



Planning Committee

31 July 2025

S24/1453

Proposal:	Application for reserved matters relating to layout, scale, appearance, landscaping and access following outline planning permission S22/1065
Location:	The Gables, Honington Road, Barkston, Lincolnshire, NG32 2NG
Applicant:	Mr James Hodgkin
Agent:	Mr Tom Reeve, Reeve Architecture & Design
Application Type:	Reserved matters
Reason for Referral to Committee:	Called in by Council Ian Stokes citing concerns regarding loss of privacy, impact on the character of the area and highways safety
Key Issues:	<ul style="list-style-type: none">Impact on the character and appearance of the areaImpact on neighbouring amenityHighways safety and capacity
Technical Documents:	

Report Author

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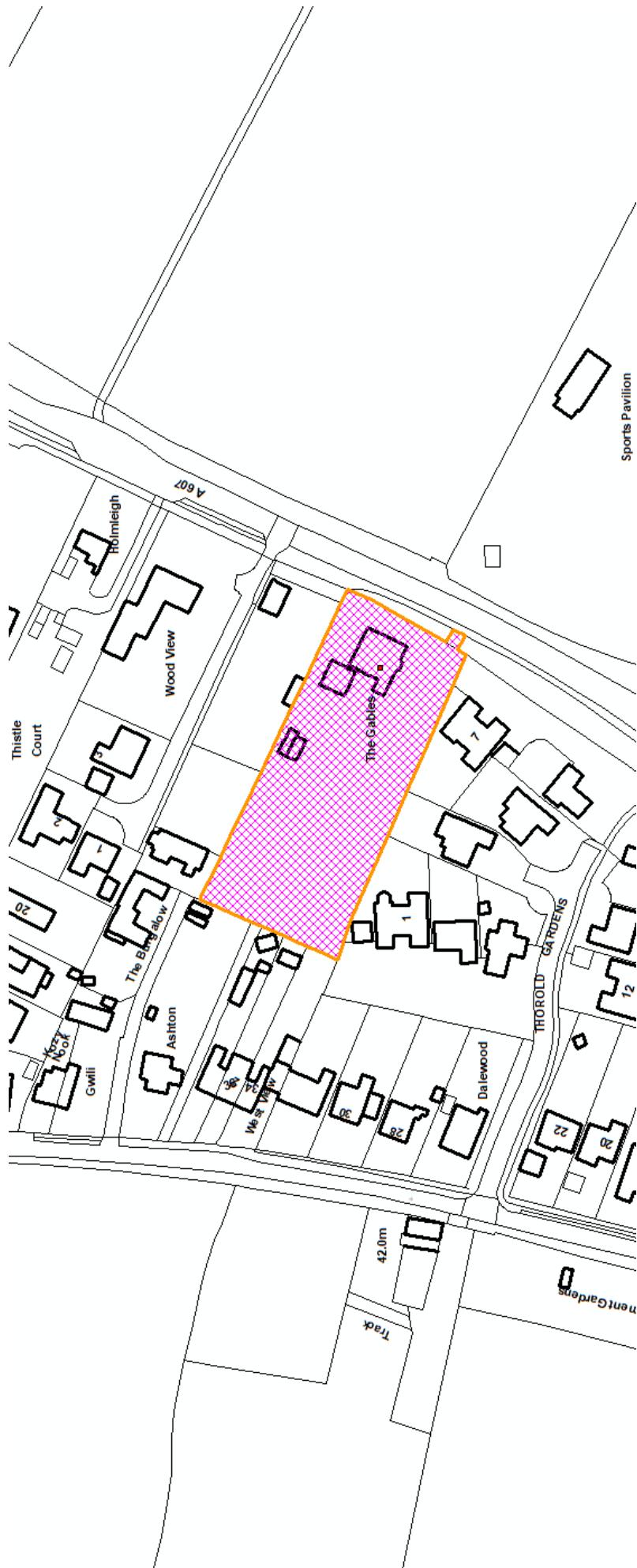
Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Peascliffe & Ridgeway

Reviewed by: Adam Murray – Principal Development Management Planner

22 July 2025

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to GRANT reserved matters consent, subject to conditions



Key

Application
Boundary

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1 Description of Site

- 1.1 The application site lies to the western side of Honington Road, within the village of Barkston.
- 1.2 The application site hosts a single detached dwelling with an attached garage, accessed via Honington Road. The application site also includes a parcel of additional land to the rear of the residential curtilage, located to the west of the existing dwelling. A first-floor extension and internal and external alterations to the residential dwelling were approved conditionally under application S24/1155.
- 1.3 The site is situated within the main built-up part of the settlement of Barkston and lies within an area predominately characterised by residential properties, with residential neighbours located to the south, southwest and west. To the north, the site is bounded by a commercial site comprising of a car dealership lot. There is open countryside to the eastern side of Honington Road.

2 Description of the proposal

- 2.1 This application is a reserved matters application following approval of outline planning permission S22/1065. Application S22/1065 granted permission for 'Outline Planning Permission for residential development, comprising five detached dwellings (all matters reserved)'. These reserved matters application is for matters relating to layout, scale, appearance, landscaping and access.
- 2.2 The 5 dwellings in this instance would include the existing dwelling on the plot, with 4 new dwellings proposed within the site. Each of the proposed dwellings would be two-storey in scale.

