



Planning Committee

11 December 2025

S25/0692

Proposal	Proposed residential dwelling and stable with car port and associated landscaping
Location	Land between Witham Grange and Cleeve Acre Witham on the Hill
Applicant	Mr Simon Thompson
Agent	Origin Design Studio Ltd
Reason for Referral to Committee	At the discretion of the Assistant Director – Planning & Growth due to the level of public interest
Key Issues	<ul style="list-style-type: none">Effect of the development on the character and appearance of the areaHighways safety and capacity

Report Author

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Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Glen

Reviewed by:

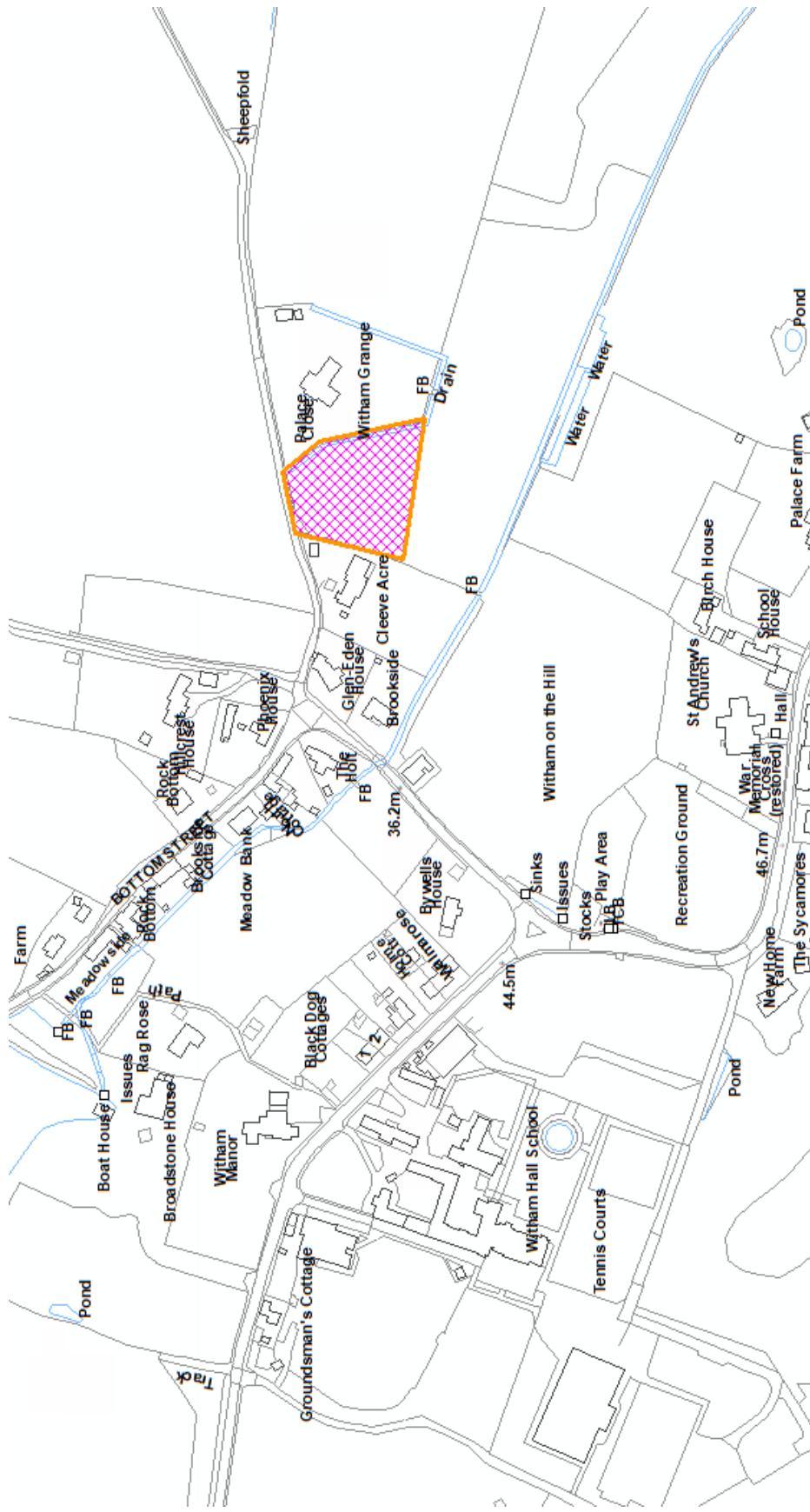
Adam Murray – Principal Development Management Planner

