541, but there are remaining mature trees situated to the south of the site, along the eastern boundary creating a verdant vegetative screen on the eastern boundary. To the south there is no current boundary definition. To the west there is a partial boundary treatment consisting of mature trees and hedging, screening the site from the neighbouring listed building and property. There are several trees in the neighbouring property and some of these are protected by TPOs.
- 1.4 The site lies within the St. Annes Conservation Area and is in close proximity to the neighbouring Listed Building, Stonebridge House. Stonebridge House is a Grade 2 Listed Building. To the north of the site there is another listed building, the Kesteven and Grantham Girl's School, which is a Grade 2 Listed Building. To the northeast of the site there is a further listed building, the Former Barracks, which is a Grade 2 Listed Building. In addition to the listed buildings the conservation area contains a number of unlisted buildings that make a positive contribution to the character or appearance of the area and are considered buildings of local appearance. South Lodge, Stonebridge House is a building of local importance. The Grantham St. Anne's Conservation Area Appraisal notes the importance of the listed and unlisted buildings, as well as the importance of trees and hedgerows for defining boundaries, and the grass verges as a prominent feature. The key views and vistas are St Wulframs Church situated to the west of the river, and the escarpment to the east.

2 Description of proposal

- 2.1 The application seeks full planning permission for the erection of 8 residential dwelling houses with associated access and parking provision. The dwellings are arranged in four pairs of semi-detached dwelling houses fronting Stonebridge Road. The proposed dwellings are indicated as being 3-storeys with single storey extensions to the rear of the dwelling houses.
- 2.2 There would be a private access road parallel to the public highway, Stonebridge Road. Access to the site would be taken through the existing access that is shared with the adjacent property Stonebridge House, accessing onto Stonebridge Road. Vehicle parking would be alongside each plot. Each of the dwelling houses would have a private garden amenity space provided to the rear of the dwelling.
- 2.3 The applicant has engaged positively with the Council during the life of the application and considered the Design PAD workshop comments made at preapplication stage and further

comments made during the planning application. The development scheme was redesigned and an amended scheme was submitted to the Council in June. The amended scheme includes:

- An amended Site Location Plan and Block Plan with reference to the highway land transfer on the Stonebridge Road frontage.
- Redesigned semidetached dwelling house on the corner of Stonebridge Road and Sandon Road to account for the prominent position in the streetscene.
- The continuation of a wall on the Stonebridge Road and Sandon Road frontages, and boundary details for the rear gardens e.g. timber fencing.
- Space on the site frontage for landscaping.
- The contemporary designs were amended to more traditional designs and include traditional materials.

3 Planning History

3.1 Relevant planning history:

S20/1541

Site clearance of 5 dwellings and greenery of the frontage on to Stonebridge Road, and creation of a new temporary vehicular access. Included the removal of trees along the frontage and access to the site. Planning Permission granted 18th December 2020.

4 Relevant Planning Policies & Documents

4.1 **SKDC Local Plan 2011 – 2036 (Adopted January 2020)**

Policy SD1 – The Principles of Sustainable Development in South Kesteven

Policy SP1 – Spatial Strategy

Policy SP2 – Settlement Hierarchy

Policy SP3 – Infill Development

Policy H4 – Meeting All Housing Needs

Policy EN1 – Landscape Character

Policy EN2 – Protecting Biodiversity and Geodiversity

Policy EN3 – Green Infrastructure

Policy EN6 – The Historic Environment

Policy DE1 – Promoting Good Quality Design

Policy SB1 – Sustainable Building

Policy ID2 – Transport and Strategic Transport Infrastructure

Design Guidelines for Rutland and South Kesteven

4.2 **National Planning Policy Framework (NPPF) (Published December 2023)**

Section 5 – Delivering a sufficient supply of homes

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed and beautiful places

Section 16 – Conserving and enhancing the historic environment

5 Representations Received

Lincolnshire County Council Highways

5.1 Requested additional information on the 18th December 2023:

'Amendment of red line to reflect the more recent land transfer which amends the highway boundary and affects the proposed block plan. Please ensure the provision for adequate off-street parking, is proposed within the limits of the site, considering the above'.

Comments on the Amended Scheme

5.2 Requested additional information on the 3rd July 2024, related to the land transfer and boundary details. An amended Site Location Plan and Block Plan was provided. The Block Plan confirms the proposed boundary details; retained wall to northern and eastern boundary, timber close boarded fence on the southern boundary and to rear gardens.

5.3 Final comments have not been received to date and will be reported to Members through the late items paper.

SKDC Environmental Health

5.4 No objections, subject to conditions. Proposed conditions include; contaminated land, construction management plan, delivery noise, demolition, asbestos.