3 Relevant History

- 3.1 S22/1065 – Outline Planning Permission – 'Outline Planning Permission for residential development, comprising five detached dwellings (all matters reserved)' – Approved Conditionally
- 3.2 S22/2073 – Full Planning Permission – 'Residential development comprising the erection of four detached dwellings and renovation/enlargement of existing dwelling' – Refused – Appeal Dismissed
- 3.3 S24/1155 – Householder Planning Permission – 'Proposed first floor extension and attached vehicular garage. Including internal and external alterations.' – Approved Conditionally

4 Relevant Planning Policies and Documents

SKDC Local Plan 2011-2036

- Policy DE1 – Promoting Good Quality Design
- Policy SP3 – Infill Development
- Policy SB1 – Sustainable Building Measures
- Policy EN2 - Protecting Biodiversity and Geodiversity
- Policy EN5 - Water Environment and Flood Risk Management

National Planning Policy Framework (NPPF)

- Section 12 – Achieving well-designed places

- Section 9 - Promoting Sustainable Development
- Section 5 – Delivering a sufficient supply of homes

5 Representations Received

5.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 2 letters of representation have been received. The points raised can be summarised as follows:

1. The refusal reasons for S22/2073 have not been overcome, with the appeal dismissal reasons also not being addressed in relation to the scheme having a poor relationship with neighbouring occupiers
2. 1 Thorold Gardens would have a poor relationship with Plot 3, with a high dominant side wall impacting on outlook and amenity to this property. The kitchen windows and conservatory to 1 Thorold Gardens would look onto Plot 3.
3. If there is to be heat pumps installed, why do the properties require chimneys?
4. There would be a gravel drive running alongside the southwestern boundary that would result in noise and dust disruption to the properties on Thorold Gardens
5. The scale, mass and height of the proposed dwellings would detrimentally impact neighbours
6. Overdevelopment of the site
7. Development insensitive to the setting of existing dwellings
8. Scale, mass and density are out of keeping with Barkston
9. Type of housing does not meet a local need
10. Proposal does not make a positive contribution to the local distinctiveness or character of the area

6 Representations as a Result of Publicity

6.1 LCC Highways

6.2 No objections

6.3 Parish Council

6.4 The Parish Council has reviewed application and does not believe that the application has resolved the reasons that the original application 22/2073 was refused. The Parish Council is concerned that the number and size of the dwellings are cramped and out of keeping with the character of the area and has a detrimental impact on the surrounding properties.

6.5 None of the properties have Garages which would be expected for properties of this size and would also raise concerns that future residents would seek to build Garages which would further add to the cramped nature of the Application

6.6 Environmental Protection

6.7 Environmental Protection has reviewed the documents in respect of the above application and has no further comment to make

7 Evaluation

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the adopted development plan comprises of the following documents:

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

7.2 The Lincolnshire Minerals and Waste Local Plan forms part of the development plan in relation to minerals planning.

7.3 The policies and provisions set out in the National Planning Policy Framework are also a material consideration in the determination of planning applications, alongside the recently adopted Design Guidelines for Rutland and South Kesteven.

7.4 As of March 2025, the Council are presently unable to demonstrate a 5-year supply of housing land and as a result, the policies most important for determining the application are deemed to be out-of-date by virtue of footnote 8 and paragraph 11d) of the Framework. Paragraph 11d) requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or where specific policies in The Framework, indicate that development should be restricted.

7.5 Principle of Development

7.6 The principle of development has already been established under the approved outline application S22/1065.

7.7 The purpose of this application is not to establish the acceptability in principle but to assess the acceptability of the reserved matters of S22/1065 against the site-specific criteria. This assessment is below.

7.8 Character and appearance of the area

7.9 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.

7.10 Through the course of the application, amended plans have been received which sought to address concerns the LPA had over layout and design. The following assessment is based on the latest set of plans received.

7.11 The amendments have resulted in a less engineered site layout, with a more appropriate access road sited further away from the southwestern boundary and has resulted in integral garages so the parking for each dwelling is not reliant in what has appeared as turning heads at each property.

7.12 The inspectors report for the appeal decision on the same site under appeal reference APP/E2530/W/23/3329312 for refused application S22/2073 noted as part of the assessment that the refused scheme:

7.13 '*The proposed layout of the dwellings would appear cramped and of high density, and therefore the proposed layout would be out of keeping with surrounding dwellings which are generally set back from the street by generous front gardens*'

7.14 The proposed layout has been amended since this refused application, with what now is considered to be a more considered and appropriate site layout, which would appear less cramped and high density than the previously refused scheme.

7.15 The dwellings themselves would be two storeys in height which is not dissimilar to the scale of the existing dwellings within the immediate area. The existing dwelling on site has recently achieved permission for a first floor, which it is demonstrated on the plans. Creating a closer relationship in scale between this frontage dwelling and the 4 new dwellings to the rear. The height of the proposed dwellings is considered to be an acceptable scale in the context.

7.16 The proposed materials are indicated to be a mix of 'Bradstone Traditional' in 'Buff' and 'Imperial Olde Reclamation Shire' brick for the walling. The roofing material is proposed as concrete double pantiles in 'Rustic'. These materials are considered to be acceptable and therefore have been conditioned accordingly.

7.17 There were concerns raised that the proposal would result in an overdevelopment of the site, however each of the plots would be accompanied by a sufficient level of outdoor amenity space, have clear separation from each boundary and the other dwellings. Furthermore, there would be areas within the site, to either side of the amended access road, that would be soft landscaped and undeveloped ensuring both from the street view and within the site, there built form is not sprawling across the whole site.

7.18 By virtue of the design, scale and materials to be used, the proposal would be in keeping with the host dwelling, street scene and surrounding context in accordance with the NPPF Section 12, and Policy DE1 of the Local Plan.

7.19 Neighbours' residential amenities

7.20 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that all development proposals will be expected to ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and provide sufficient private amenity space, suitable to the type and amount of development proposed. Paragraph 135 of the NPPF states that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

7.21 The concerns raised in relation to the relationship between 1 Thorold Gardens and proposed Plot 1 are noted. There is no right to a private view, and there would be sufficient separation between the proposed windows of concern to No.1 Thorold Gardens and the nearest elevation of Plot 1 for there to be no unacceptable level of impact by way of overshadowing and dominance.

7.22 The proposed 4 new dwellings would be positioned as such that they would not result in any harm to the future occupiers by way of their interrelationship.