02 December 2025

Recommendation (s) to the decision maker (s)

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

S25/0692 – Land between Witham Grange and Cleeve Acre, Witham on the Hill



Key

Application Boundary



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1 Description of Site

- 1.1 The application site lies to the southern side of Bottom Street, within the village of Witham on the Hill. Witham on the Hill is a village that is located approximately 6 miles south-west of the market town of Bourne and 8 miles north of Stamford.
- 1.2 The site consists of a parcel of undeveloped land, which appears to comprise agricultural land in its current form. The land lies between existing detached properties, in the form of Witham Grange to the west of the site, and Cleeve Acre to the east.
- 1.3 Surrounding the site to the south (rear) and adjacent the site to the northern side of Bottom Street, is open countryside and further agricultural land.

2 Description of the Proposal

- 2.1 The application proposes the erection of a 3-bedroom dwelling house, with a detached stable block, along with formation of vehicle access and hardstanding.
- 2.2 The dwelling would have a lounge, snug, kitchen dining room, utility and wc/shower room on the ground floor. There would be 3 bedrooms and a bathroom on the first floor. The stable block comprises of 3 stables and a storage room, as well as a car port.
- 2.3 The dwelling would have natural limestone walls with handmade clay plain tiles on the roof, and timber framed light green double glazed windows with stone lintels, with timber framed doors with composite/timber panels. Rainwater goods would be black upvc. The dwelling would have solar panels on the roof on the south elevation. The stable block would be timber horizontal cladding and timber posts, with handmade clay plain tiles to match the dwelling house. The stable doors would be timber. The rainwater goods would be black upvc to match the dwelling house. Site boundaries would be hedgerow and trees with a post and rail fence.

3 Planning History

S23/0222

Erection of single dwelling, garage and stable block, along with formation of vehicle access and hardstanding.

Refused by delegated decision 13th June 2023

S99/0398

Erection of dwelling and garage

Refused 1st June 1999

4 Planning Policies and Documents

4.1 South Kesteven 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 SP4 - Development on the Edge of Settlements
Policy DE1 - Promoting Good Quality Design
Policy EN2 - Protecting Biodiversity and Geodiversity
Policy EN3 - Green Infrastructure
Policy EN5 - Water Environment and Flood Risk Management

Policy ID2 - Transport and Strategic Transport Infrastructure

Policy SB1 - Sustainable Building

4.2 **Design Guidelines Supplementary Planning Document (Adopted November 2021)**

4.3 **National Planning Policy Framework (Published December 2024)**

Section 5 - Delivering a sufficient supply of homes

Section 9 – Promoting Sustainable Transport

Section 12 - Achieving well-designed and beautiful places

5 Representations Received

5.1 SKDC Environmental Protection

5.1.1 No objections subject to conditions.

5.2 Cadent Gas

5.2.1 No comments. There are no national gas transmission assets in this area.

5.3 Anglian Water

5.3.1 No comments. This falls outside of the remit for comments by Anglian Water

5.4 Witham on the Hill Parish Council

5.4.1 Thank you again for extending our time to consider the above planning application. As a result, we were able to consider the application last night at our meeting. After considering the matter and taking into account the large number of objections from residents, I am writing to advise you that it was resolved that we object to the proposed development. The main reasons are set out below:

i) As an infill development outside the curtilage of the village it would set an unwelcome precedent and encourage similar applications for development. A particular vulnerability of this village.