Comments on the Amended Scheme

5.5 Environmental Protection has reviewed the documents in respect of the above application and has no further comment.

SKDC Tree Officer

5.6 Requested an Arboricultural Impact Assessment to BS5837 (2012) on the 2nd January 2024:

'The tree survey relates to the existing site conditions. It does not consider the proposal in relation to the existing trees and vice versa. I have concerns in respect to the future relationship between the unit/s planned nearest to the junction with Sandon Road and the existing trees. The trees at the rear have the potential to be overbearing to the new house/s and its occupiers. It may be necessary to amend the layout slightly, although it is difficult to comment in any further detail as the current plans do not show the trees in the context of the proposed layout. An Arboricultural Impact Assessment report should be carried out to the BS5837 (2012) Trees in Relation to Design, Demolition and Construction-Recommendations. It should consider whether the proposal is feasible from an arboricultural perspective and highlight what if any mitigating measures may be required i.e. no-dig surfacing, pruning, tree protection fencing. A tree protection methodology and plan should be submitted and approved by the LA. The protection plan should show necessary tree protection measures in the relation to the development and the retained trees.

The trees at the rear of the site are, I believe, subject to a TPO.

The existing landscape details are limited. I would suggest that a detailed sustainable landscape plan is submitted. It should consider the guidelines in the local plan and NPPF

which say the developments should enhance and protect the existing environment and make room for new and existing trees. The Council's local plan says new development "will seek to provide net gain to the environment". The Design Guide for Rutland and South Kesteven recommends that developments should have a strong and attractive landscape character'.

5.7 An Arboricultural Impact Assessment and Method Statement was provided in March 2024.

5.8 The Tree Officer commented in March 2024 that he was still concerned the relationship between the layout and the TPO trees to the south is unsustainable.

'The group of retained TPO trees will dominate the gardens and cast shade onto the houses for the majority of the day. In addition, large trees in proximity to houses and gardens can cause future occupiers to feel uneasy particularly on windy days. It is my experience that this would lead to future pressure to prune and remove more trees.

I note the loss of the eight trees to facilitate the development. I cannot find any detailed reference to replacement trees or their siting within the development layout. The Council's local plan says new development "will seek to provide net gain to the environment". The Design Guide for Rutland and South Kesteven recommends that developments should have a strong and attractive landscape character'.

Comments on the Amended Scheme

5.9 The Tree Officer commented again on the amended scheme in July 2024, commenting that he still has

'concerns regarding the proximity of the proposed dwellings to the existing TPO trees. I do not believe that their relationship is sustainable in the long term. It is my experience that positioning dwellings so close to existing trees will lead to pressure to prune and remove.

There is a lack of detail in respect to future landscaping. The NPPF says the development should enhance and protect the existing environment and make room for new and existing trees. That does not appear to be the case here'.

SKDC Conservation Officer

5.10 In January 2024 the Conservation Officer commented that in principle the proposal is not of concern on heritage grounds, and welcomed the inclusion of the brick boundary wall as a positive contribution to the conservation area, but improvements to the design are required to be in line with Policies DE1 and EN6.

5.11 *'The application is regarding the former site of police houses along Stonebridge Road. The site is set within the St Annes Conservation Area, and in close proximity of the grade II listed Former Barracks (NHLE 1062467) at the junction with Sandon Road, and the grade II listed Stonebridge House (NHLE 1392865), to the immediate west of the site. The Conservation Area is located within the built-up area of Grantham of Victorian and Edwardian date, in the vicinity of the bridges on Belton Lane, Avenue Road/Stonebridge Road and St Catherine's Road. The southern half of the conservation area is dominated by private residences, with the northern half mostly in educational uses. Pre-application advice was previously provided for this development.*

Previous recommendations were provided for appropriate boundary treatment. A common front boundary type found in the surrounding streets is a red brick wall. As mentioned in the

pre-application advice, the current characterful high boundary wall to the frontage of Stonebridge Road at the western end of the site should be retained, and a front boundary wall should be included to demarcate public and private space and also to enhance the character of the street. The applicant has incorporated this advice, and the current plans does include the retention of the existing wall, and proposes to rebuilt the derelict wall fronting the length of Stonebridge Road, incorporating a pedestrian access as recommended, with matching material and at matching height to the remaining wall. This will reinstate the previous streetscape and be in keeping with the surrounding area. This would also have the potential to result in a positive impact upon the conservation area.

The site is situated on a prominent corner of the streetscape within the conservation area. Any new development should have regard to the historic context in terms of scale, height, form, alignment, style, design, materials and also maintain gaps between buildings that afford views of landmark buildings within and without the area. The northeast corner of the site is clearly visible, and any design needs to be mindful of this. Currently the proposal is not reflecting this significant position of this corner, but has the potential to create a feature building that positively contributes to the conservation area, and not impact the setting of the grade II listed Barracks. The proposed design needs to better address this corner and a single detached dwelling would be a better approach here.

The application did not take into consideration the recommendations to reference the local character and materials, the use of red brick instead of the grey buff facing brickwork is still recommended to acknowledge the wider streetscape and be in keeping with the conservation area’.