7.23 It is acknowledged that the relationship between the existing dwelling and Plot 1 would result in a level of overlooking to Plot 1's rear amenity space as a result of the dormer windows and first floor accommodation granted permission to the existing dwelling. The dormer windows would predominantly look onto the side elevation of Plot 1, with the overlooking to Plot 1 not considered to be to an unacceptable level based on the oblique angle and proposed separation distances.

7.24 The access drive was originally proposed to run parallel to the southwestern elevation and was situated closer to this boundary than the amended plans. Whilst it is noted there may be a level of resulting noise and dust impact to the properties on Thorold Gardens, this would be a modest amount that would be focused away from their main amenity areas and would not warrant refusal of this application.

7.25 Taking into account the nature of the proposal, small scale, and adequate separation distances, it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the NPPF Section 12, and Policy DE1 of the Local Plan.

7.26 Highways Impacts

7.27 Paragraph 116 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

7.28 The proposal would consist of the closure of the existing access from Honington Road and the introduction of a new access point further southwest, that would lead onto a private access road serving each of the 5 dwellings.

7.29 Lincolnshire County Council as the Highways Authority raise no objections to the formation of the new access or based on parking provision.

7.30 The amended plans received include integral garages for each property that could accommodate 2 cars. There is sufficient parking provision for the proposed dwellings.

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

7.32 Ecology and Biodiversity

7.33 Local Plan Policy EN2 seeks to ensure the conservation and enhancement of ecological networks and deliver a net gain in biodiversity for all development proposals.

7.34 Additionally, Biodiversity Net Gain (BNG) became mandatory on all small sites on 2 April 2024 unless relevant exemptions apply. In the case of this application, it is for reserved matters to a previously approved outline planning permission that was submitted and approved prior to the introduction of the BNG requirement. Therefore, this application is exempt from the BNG requirement.

7.35 Nevertheless, Policy EN2 would still be applicable.

7.36 There would not be a biodiversity net gain achieved on the site due to the nature of the proposal, however there would be soft landscaping provided as part of the scheme. Low level hedging would act to provide potential habitats on site. Given the location of the site, with the open countryside to the eastern side, it is considered appropriate the condition the provision of bat and bird boxes on the site, to allow for potential habitats to be incorporated

and promote biodiversity within the site. A condition would therefore be attached requiring each dwelling to incorporate at least 1 bat box and 1 bird box prior to occupation.

7.37 **Flood Risk and Drainage**

7.38 The application site is located within Flood Zone 1, with a low risk of fluvial flooding. The flood maps show that the site is shown to have a very low risk of surface water flooding. The proposed drainage was specified as to be via soakaway under the outline application, which is acceptable in principle and the details of which can be considered under the appropriate building regulations process.

7.39 **Climate Change**

7.40 The proposal would be located within a sustainable location and would incorporate various sustainable measures as detailed within the sustainability statement and detailed on the illustrative SB1 plan, that shows the location of the proposed solar panels and EV charging points.

7.41 Conditions on the outline planning permission would ensure compliance with these approved details.

The proposal is considered to accord with Policies SD1 and SB1 of the SKDC Local Plan.

7.42 **Crime and Disorder**

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

7.44 **Human Rights Implications**

7.45 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.

7.46 **Conclusion**

7.47 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 9 and 12) and Policies DE1 and SP3 of the South Kesteven Local Plan. There are no material considerations that indicate otherwise although conditions have been attached.

8 Recommendation

8.1 To authorise the Assistant Director – Planning to GRANT planning permission subject to the recommended schedule of conditions.

8.2 **Approved Plans**

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

- i. Site Location Plan re. 2237SP01 received 21 August 2025
- ii. Proposed Block Plan re. 2237SP03 REV 05 received 23 May 2025
- iii. Proposed Landscaping Plan re. 2237SP04 REV 05 received 23 May 2025
- iv. Proposed SB1 Illustrative plan re. 2237SP05 REV 05 received 23 May 2025
- v. Plot 1 and 2 South and North Elevation re. 2237P1 01 REV 01 received 23 May 2025
- vi. Plot 1 and 2 East and West Elevation re. 2237P1 02 REV 01 received 23 May 2025
- vii. Plot 1 and 2 Ground Floor Plan re. 2237P1 03 REV 01 received 23 May 2025
- viii. Plot 1 and 2 First Floor Plan re. 2237P1 04 REV 01 received 22 July 2025
- ix. Plot 3 and 4 East and West Elevation re. 2237P3 01 REV 01 received 22 July 2025
- x. Plot 3 and 4 North and South Elevation re. 2237P3 02 REV 01 received 22 July 2025

Unless otherwise required by another condition of this permission.

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

8.3 **Before the development is occupied**

2) Prior to the occupation of the dwelling hereby permitted, 1 bird box and 1 bat box shall have been installed for each dwelling.

Reason: To support biodiversity provision on site in line with Policy EN2 of the SKDC Local Plan.

3) Before any part of the development hereby permitted is occupied, the works to provide the boundary treatments shall have been completed in accordance with the approved boundary treatment details on 'Proposed Landscaping Plan' re. 2237SP04 REV 05 and 'Proposed Materials Plan' re. 2237SP06.

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.

4) Before any part of the development hereby permitted is occupied, the external surfaces shall have been completed in accordance with the 'Proposed Materials Plan' re. 2237SP06.

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

- 5) Before any part of the development hereby permitted is occupied, all hard and soft landscape works shall have been carried out in accordance with the approved hard and soft landscaping details shown on 'Proposed Landscaping Plan' re. 2237SP04 REV 05.

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 Policy DE1 of the adopted South Kesteven Local Plan.

- 6) 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.

- 7) The approved sustainable building measures detailed within the Sustainability Statement received 21 August and 'Proposed SB1 Illustrative Plan' re. 2237SP05 REV 05 and shall be completed in full, in accordance with the agreed scheme prior to the first dwelling hereby permitted is occupied.