ii) Bottom Street is already inadequate for the traffic it carries.

iii) The narrow farm track from Bottom Street to the proposed site, is not wide enough to accommodate vehicles and pedestrians at the same time. This is because of the steep bank and hedge either side, on a bend, which restricts the forward view from a vehicle. As a result, pedestrians are already at risk accessing the public footpath because there is insufficient space to step out of the way.

iv) The proposal includes a stable block in close proximity to a neighbouring property which will inevitably cause an odorous nuisance.

v) Two earlier almost identical planning applications S99/0398/82 and relatively recently S23/0222 were both refused. In the interim there has been no change in planning policies, or the essence of the scheme proposed or the character of the location. Therefore, it was felt our reasons for objection should remain unchanged.

5.5 SKDC Conservation Officer

5.5.1 This application site is set immediately adjacent to the Witham On The Hill Conservation Area. There are no designated nor non-designated heritage assets within the proximity of the site. The nearest designated heritage asset is Phoenix House to the west of the site (NHLE 120072). The proposed works therefore have the potential to impact upon the setting

of the conservation area. Any such harm would need to be weighed against the public benefit of the proposed works (NPPF 215).

5.5.2 It is proposed to construct a two storey dwelling and single storey stable and carport within the site. The building is to be made of limestone masonry, timber windows with stone lintels, and clay pantiles. The stable is to be made of timber ship lap horizontal cladding, timber posts, and clay pantiles.

5.5.3 The proposed site is set within the northern end of an L-shaped field, from which long distance views from the grade I listed Church of St Andrews and the grade II listed Palace Farm could be observed. The proposed development would restrict these views, however the public right of way to the west of the site is to be maintained, providing an option to still observe the long distance views to the south. The potential impacts would therefore be considered very minor at most. The site is framed by two dwellings, both of which are dating from the second half of the 20th century. The proposed building is therefore not fully out of keeping with this section of the village. Based on the material and design proposed, there development is not considered to cause harm to the setting of the Witham on The Hill Conservation Area.

5.6 Lincolnshire County Council (Highways and SuDS)

5.6.1 No Objections

5.6.2 ADDITIONAL INFORMATION REQUIRED

5.6.3 Rights of Way & Countryside Access Team

5.6.4 Thank you for providing details of the above planning application.

5.6.5 The proposed development affects Witham on the Hill Public Footpath No. 1. Please note that the legal alignment and the walked route on the ground are subtly different. The legal alignment does not follow the Cleeve Acre boundary and actually runs through the field approximately 3 to 4m from the wall.

5.6.6 Comments as follows;

- The legal alignment is not marked on the development layout plan. Please provide a plan indicating the public footpath through the development layout which indicates the correct legal alignment as described above - plan attached. Please ensure that the plan does not include trees as this will obscure the details of the point where the path and proposed driveway meet the road.
- It is expected that there will be no encroachment, either permanent or temporary, onto the right of way as a result of the proposal. Care should be taken to ensure that the legal alignment is retained in the development layout to a minimum width of 2m. There does not appear to be any widths included on the layout plan.
- The layout plan includes a tree in the middle of the footpath. This is not currently causing any issues given that the public footpath passes through open pasture, however the tree will potentially restrict access when the footpath is enclosed on both sides.
- The proposed development layout includes a new hedge along the eastern side of the footpath. The leading stems of the hedging should not be planted on the edge of the legal alignment as this will restrict access as the hedges grows.

- The surface of the footpath must not be disturbed without the prior consent of the highway authority.
- The proposed development should not pose any dangers or inconvenience to the public using the right of way.
- No additional structures should be erected on the public footpath without the prior consent of the highway authority. No gates or gate posts should be erected across or adjacent to the public footpath.