Comments on the Amended Scheme

5.12 The Conservation Officer commented on the amended scheme in July 2024.

5.13 *‘Following previous advice in January 2024, the applicant provided a full re-design of the proposed 8 dwellings at this site. An additional desk study identifying the characteristics of the wider streetscape was provided. The study identified a number of houses which were used as design examples.*

Four different frontage styles of semi-detached dwellings are proposed, taking account of the various historic design characteristics, while integrating modern features and amenities. The proposed designs are a significant change from the previous design. All proposed dwellings are 2.5 storey high, with single storey rear sections. They are to be made of bed multi-stock brick in a reclaimed/heritage style, composite limestone lintels and cills, grey slate tiles, anthracite UPVC soffits, fascias, and slim profile UPVC sash windows. The existing northern perimeter brick wall is to be retained and extended to enclose the east to the junction with the highway. Fences of 1.8m height are proposed to be installed between each plot.

The proposed materials would fit very well within the wider streetscape. The applicant took previous advice into consideration to retain the boundary wall, and restoring it across the entire width of the site, as well as incorporating more local materials and designs, which is much appreciated. In principle, based on the material and design provided, the proposed works would be considered in line with the SKDC Policy EN6. There is still the potential to improve the north-east elevation of the easternmost dwelling to present more of a feature wall, as this will be facing the main junction and be visible from distance. The elevation is

currently still fairly simple in appearance. The north-west elevation already presents some good detailing and features, some of which could be adapted for the north-east elevation. Details will need to be provided regarding the design of the boundary wall and landscaping, as well as examples of the material proposed prior to the start of construction for approval’.

SKDC Design Officer

- 5.14 The Design Officer commented on the proposals in January 2024.
- 5.15 The Design Officer commented that the proposed scheme is not well designed and does not respond to local character and context or any site and contextual analysis work.

The plans submitted are not adequate in order to communicate the proposed design. Text within the Design and Access Statement has copied and pasted text provided within pre-application comments, also with an absence of accompanying plans.

The landscape proposals and plans are inadequate and do not respond to local landscape character and the predominant and character forming species found in the area.

The proposed scheme has not sufficiently acknowledged, responded to, or addressed the prominent corner plot that it occupies and the important views towards the site.

Whilst a contemporary architectural approach is acceptable – the proposed scheme still needs to be justified and evidenced and should respond to the site context, as described above and below. Any proposal, whether traditional or contemporary, needs to possess a high quality of design – and evidence of this is not present (high quality design is made up of many components, such as for example: response to context, layout, landscaping, height, massing, facades and fenestration, orientation, boundary treatments, quality of materials and architectural detailing).

As stated in paragraph 139 of the NPPF (2023), development that is not well designed should be refused. As set out above and below, the proposed scheme also does not reflect local design policy (SKDC Design SPD, 2021) or government guidance on design.

“139. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design...”

Comments on the Amended Scheme

- 5.16 A final response has not been received. These will be reported through the late items paper.

Cadent Gas

- 5.17 No objections. There are no National Gas assets affected in this area.

6 Representations as a Result of Publicity

This application has been advertised in accordance with the Council’s Statement of Community Involvement and no letters of representation were received.

7 Evaluation

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. 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 In addition, the Local Planning Authority have also adopted a Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021) and this document is a material consideration in the determination of planning application.

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

Principle of development

7.4 Policy SP1 (Spatial Strategy) identifies that the focus for the majority of growth within the District during the plan period is in and around the four market towns, with Grantham being a particular focal point for development. Decisions about the location and scale of new development are to be taken on the basis of the settlement hierarchy in Policy SP2.

7.5 Policy SP2 (Settlement Hierarchy) identifies that the majority of development will be focuses in Grantham in order to support and strengthen its role as a sub-regional centre. New development proposals will be supported on appropriate and deliverable brownfield sites and on sustainable greenfield sites (including urban extensions), where development will not compromise the town's nature and character.

7.6 Local Plan Policy SP3 confirms that infill development in settlements defined in Policy SP2 will be supported provided that

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

7.7 The development proposal constitutes infill development as it meets the criteria a to d in Policy SP3. The site is within a substantially built-up frontage on Stonebridge Road (a) and offers a redevelopment opportunity (b). With criteria (c) it would not cause an unacceptable impact on the occupiers' amenity of adjacent properties, as the site was previously occupied by residential dwelling houses and its nearest neighbour is now part of the further education college. With regards to criteria (d) the development of the site would not extend the pattern of development beyond the existing built form and would replace the now vacant residential use on the site.

- 7.8 The site is a brownfield site within the town of Grantham, and the redevelopment of the site back into residential use would be in accordance with policies SP1, SP2 and SP3. It is considered that the site would be a positive redevelopment opportunity.