Reason: To ensure the development mitigates and adapts climate change in accordance with Local Plan Policy SB1 and SD1

8.4 **Ongoing Conditions**

- 8) 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.

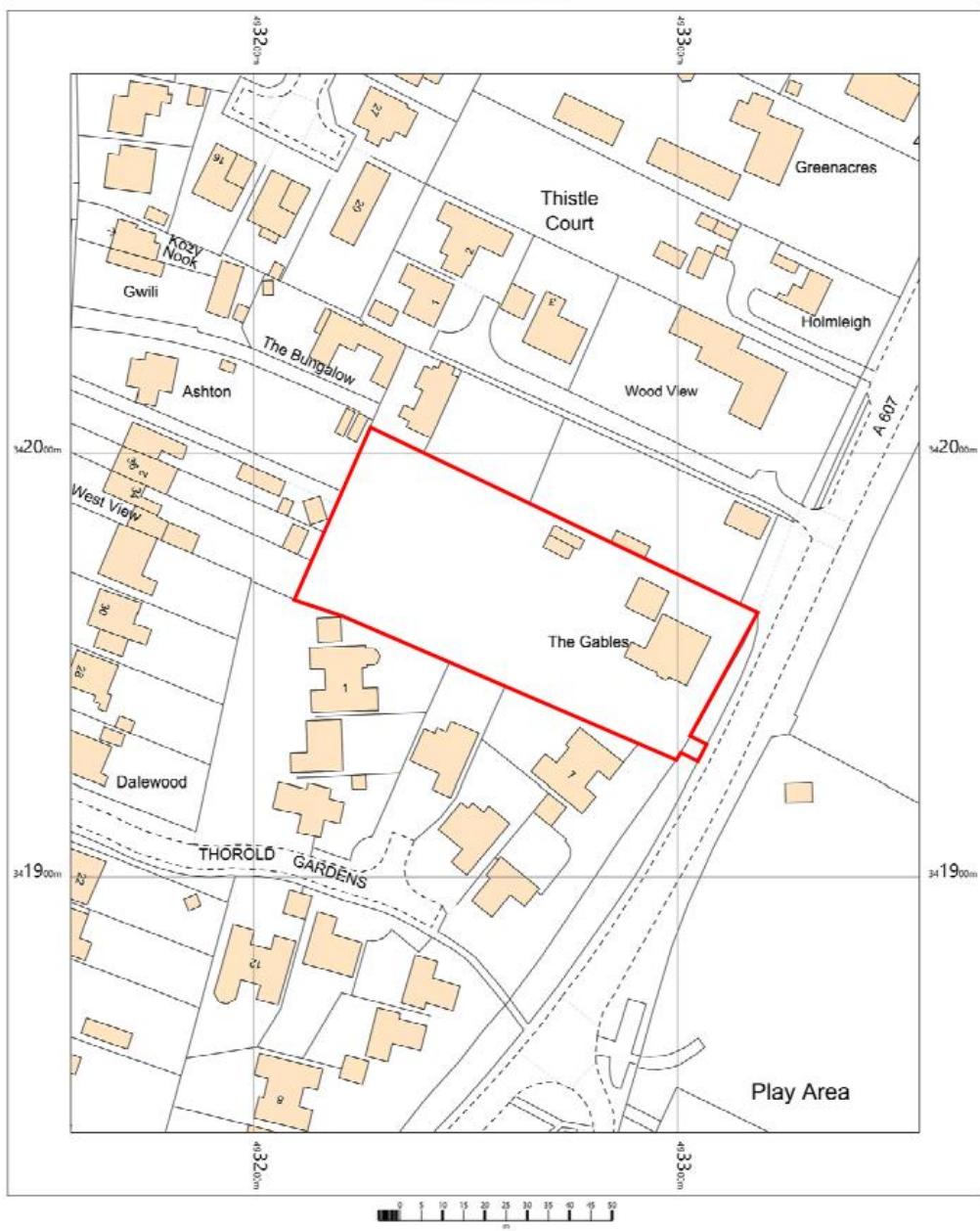
Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