6 Representations received as a result of publicity

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement, and 27 letters of representation have been received. 1 letter in support of the application. 1 neutral response related to bird species. 25 of the representations were objections. To summarise the representations raised the following issues and concerns:

- support for additional dwelling house in the village
- request for swift bricks
- outside of the village and conflict with SP3 and SP4
- previous application refused and no change to policy
- no community support
- stable block too close to neighbouring dwelling boundary
- insufficient land for horse grazing
- disruption from construction e.g. traffic, noise, danger to children and dog walkers
- smell, flies, manure and noise in relation to the stable block
- district has sufficient housing supply
- stable block is too large
- increase traffic on Bottom Street which is narrow
- site is farm land
- impacts outlook from the church and village green
- no ecology survey and concerns regarding wildlife and habitat loss
- impact to character
- no drainage assessments and concern regarding horse waste entering a watercourse
- increased surface run off and flood risk
- impact on adjacent Conservation Area
- no heritage assessment
- note amendment to ridge height lowering building
- principal of development is still unacceptable despite the amendment, as outside built area of village
- would set precedent for village

7 Evaluation

7.1 Principle of the use

7.2 The proposal relates to the erection of a single storey dwelling with a detached garage, driveway and gardens.

7.3 It is acknowledged that there have been a number of representations concerned with the site's location outside of the main area of the village and the policy conflict with SP4. The Parish Council has objected to the application commenting that as an infill the site would set an unwelcome precedent, and the application is almost identical to planning application ref. S99/0398 and S23/0222 which were refused.

7.4 The application relates to residential development, and Policy SP1, SP2 and SP4 would have been appropriate for consideration, however South Kesteven District Council can no longer demonstrate a sufficient 5-year land supply, and this means that the relevant Local Plan policies relating to housing land supply will be considered 'out of date' and cannot be relied upon. The presumption in favour of sustainable development set out in paragraph 11 of the NPPF will now apply to development proposals for new homes.

7.5 In consideration of this application the key policies concerning residential development, as outlined in the NPPF are:

- directing development to sustainable locations
- making effective use of land
- ensuring well-designed environments

7.6 The application is for the erection of a single dwelling house. The site comprises of agricultural land and is outside of the main built up part of the settlement of Witham on the Hill. However, the site is on the edge of the settlement and within walking distance of the village's amenities; a preparatory school, a church, and a public house. The village benefits from regular public bus service approximately every hour in each direction during the daytime, connecting between Bourne and Peterborough. The village is also served by the demand responsive services 15B Bourne Callconnect.

7.7 The proposal would provide additional housing supply for the village. Witham on the Hill is a Smaller Village in the Local Plan, where development would be supported where it will not compromise the village's nature and character (Policy SP2). In terms of Policy SP4 (Development on the Edge of Settlements) proposals for development on the edge of a settlement, which is in accordance with all other relevant Local Plan policies, will be supported provided that essential criteria (a) - (f) are met. This requires the proposal to:

- a) Demonstrate clear evidence of substantial support from the local community through an appropriate, thorough and proportionate pre-application community consultation exercise. Where this cannot be determined, support (or otherwise) should be sought from the Town or Parish Council, or Neighbourhood Plan Group or Forum, based upon material planning considerations.
- b) Be well designed and appropriate in size / scale, layout and character to the setting and area.
- c) Be adjacent to the existing pattern of development for the area, or adjacent to development site allocations, as identified in the development plan.

- d) Not extend obtrusively into the open countryside and be appropriate to the landscape, environmental and heritage characteristic of the area.
- e) In the case of housing development, meet a proven local need for housing and seeks to address and specific targeted need for local market housing; and
- f) Enable the delivery of essential infrastructure to support growth proposals.

7.8 This proposal is for a residential dwelling house and would result in a dwelling adjacent to existing residential dwelling houses sited on Bottom Street. It is considered that the site would not extend obtrusively into the open countryside (d) it would not be the final dwelling in the ribbon of development out of the village, and the planning officer recognises this area of the village is more dispersed.