Meeting all Housing Needs

- 7.9 Policy H4 (Meeting All Housing Needs) is concerned with major residential development proposals providing appropriate type and sized dwellings to meet the needs of current and future households in the District. This clarifies that new housing proposals shall also:
- b. Enable the provision of high-quality family housing that meets changing household needs and responds to market demand.
- 7.10 In this case it is proposed to provide 8 residential dwelling houses with associated access and parking provision, located in a mixed-use area but on a site that was previously residential use. The site is in a sustainable location within walking distance of the centre of Grantham and the town's amenities including a railway station.
- 7.11 The development would contribute 8no. 4-bedroom residential dwellings of this type in this location, and lead to short term boost to the local economy related to its renovation. The proposal is therefore considered to be in accordance with H4 of the adopted Local Plan.

Impact on Heritage Assets

- 7.12 Policy EN6 (The Historic Environment) is the primary development plan policy through which the Council exercises its statutory responsibilities. This policy states that the Council will seek to protect and enhance heritage assets and their settings in keeping with the policies in the National Planning Policy Framework, and proposals will be expected to take Conservation Area Appraisals into account, where these have been adopted by the Council. Development that is likely to cause harm to the significance of a heritage asset or its setting will only be granted permission where the public benefits of the proposal outweigh the potential harm.
- 7.13 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. Similarly, Section 72 of the Act 1990 requires Local Planning Authorities to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.
- 7.14 The site is located within the St. Annes Conservation Area and located within proximity to a number of Listed Buildings including the neighbouring property Stonebridge House. As such the potential impact of the development proposals on the setting and significance of the Conservation Area and listed buildings will be a key material consideration as to whether the development would appropriately preserve the nature and character of the area.
- 7.15 The Conservation Officer has confirmed that there are two listed buildings within the immediate vicinity of the site, the impressive C19 Grade II Listed Stonebridge House and grounds border the site to the west, and the distinctive C19 gothic styled castellated Grade II Listed Former Barracks are sited across the road to the northeast. Development on this site will have a notable impact on the principal settings to these heritage assets.

- 7.16 During the pre-application enquiry the Conservation Officer recommended appropriate boundary treatments, noting a common front boundary type in the Conservation Area and surrounding streets is a red brick wall. The Conservation Officer noted that the current characterful high boundary wall to the frontage of Stonebridge Road at the western end of the site should be retained, and a front boundary wall should be included to demarcate public and private space and also to enhance the character of the street. The applicant has incorporated this advice, and the submitted plans include the retention of the existing wall and proposes to rebuild the derelict sections of the wall fronting the length of Stonebridge Road, incorporating a pedestrian access as recommended, with matching material and at matching height to the remaining wall. This will reinstate the previous streetscape and be in keeping with the surrounding area. This would also have the potential to result in a positive impact upon the conservation area and the setting of the nearby Listed Buildings.
- 7.17 The site is situated on a prominent corner of the streetscape within the conservation area, and any new development would need to have regard to the historic context in terms of scale, height, form, alignment, style, design, materials and also maintain gaps between buildings that afford views of landmark buildings within and without the area. The northeast corner of the site is clearly visible, and the proposal reflects this significant position of this corner with an active side aspect that positively contributes to the Conservation Area.
- 7.18 The amended scheme takes into consideration the recommendations provided in the preapplication response regarding reference to local character and materials, for example the use of red brick. This acknowledges the wider streetscape and creates a development that would be in keeping with the Conservation Area.
- 7.19 The proposals in their current form are considered to be appropriate to local character, and would not result in any harm to the Conservation Area and listed buildings and in accordance with Policy DE1 and EN6 of the Local Plan, and section 12 and 16 of the NPPF.

Design Quality and Visual Impact

- 7.20 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that to ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to local distinctiveness vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the street scene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area. Part 12 of the NPPF (Achieving well-designed places) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.
- 7.21 In connection with the above, the Rutland and South Kesteven Design Guidelines SPD (Adopted November 2021) identifies that the detailed design of a proposal should be influenced by its context and should consider the relationship between the site and other buildings, routes and spaces, views and vistas, facilities, architectural details and the landscape. The appearance and architectural landscape of surrounding buildings should be drawn upon and influence the detailed design.
- 7.22 The existing site has verdant character, on a prominent corner of the Conservation Area and makes a positive contribution to the immediate and surrounding context.