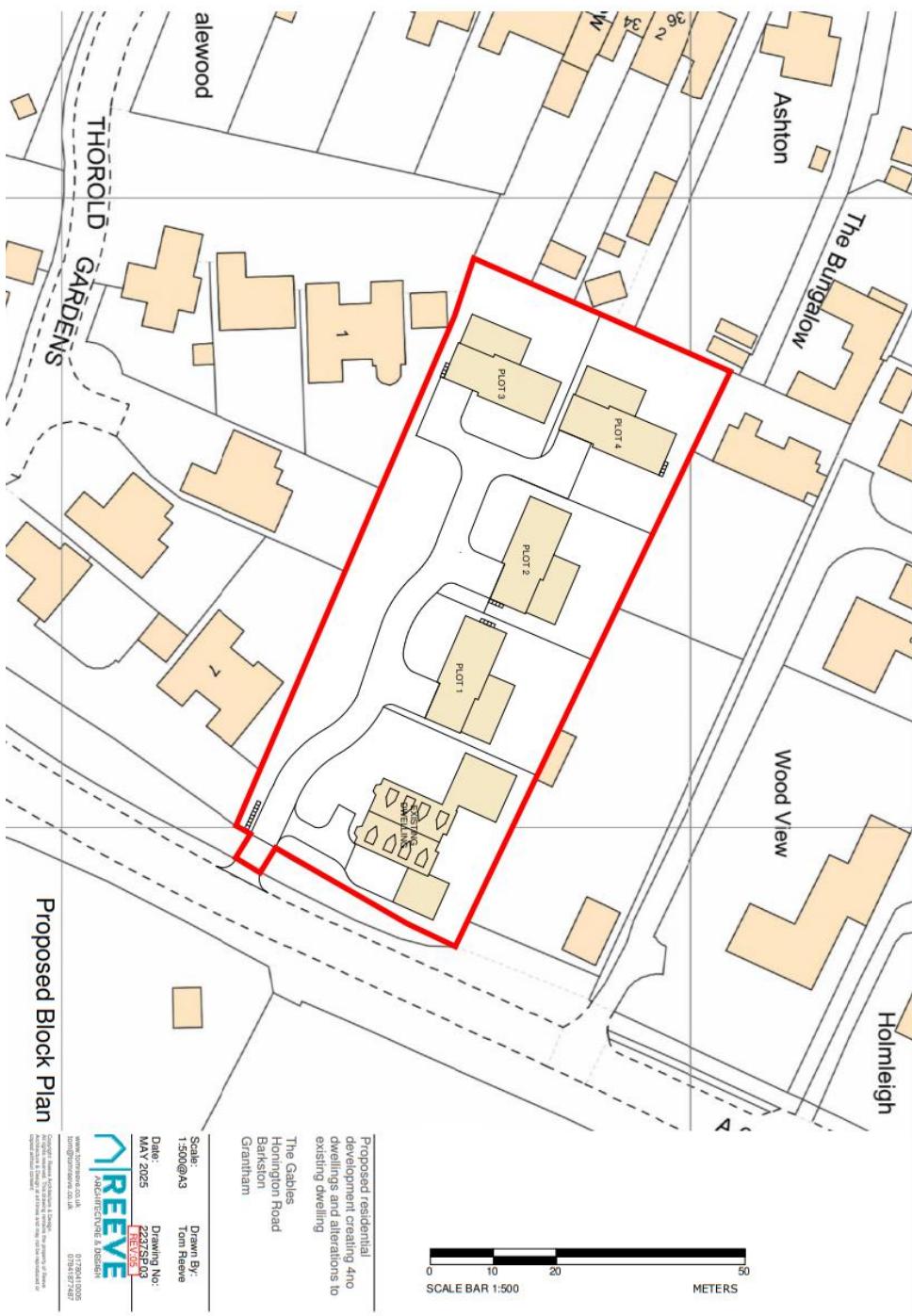
Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable

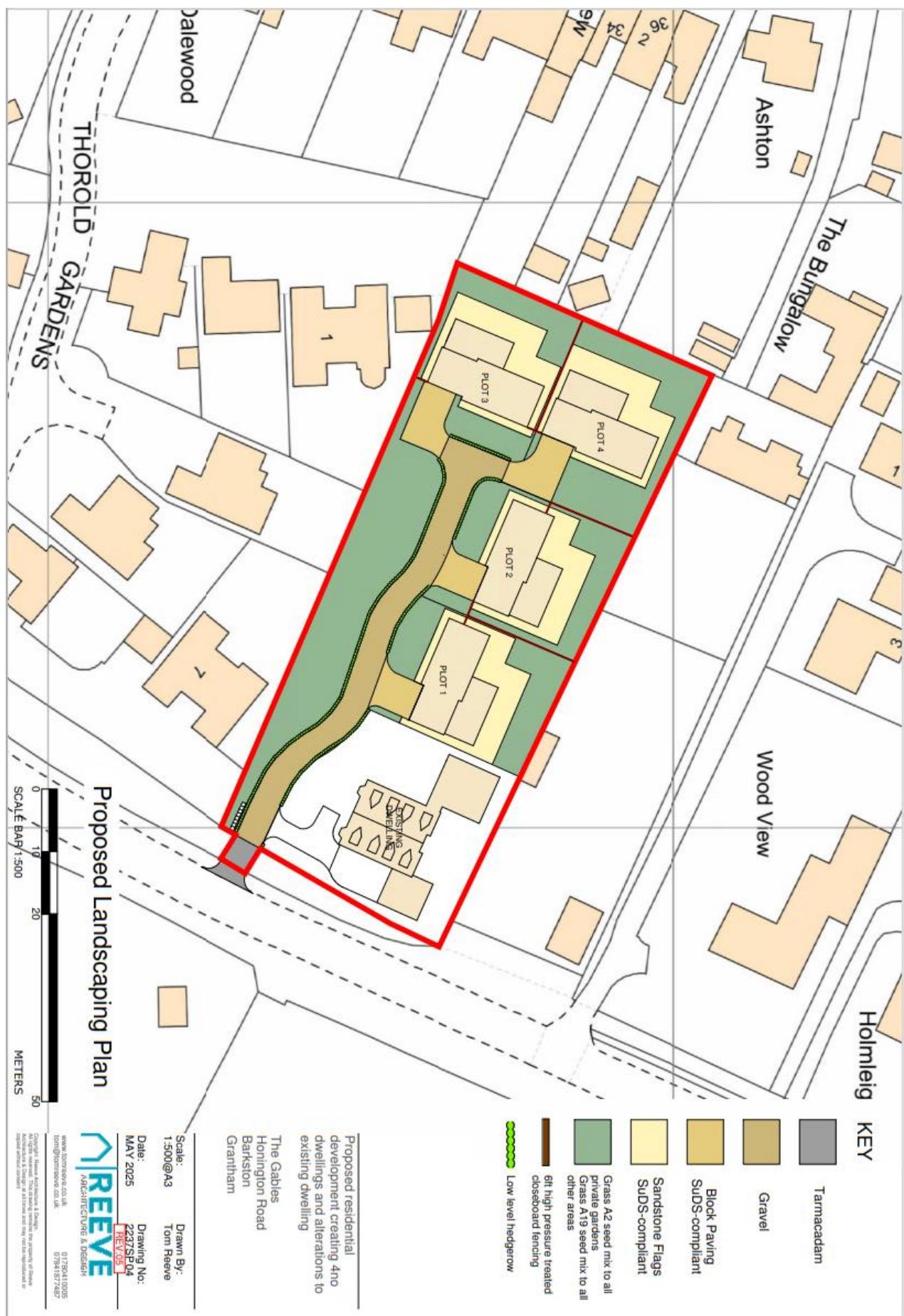
Location Plan

Location Plan

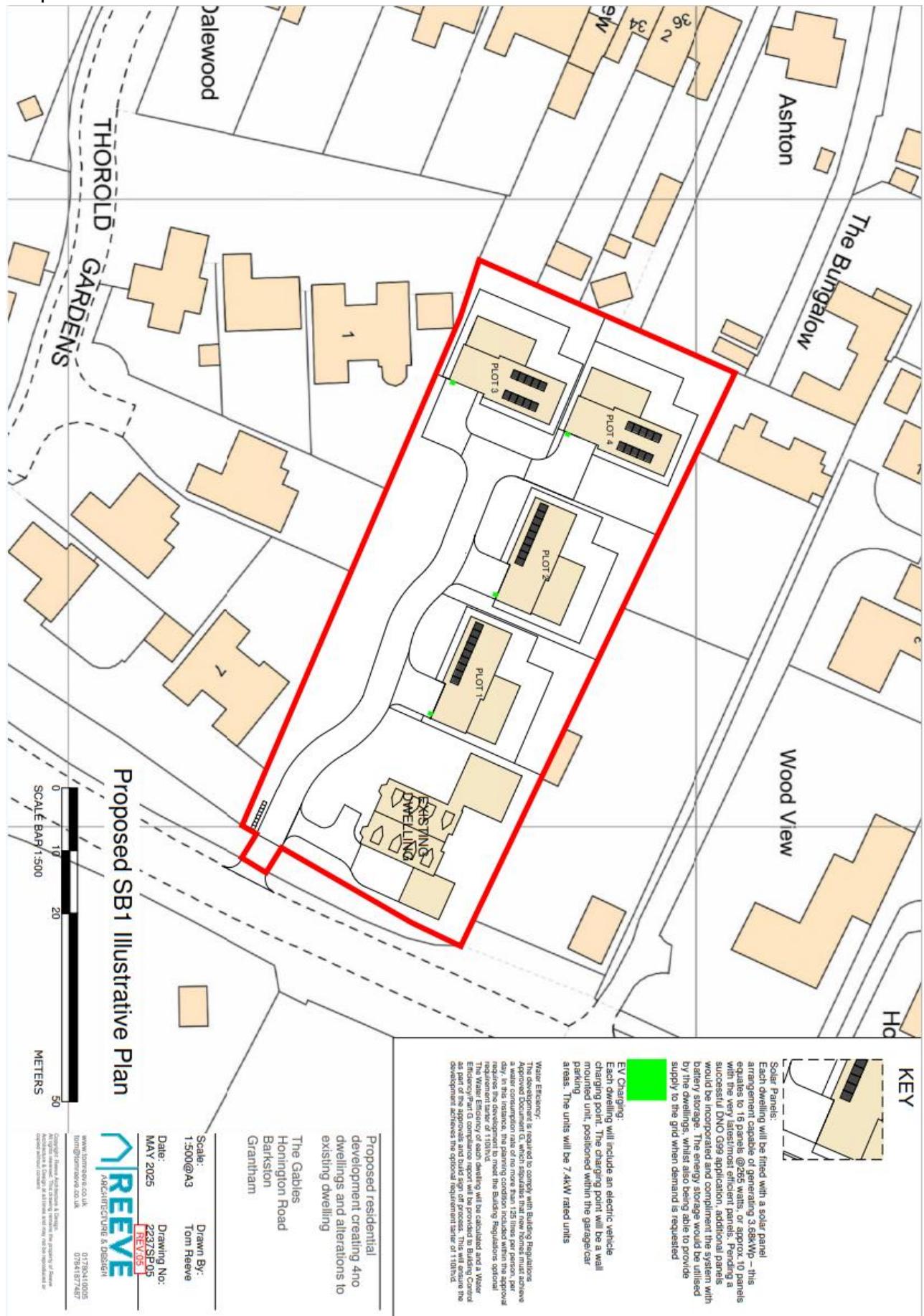




Proposed Landscaping Plan



Proposed SB1 Illustrative Plan



Plot 1 and 2 South and North Elevation



Proposed residential development creating 4 no dwellings and alterations to existing dwelling

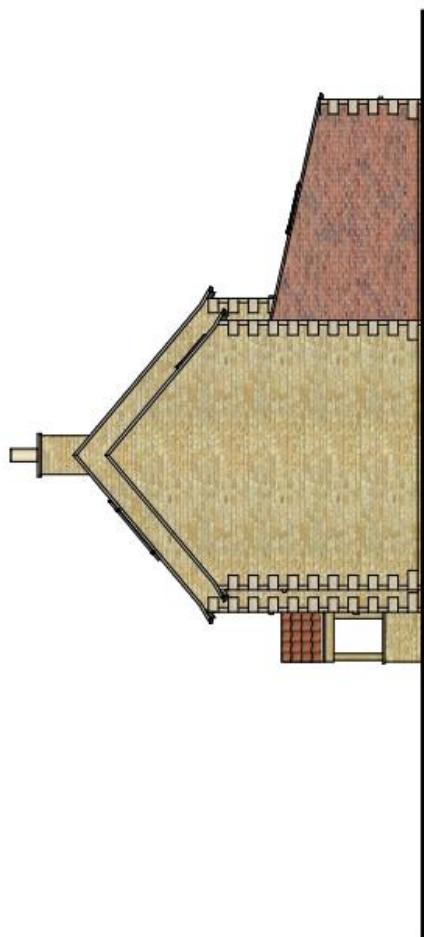
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Grantham

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Date: MAY 2025
Drawing No: 2237P1 01
REV 01