7.9 Development proposals on the edge of a settlement will only be supported where they are supported by clear evidence of substantial support from the local community or where they form a Rural Exceptions Scheme which meets a proven local need for affordable homes. The applicant engaged with the Council in formal pre-application discussions, which advised on the policy context, and this included the need to demonstrate local support for the proposals. Unfortunately, the applicant has not been able to demonstrate this and there has been a number of objections from the public as well as the Parish Council to the proposal.

7.10 Notwithstanding this, as stated above, the Council are currently unable to demonstrate a 5 year housing land supply and therefore the tilted balance set out in the NPPF is engaged.

7.11 Impact on the Character and Appearance of the Area including Heritage Assets

7.12 It is acknowledged that there have been a number of representations concerned with the impact of the proposed development on the character and appearance of the area.

7.13 Witham on the Hill is a small village comprising of a predominantly of residential built form fronting the Main Road and Elm Avenue. In this area of the village there is a school, church and public house providing the village amenities. To the south of the village, the houses are set back from the public highway by generous front gardens, and there is a footway on one or both sides of the carriageway. There is a mixture of detached and semidetached houses and bungalows. Further north on Elm Avenue, the residences still front the carriageway but more compact in form and without the generous front gardens. In proximity to the church there are several types of boundary treatments evidenced including stone walls, timber fences and hedges. Further north in the village the development pattern becomes more dispersed but with the village footway connections still in place. At the crossroads, to the west the village continues in a similar pattern. However, to the north and on Bottom Street the village comprises of more dispersed 'ribbon' residential development where the housing with open space between dwellings.

7.14 The site itself has a verdant character with open setting and countryside views. Bottom Lane is a rural lane and does not have pedestrian footways. The site has a public footpath adjacent to the site which is enclosed by a fence. The proposed dwelling is sited to the centre of the plot with a large L shaped stable block to the northeast. The positioning of the dwelling and the stable block creates a central courtyard. The dwelling is traditional in its external appearance, and constructed of traditional materials including natural limestone, handmade clay tiles and timber windows and doors. The stable block will match with a traditional appearance. There is landscaping proposed to the east and west site boundaries proposed to provide additional hedgerow screening. There are further individual trees proposed on the site, particularly along the public footpath boundary and eastern boundary.

7.15 The site is set immediately adjacent to the Witham on the Hill Conservation Area and in proximity to the Grade 2 listed Phoenix House to the west of the site, and with long distance views of the Grade 1 listed village church and Grade 2 listed Palace Farm to the south.

7.16 The SKDC Conservation officer has been consulted and commented:

7.17 'The proposed site is set within the northern end of an L-shaped field, from which long distance views from the grade I listed Church of St Andrews and the grade II listed Palace Farm can be observed. During a site visit it has been observed that the ridge-heights of the adjacent properties sit just below the peak of the hills beyond the site to the north, thus preserving uninterrupted long distance landscape views. The proposed development would restrict these views, thus a slight reduction in the ridge height would be advised if the roof extends beyond the existing ridge heights, to preserve these views and minimise the impact upon the setting of the church. Trees are to be maintained, and additional planting is proposed, which would improve the screening for long-distance views to the north. The public right of way to the west of the site is to be maintained, providing an option to still observe the long-distance views to the south.'

7.18 The potential impacts upon the setting of the grade I listed church would be considered to be minor at most. The site is framed by two dwellings, both of which are dating from the second half of the 20th century. The proposed building is therefore not fully out of keeping with this section of the village. Consideration to the building height should be made, and a streetscape study comparing neighbouring ridge heights would be recommended. Based on the material and design proposed, the development is considered to cause minor harm to the setting of the Witham on The Hill Conservation Area, due to the potential visual interruptions to the long-distance landscape views.