- 7.23 The site is surrounded by a mixture of uses, and was previously a residential site in relation to an adjoining use, a police station. To the north of the site there is educational uses related to Grantham College and a school, to the northeast and east there are various health related uses and offices, to the south residential uses, and west further educational uses for Grantham College. Some of the buildings are functional but in the main they are attractive heritage assets. The vacant site provides little benefit to the neighbouring uses currently, however it is a verdant site with trees to the southeastern boundary and prominent in the streetscene.
- 7.24 The Design Officer was consulted on the preapplication and the development scheme and commented that the scheme was not well designed as defined by the NPPF (2023), the National Design Guide, the Design Guidelines for Rutland and South Kesteven (2021) and Policy DE1 of the Local Plan (2020). The Design Officer continued that the design process has not been followed sufficiently or comprehensively and the proposal does not respond to the local character and context or any site and contextual analysis work.
- 7.25 A key design principle for the site is to respond to the corner location, and the key views and approaches. The street characters are predominantly green, and this is a key part of the areas character. Following the Design Officer's comments the development scheme underwent a significant redesign, and the design process was revisited. The amended scheme was accompanied by a Desk Top Study and Justification Statement detailing the design considerations in light of the site context in the redesign.
- 7.26 The proposed development comprises four house designs, with all the designs comprising a semi-detached house type. The designs are all traditional in design with red bricks, composite limestone heads and cills, sash anthracite windows, anthracite UPVC soffats and fascias, conservation roof windows, and grey slate tile roofs. There is a small amount of amenity space to the front and side of each of the dwellings, including space for off-road parking. There is little detail about landscaping for the development, other than Landscape Schedule and Landscape Statement that details potential plants to utilise in the planting scheme, but no detail regarding the location of planting or the proposed scheme. As such, conditions are proposed to require the submission of detailed landscaping plans for the site.
- 7.27 The proposals are for a traditional form of architecture, with contemporary design features including internal open plan living and car ports. Each of the semidetached pairs are unique to the neighbouring pair, which leads to an attractive and varied streetscene. The new development scheme responds to the local area clearly and addresses the prominent corner plot that the site occupies with an active frontage to Stonebridge Road and Sandon Road. The corner house also has a double gable with bay windows to the ground floor. The proposed boundary treatments include close board timber fencing to the rear gardens, and the continuation of the wall to the Stonebridge Road and Sandon Road boundaries, supplemented with planting.
- 7.28 It is considered that the new scheme is high quality design with consideration given to the proposed dwelling's orientation, boundary treatments, materials, architectural detailing and fenestration. However, the detailed landscape proposals and plans remain inadequate therefore the conditions are proposed to overcome these concerns. Subject to the imposition of these conditions, the application would be in accordance with Policy DE1 of the adopted Local Plan and Section 12 of the National Planning Policy Framework.

Impact on neighbours' residential amenities

- 7.29 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that all development proposals will be expected to ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and provide sufficient private amenity space, suitable to the type and amount of development proposed. Paragraph 135(f) 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.
- 7.30 The site is located in a mixed education, health and residential area, and the proposed dwellings would be situated with an acceptable separation from neighbouring properties. The site's primary neighbour is the college site to the west. There will be no adverse impact on the amenity of neighbouring properties or the college site in terms of loss of privacy, loss of light or overlooking. The dwellings would face Stonebridge Road, with amenity space to the north and south in the form of private gardens. There would be sufficient but compact amenity space, and space for off-road parking. Notably there have been no objections from neighbours regarding the development proposal.
- 7.31 Environmental Protection has been consulted as the site is in a residential area, and has commented regarding the inclusion of several planning conditions to ensure that residential amenity is protected. The planning conditions include reference to contaminated land remediation should contamination be discovered, a construction management plan, and noise related to the proposed construction.
- 7.32 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, and it is therefore considered that the proposal is in accordance with Policy DE1 of the Local Plan and section 12 of the NPPF.

Ecology and Trees

- 7.33 Policy EN2 Protecting Biodiversity and Geodiversity states that the council will facilitate the conservation, enhancement and promotion of the District's biodiversity and geological interest of the natural environment. This included seeking to enhance ecological networks and seeking to deliver a net gain on all proposals, where possible.
- 7.34 Similarly, Policy EN3 (Green Infrastructure) requires development proposals to ensure that existing and new green infrastructure is considered and integrated into the scheme's design, taking opportunities to enrich biodiversity habitats, enable greater connectivity and provide sustainable access for all.
- 7.35 The site currently comprises of grass, shrubs and mature trees, and it is proposed to retain existing landscaping and the mature trees. The proposed dwelling houses will have private amenity spaces and it is proposed to landscape an area of open space adjacent to Stonebridge Road. The application has not been supported by any Ecology Survey as the site was previously occupied by residential development, or Biodiversity Net Gain (BNG) information as the application predates the 12th February 2024 for the BNG mandatory requirement.