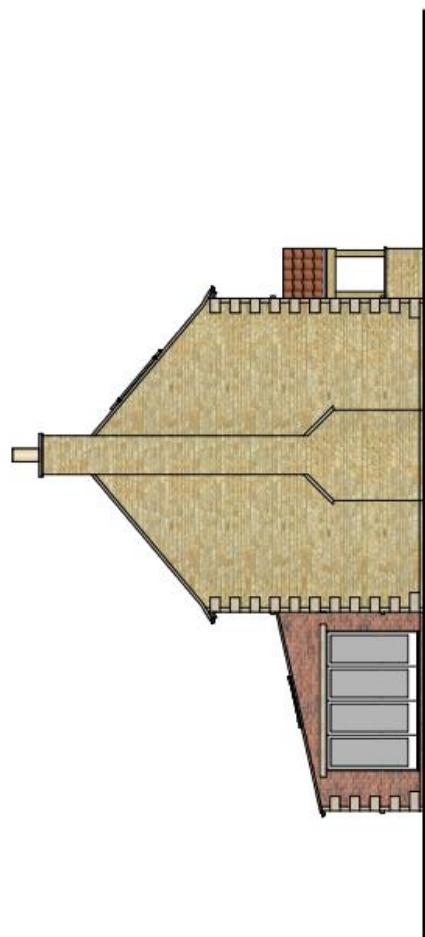
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Plot 1 and 2 East and West Elevation



PLOT 1 & 2 EAST ELEVATION



PLOT 1 & 2 WEST ELEVATION

Proposed residential development creating 4 no dwellings and alterations to existing dwelling

The Gables
Honington Road
Barkston
Grantham

Scale: 1:100@A3

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Date: MAY 2025

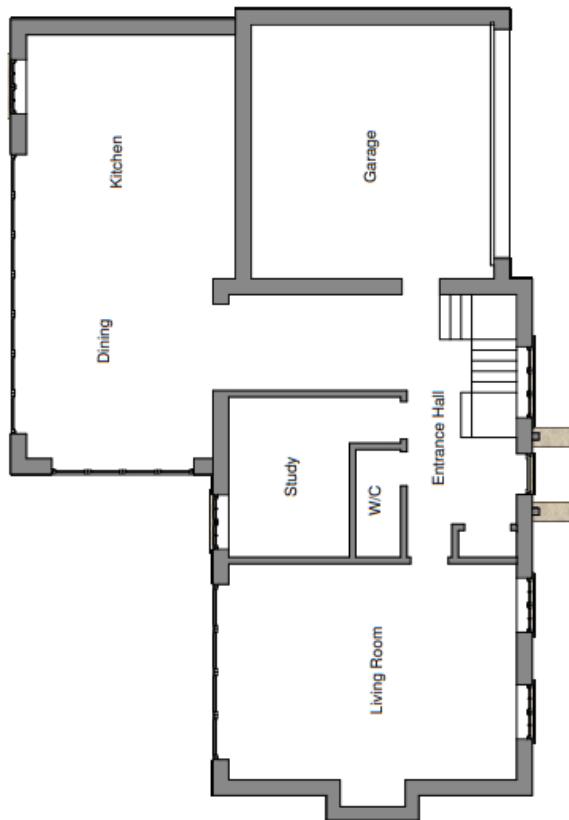
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Plot 1 and 2 Ground Floor



PLOT 1 & 2 GROUND FLOOR PLAN

Proposed residential development creating 4 no dwellings and alterations to existing dwelling

The Gables
Honington Road
Barkston
Grantham

Scale:
1:100@A3

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Drawing No:
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REV.01

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Plot 1 and 2 First Floor Plan



PLOTS 1 & 2 FIRST FLOOR PLAN

Proposed residential
development creating 4 no
dwellings and alterations to
existing dwelling

The Gables
Honington Road
Barkston
Grantham

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Plot 3 and 4 East and West Elevation



Proposed residential development creating 4 no dwellings and alterations to existing dwelling
 The Gables
 Honington Road
 Barkston
 Grantham

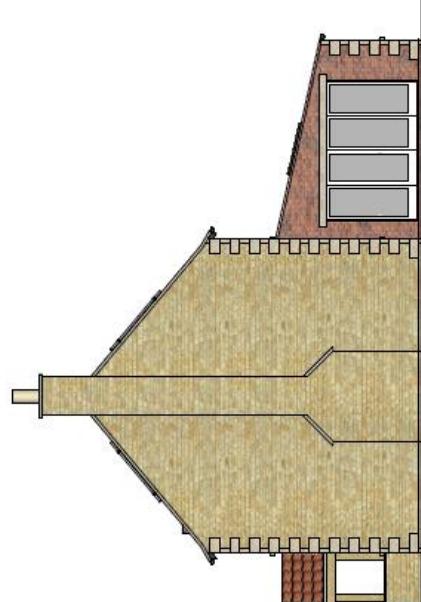
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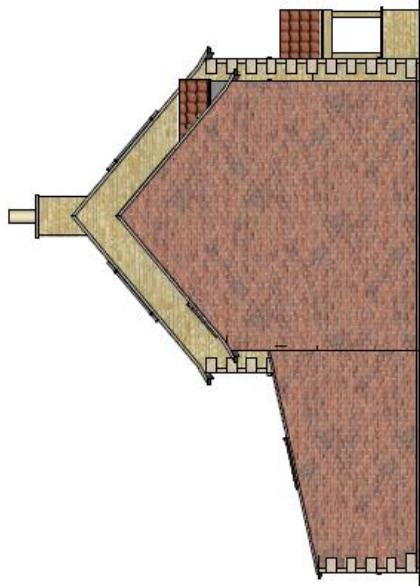
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Plot 3 and 4 North and South Elevation



PLOT 3 & 4 NORTH ELEVATION



PLOT 3 & 4 SOUTH ELEVATION

Proposed residential
development creating 4 no
dwellings and alterations to
existing dwelling