7.19 There are therefore some minor concerns on heritage grounds'.

7.20 The Applicant provided an amended design with lowered eaves and height of the building, with new land levels.

7.21 The Conservation Officer has now confirmed that based on the updated plans, the proposal as illustrated would now alleviate the heritage concerns raised previously regarding the height of the building. The agent demonstrated that the height of the building will be around 50.2AoD, which sits below the peak of the hill at 52AoD. As such, while there would be a slight change to the setting of the conservation area, it maintains the important views from within the conservation area. There are no further concerns.

7.22 The concerns raised by the Conservation Officer and planning officer have addressed within the submission. As such, whilst the proposed development would alter the setting of the Conservation Area, it is not considered that this would amount to any harm.

7.23 With the location of the site adjacent to the Conservation Area and the long distance views from listed buildings, it is considered necessary to impose restrictions to permitted development to ensure that the character and appearance of the area is not impacted in the future.

7.24 It is considered that the proposed development would be in accordance with Local Plan Policies SP2, SP4, EN6 and DE1.

7.25 Impact on Residential Amenity

7.26 It is acknowledged that there have been a number of representations concerned with the impact of the proposed development on residential amenity. The Parish Council has objected to the application raising a concern with the siting of the stable block.

7.27 The site is located in a residential area and the proposed dwelling is sited centrally to ensure suitable separation distances between the proposed dwelling and neighbouring residences. The plot is spacious and the development proposal is well screened on the north, east and west boundaries. The proposed stable block is sited to the front of the principal elevation and approximately 8m from the site boundary. There is no information regarding proposed storage of animal feed, and limited information has been provided to the proposed management of waste related to the stable block with the Applicant proposing the use of a purpose built trailer for horse manure to be removed periodically. Limited information has been provided about additional land for grazing for the horses when they are not stabled, which is outside the application site and provides 10 acres for two horses.

7.28 SKDC Environmental Protection were consulted and suggested a planning condition for a construction management plan to mitigate the impact of construction. Environmental Protection previously suggested conditions relating to unexpected contamination and manure storage for S23/0222 that, had the scheme been otherwise acceptable, would ensure that the scheme did not result in any risk to amenity and health - both in terms of the construction phase and the operational phase of the development. It is not considered that a planning condition for a Construction Management Plan or working hours for construction would be appropriate for this size development, and this would be duplication with other regimes. Similarly, a planning condition for the management of waste and animal feed on site would be unnecessary as this is already covered in Environmental Health legislation.

7.29 Taking into account the scale and nature of the proposals, it is considered that there would no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance Policy DE1 of the Local Plan and Section 12 of the NPPF.

7.30 Biodiversity, Ecology and Trees

7.31 The site currently comprises of an agricultural field with deciduous hedgerows, an area of adjacent woodland, and a watercourse. There are semi mature and mature deciduous trees on the site, and an area of grasses and perennial herbs. The proposed dwelling would have private amenity space to the rear, and an area of amenity space to the front with a private driveway. The application is for one custom build dwelling house which means that it is exempt from the BNG requirements.

7.32 The planning application has been accompanied by an Ecology Survey dated November 2022, and a follow-up Ecological Walkover of the site took place on the 2nd May 2025. The Ecological Walkover confirmed that there were no significant changes to the protected species, habitats and sites outputs to the ecology survey. The ecology information establishes the baseline of the site and assesses that the scheme will not lead to a net loss in habitat.

7.33 An arboricultural survey was undertaken and a Tree Constraints report was provided with the planning submission. There are a number of trees on the site, and the report recommends an Arboricultural Assessment, Tree Protection Plan and Arboricultural Method Statement. These documents have not accompanied the planning submission, however they could be required by planning condition should planning permission be granted.

7.34 To summarise, sufficient information has been provided to assess the development proposal and its potential impact on ecology and trees, therefore the proposal is in accordance with Policy EN2 and EN3 of the Local Plan, and section 15 of the NPPF.

7.35 Climate Change

7.36 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. Information has been provided on the Elevations drawing ref. J2092-PL-11 that there would be solar panels provided on the south elevation of the dwelling house, and within the Design and Access Statement that there would be air source heat pumps to provide heating, and rainwater capture through water butts collecting roof run off. There is not information about the provision of an EV car charger, but this would be a requirement for building regulations.