- 7.36 The site has a line of mature trees to the southeastern boundary, with several trees protected by Tree Preservation Orders, and the application has been supported by tree survey. The Arboricultural Impact Assessment report and survey, and the proposal has been considered against feasibility from an arboricultural perspective and any mitigation that would be required. There is also tree protection methodology and a plan submitted, to show necessary tree protection measures in relation to the development and retained trees.
- 7.37 The Tree Officer has been consulted and has commented that the tree survey does not consider the development proposal in relation to existing trees. The Tree Consultant has expressed concerns regarding the proximity of the nearest dwelling to the Stonebridge Road / Sandon Road junction and the potential impact on the trees along this border. The trees could be overbearing to the new house, and the tree officer has suggested that it may be necessary to amend the layout, but he cannot be certain as the plans do not show the trees in context of the proposed layout. The planning officer considers that the site was previously a residential development site, and the Tree Officer's concerns could be mitigated through the imposition of a planning condition for a Landscape and Tree Management Plan. The Plan would set out how the development would maintain and retain the landscape and existing ecology of the site. It would identify the existing protected trees and provide details for the species and condition of the tree, as well as proposed management techniques that would be appropriate. It would also secure any replacement tree planting should a tree failure take place.
- 7.38 It is considered that the application has considered the development proposal and its relationship with the protected trees, and the trees are in proximity to the proposed dwellings, however this is a similar scenario to the previous residential development on the site. The trees are protected by tree preservation orders and important to the character of the Conservation Area, and although overbearing, they would provide a verdant vegetative screen to the development site. The proposals in their current form are considered to be appropriate, and the development would be in accordance with Policy EN2, EN3 and EN6 of the Local Plan, and section 12, 15 and 16 of the NPPF.

Climate Change

- 7.39 Policy SD1 (The Principles of Sustainable Development in South Kesteven) sets out the overarching obligation for development proposals to minimise its impact on climate change and contribute towards a strong, stable and more diverse economy. The policy requires consideration of a number of matters including minimising the use of resources and the production of waste; meeting high environmental standards in terms of design and construction; encouraging the use of sustainable construction materials and proactively enhancing the District's character and natural environment.
- 7.40 Similarly, Policy SB1 (Sustainable Buildings) states that all development proposals will be expected to mitigate against and adapt to climate change. This includes a requirement for development proposals to demonstrate how carbon dioxide emissions have been minimised; achieve a "water neutral position", including the provision of an appropriate water efficiency promotion and consultation education programme as part of all major residential developments; and supporting low carbon travel, including the provision of electric car charging points.
- 7.41 All development proposals should therefore include information on energy consumption in particular demonstrating how carbon dioxide emissions have been minimised in accordance

with the energy hierarchy, and on water resources, to promote enhanced sustainability. However, no information has been provided in regards to sustainable building, other than the provision of EV charging points.

- 7.42 To summarise, insufficient information has been provided to assess the development proposal and its potential impact on climate change, therefore the proposal would be in conflict with Policy SB1 of the Local Plan, and section 12 of the NPPF. Notwithstanding this, the identified conflict could be satisfactorily resolved through the imposition of planning conditions, if the application were deemed to be acceptable in all other respects.

Highway issues

- 7.43 SKDC Local Plan Policy ID2 deals with transport issues, requiring that new developments should not severely impact on the safety and movement of traffic on the highway network. Paragraph 115 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 7.44 The preapplication response advised that there would need to be appropriate vehicle and cycle parking provision, including arrangements for electric vehicle charging points on the site, and the applicant would need to provide clarity on arrangements for the storage and collection of refuse. Each of the dwelling houses would have an EV charging point located at the side of the house under the car port. However, further details have not been provided regarding cycle parking provision.
- 7.45 Lincolnshire County Council (as Local Highways Authority) have been consulted on the application. Whilst they expressed a requirement for further information, this relates to matters of landownership for the site frontage onto Stonebridge Road; and it is noted that they have not expressed any concerns or requested any additional information in relation to matters of highways safety or capacity. Matters of landownership are a private civil matter and therefore, are not material to the determination of the planning application.
- 7.46 The proposal would utilise the existing access onto Stonebridge Road, and provide adequate access and parking provision for vehicles. The development would not have an unacceptable adverse impact on highway safety, in accordance with Local Plan Policy ID2 and Section 9 of the NPPF.

Drainage and Flood Risk

- 7.47 Policy EN5: Water Environment and Flood Risk Management states that all development must avoid increasing flood risk. Surface Water should be managed effectively on site through the use of Sustainable Drainage Systems (SuDS) unless it is demonstrated to be technically unfeasible.
- 7.48 Section 14, para 159 of the NPPF states that inappropriate development in areas of flooding should be avoided by directing development away from areas of highest risk
- 7.49 Section 15, para 183 of the NPPF states that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation).

- 7.50 The application site is located within Flood Zone 1, with a low risk of surface water flooding. The proposed development would increase hard surfaces that generate surface water run-off and therefore an effective surface water drainage strategy would be necessary.
- 7.50.1 The application form states surface water will be disposed of via a soakaway, and it is proposed to connect to the existing drainage system, similar to when the site was previously a residential use. The submitted Topographical Block Plan, drawing ref. 0832 Rev 1 contains some details regarding the Surface Water drainage proposals, however the provided information is considered insufficient. Therefore, planning conditions are proposed to require the submission of further details for surface water drainage scheme.
- 7.50.2 In this regard, the proposal would therefore be in accordance with Local Plan Policy EN5.