The Gables
Honington Road
Barkston
Grantham

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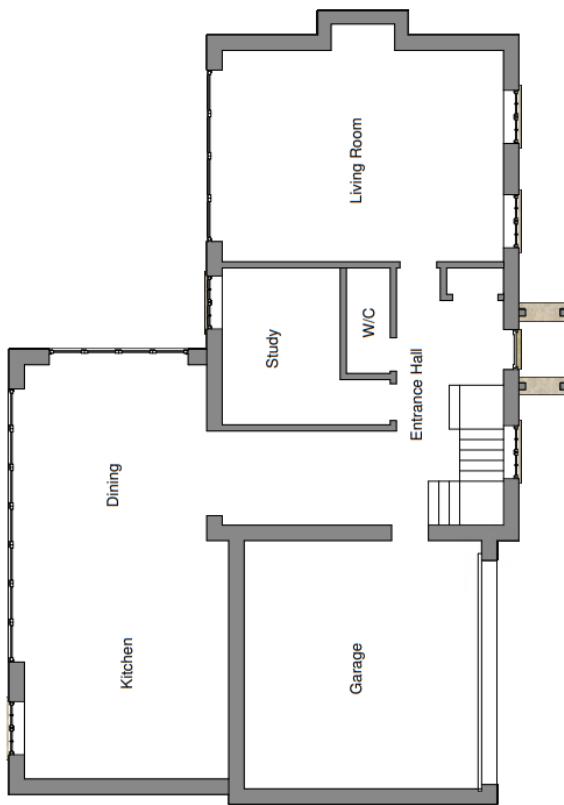
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SCALE BAR 1:100

METERS

Plot 3 & 4 Ground Floor Plan



PLOT 3 & 4 GROUND FLOOR PLAN

Proposed residential development creating 4 no dwellings and alterations to existing dwelling

The Gables
Honington Road
Barkston
Grantham

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Date: MAY 2025
Drawing No: 2237P303
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Plot 3 and 4 First Floor Plan



PLOT 3 & 4 FIRST FLOOR PLAN

Proposed residential
development creating 4 no
dwellings and alterations to
existing dwelling

The Gables
Honington Road
Barkston
Grantham

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Date: MAY 2025

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10
5
0 METERS

SCALE BAR 1:100

Appendix

Appendix 1 - S22/1065 – Decision Notice

South Kesteven District Council

Development Management
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Tel: 01476 406080
E-mail: planning@southkesteven.gov.uk
Web: www.southkesteven.gov.uk



SOUTH
KESTEVEN
DISTRICT
COUNCIL

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NG33 4PP

OUTLINE PLANNING PERMISSION

Town and Country Planning Act 1990

Application No:	S22/1065
Date Received:	24th May 2022
Applicant:	Jr James Hodgkin
Proposal:	Outline Planning Permission for residential development, comprising five detached dwellings (all matters reserved)
Location:	The Gables Honington Road Barkston Lincolnshire NG32 2NG
Decision/Date	20th July 2022

South Kesteven District Council has considered this application under the Town and Country Planning Act 1990 (as amended) and **Grants Planning Permission** for the development described above.

This permission is granted subject to the following Conditions and Reasons which are laid out in the order by which they must be complied with:-

Time Limit for Commencement

1. Details of the reserved matters set out below shall have been submitted to the Local Planning Authority for approval within three years from the date of this permission:
 - i. layout
 - ii. scale
 - iii. appearance
 - iv. access
 - v. landscaping

Approval of all reserved matters shall have been obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and in order that the development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended).

... Continued

2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters, whichever is the latter.

Reason: In order that the development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

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

1. Drawing No: 223701 Rev: 02 - Site Location Plan (Received on 24 May 2022)

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

4. Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority. The scheme of works should include:

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

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

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

The Construction Management Plan and Method Statement shall include:

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

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

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

Before the Development is Occupied

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

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

Ongoing Conditions

7. When an application is made for approval of Reserved Matters, details indicating the heights, positions, design, materials and type of boundary treatment to be erected, or retained, shall have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be completed in accordance with these approved details and shall thereafter be retained as such for the lifetime of the development.

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.

8. Within a period of five years from the first occupation of the final dwelling 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 under the above condition, unless otherwise agreed 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 of the adopted South Kesteven Local Plan.

9. When an application is made for approval of Reserved Matters, details of the materials (including the walling materials, roofing materials and boundary wall) to be used in the construction of the external surfaces, shall be submitted to and approved in writing by the Local Planning Authority. The external surfaces shall be completed in accordance with the approved details, prior to the first occupation of the dwelling.

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

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10. When an application is made for approval of Reserved Matters, details demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1 must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the building; details of water efficiency; and the provision of electric car charging points.

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

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

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

Reason: To reduce to a minimum, the number of individual access points to the site, in the interests of road safety and in accordance with NPPF Section 9.

Standard Note(s) to Applicant:

1. This consent applies only to that required by the Town and Country Planning Acts and does not include any permission or approval under any other enactment, bylaw or regulation.
2. Your attention is drawn to the attached notes explaining your rights of appeal regarding this decision.
3. The permission to which this notice refers MAY contain the requirement to comply with certain conditions PRIOR to any works being commenced, as well as conditions to be met DURING and AFTER the completion of the development. You are hereby advised that non-compliance with ANY condition may render this permission invalid and the development itself UNLAWFUL and could lead to enforcement action and/or prosecution. It is YOUR responsibility to ensure that all conditions are complied with. If you are in any doubt as to the requirements established by any condition attached to this permission, you are strongly advised to contact South Kesteven District Council Development Management for clarification prior to the commencement of any works.
4. The approval of details reserved by any condition(s) (discharge of condition(s)) is now treated as a formal application and as such requires a fee.
5. 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.
6. Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.
For further guidance please visit our website via the following links:
Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>
Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

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7. The road serving the permitted development is approved as a private road which will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980). As such, the liability for the future maintenance of the road will rest with those who gain access to their property from it.
8. 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. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact vehiclecrossings@lincolnshire.gov.uk.

Emma Whittaker
Assistant Director Of Planning
20th July 2022