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

- 10.1 In summary the details of the layout, and appearance would result in a high-quality development scheme on a residential infill site in the town of Grantham. The site is in a sustainable location and is walking/cycling distance from the centre of Grantham for services and amenities. The house types are contemporary, but the design is traditional in form, and would provide 8no. 4-bedroom dwellings in this sustainable location. The development proposals would not cause any harm to the Conservation Area or the neighbouring Listed Buildings, and there would be no significant impact on the residential amenity of the existing residential uses in proximity to the site. There would be short-term economic benefits to the local economy during the construction phase of the development, which is also attributed weight in the planning balance alongside the sustainable location.
- 10.2 Taking the above into account, it is considered that the proposed use is appropriate for its context and is in accordance with the NPPF (Sections 9, 12, 15 and 16) and Policies SD1, SP1, SP2, SP3, H4, EN6, DE1, and ID2 of the South Kesteven Local Plan. There are no material considerations that indicate otherwise although conditions have been attached.

11 Recommendation

To authorise the Assistant Director-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:

- i. Site Location Plan (received 09/07/24)
- ii. Proposed Block Plan (received 09/07/24)
- iii. Proposed New Dwellings - House Type A, drawing ref. 0832 (received 20/06/24)
- iv. Proposed New Dwellings – House Type B, drawing ref. 0832 (received 20/06/24)
- v. Proposed New Dwellings – House Type C, drawing ref. 0832 (received 20/06/24)
- vi. Proposed New Dwellings – House Type D, drawing ref. 0832 (received 20/06/24)
- vii. Topographical Block Plan, drawing ref. 0832 Rev 1 (received 20/06/24)
- viii. Proposed Street Scene, drawing ref. 0832 Rev 3 (received 20/06/24)

Unless otherwise required by another condition of this permission.

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

Before the Development is Commenced

- 3) No development shall be carried out (other than site preparation works) until a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the measures to be installed together with a timetable for implementation. The works shall thereafter be carried out fully in accordance with the approved strategy.

Reason: To prevent flooding and to comply with Policy EN5 of the South Kesteven Local Plan.

- 4) No development, shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan and Statement shall include measures to mitigate the adverse impacts during the construction stages of the permitted development and shall include:
 - a. The phasing of the development, including access construction
 - b. The on-site parking of all vehicles of site operatives and visitors

- c. The on-site loading and unloading of all plant and materials.
- d. The on-site storage of all plant and materials used in constructing the development.
- e. Dust suppression measures
- f. Wheel washing facilities
- i. A strategy stating how surface water runoff on and from the development will be managed during construction, and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during all construction works.

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

Reason: In the interests of the residential amenity of the neighbouring properties in accordance with Policies EN4 and DE1 of the adopted South Kesteven Local Plan.

During Building Works

- 5) 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.

- 6) 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;

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.

- 7) Before any construction work above ground is commenced, the 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;
- iii. car parking layouts;
- iv. other vehicle and pedestrian access and circulation areas;
- v. hard surfacing materials;
- vi. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
- vii. proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);
- viii. retained historic landscape features and proposals for restoration, where relevant.

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.

- 8) Should the developer during excavation and construction works of the said development site find any area of the site where it is suspected that the land is contaminated then all works must stop, and the local planning authority notified immediately. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with current good practice and legislation and submitted to and approved by the Local Planning Authority, and the approved remediation shall thereafter be implemented. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

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 the future residents and users of the development; and in accordance with Policies EN2 and EN4 of the adopted South Kesteven Local Plan and national guidance contained in the NPPF paragraphs 178 and 179.

- 9) To minimise noise impacts on the existing residential dwellings, 'construction work' shall only be carried out between the hours of 7:30 am to 6:00 pm Monday to Friday and 9:00 am to 1:00 pm on a Saturday. Construction work shall not be carried out on Sundays or Public Holidays. The term 'construction work' shall include mobile and fixed plant/machinery, (e.g. generators) radios and the delivery of construction materials.

To minimise the impact of potential noise on the surrounding area, deliveries of construction materials shall only take place between 8:00 am and 5:00 pm, Monday to Friday and between 9:00 am and 5:00 pm on a Saturday. No deliveries shall take place on a Sunday or Public Holiday.

Reason: To prevent disturbance to the amenities of residents living in the locality and in accordance with Policies EN4 and DE1 of the adopted South Kesteven Local Plan.

Before the Development is Occupied

- 10) Prior to first occupation of the development hereby permitted, details demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1 must have been 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 buildings; 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 the dwellings hereby permitted.

Reason: This condition is necessary in order to ensure that the proposal complies with the Council policy on sustainable building.

- 11) Before any part of the development hereby permitted is occupied/brought into use, the works to provide the boundary treatments shall have been completed in accordance with the approved boundary treatment scheme.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy and amenity of the occupants of the proposed and neighbouring dwellings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 12) Before any part of the development hereby permitted is occupied/brought into use, a landscape management plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

i. long term design objectives,

ii. management responsibilities and

iii. maintenance schedules for all landscape areas, other than privately owned, domestic gardens.

Reason: Hard and 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.

- 13) Before any part of the development hereby permitted is occupied/brought into use, the external elevations of the dwelling houses shall have been completed using only the materials stated on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

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

Ongoing Conditions

- 14) 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.

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

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

- 16) 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 building, enclosure, swimming or other pool or container used for domestic heating purposes shall be constructed within the curtilage of the dwelling house without Planning Permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to 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.

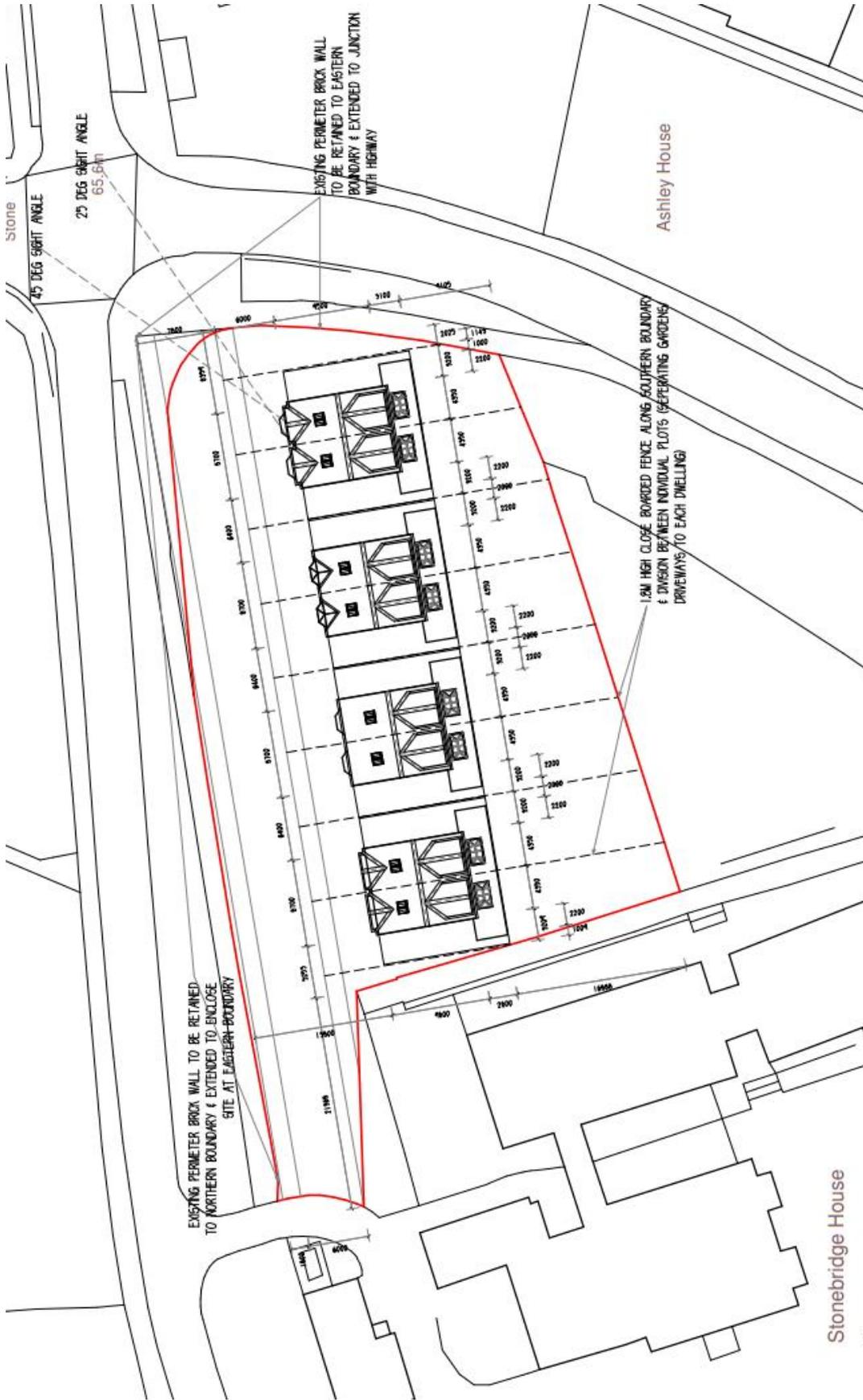
- 17) Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the property other than those expressly authorised by this permission 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 detriment to 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.

Standard Note(s) to Applicant:

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

BLOCK PLAN PROPOSED



FRONT ELEVATIONS PROPOSED



PROPOSED FRONT/ N.W. ELEVATION 1:100 (TYPE A)



PROPOSED FRONT/ N.W. ELEVATION 1:100 (TYPE B)



PROPOSED FRONT/ N.W. ELEVATION 1:100 (TYPE C)



PROPOSED FRONT/ N.W. ELEVATION 1:100 (TYPE D)