7.37 To summarise, should the sustainable building measures identified in the Sustainability Statement be provided for this development, the developments impact on climate change would be reduced in accordance with Policy SB1 and Sections 12 and 14 of the NPPF.

7.38 Drainage and Flooding

7.39 The site is located in Flood Zone 1 with a low risk of flooding. The site has a low risk of surface water runoff. The proposal has not been supported by drainage information.

7.40 Anglian Water has been consulted and the application falls outside of their remit for comments.

7.41 Black Sluice Internal Drainage Board has been consulted and has provided a Guidance Note for Property Owners and Developers.

7.42 Lincolnshire County Council has been consulted as Local Lead Flood Authority and has not commented on drainage.

7.43 The issue of drainage would be considered by building regulations. In this respect the proposal is therefore in accordance with the NPPF and Policy EN5 of the Local Plan.

7.44 Highways

7.45 It is acknowledged that there have been a number of representations concerned with the impact of the proposed development on highways. The Parish Council has objected to the application commenting that Bottom Street is inadequate for traffic and the farm track to the site is narrow for vehicles and pedestrians to pass.

7.46 The application site is accessed via a private road which connects to Bottom Street. Lincolnshire County Council, local highways authority, was consulted and requested additional information in regards to the public footpath, Witham on the Hill Public Footpath No.1 to the west of the site. The legal alignment and walked route are subtly different and the legal alignment does not follow the site boundary instead it is located approx. 3-4m to the east within the site.

7.47 The Agent provided a revised Site Plan drawing ref. J2092-PL-02 Rev P04 which shows the revised position of the public footpath on the legal alignment. The public footpath could be accommodated on its legal alignment with the proposed development. The agent has also provided a Footpath Addendum and responding to the concerns raised by the LCC Rights of Way team. It is proposed to provide the legal alignment route, with no encroachment. The public footpath will have a boundary fence with a 0.5m offset. All proposed trees will not be

positioned on the public footpath (there is an existing tree on the public footpath). Hedgerow planting is no longer proposed adjacent to the public footpath. The site access has been moved so it is not crossing the public footpath.

7.48 Lincolnshire County Council, local highways authority, was re-consulted and has not provided any further comments on the development proposal.

7.49 The application is in accordance with the requirements of Policy ID2 of the Local Plan and the NPPF in so far as it has regard to highways matters.

8 Crime and Disorder

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

9 Human Rights Implications

9.1 Article 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is concluded that no relevant Article of that Act will be breached in making this decision.

10 Planning Balance and Conclusion

10.1 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.

10.2 The proposal would provide an additional dwelling house on the edge of the village, within walking distance of the village's amenities. The application site is immediately adjacent to the Conservation Area, and has long range views to the village and two listed buildings to the south. The design and scale of the proposed dwelling is appropriate and there would be no resultant harm to the Conservation Area or the listed buildings.

10.3 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with EN6 and DE1 of the South Kesteven Local Plan, and Section 12 of the NPPF. Whilst the proposal is contrary to Policy SP4, the application is considered to be in accordance with the adopted Development Plan when taken as a whole. The material considerations in this case, including the tilted balance, also weigh in favour of granting planning permission.

11 Recommendation

11.1 To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to 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 and Block Plans, drawing ref. J2092-PL-01 Rev P01 (received 14/04/25)
- ii. Proposed Site Plan, drawing ref. J2092-PL-02 Rev P04 (received 16/10/25)
- iii. Proposed Dwelling Floor Plans, drawing ref. J2092-PL-10 Rev P01 (received 14/04/25)
- iv. Proposed Dwelling Elevations North and South, drawing ref. J2092-PL-11 Rev P02 (received 03/11/25)
- v. Proposed Dwelling Elevations East and West, drawing ref. J2092-PL-12 Rev P01 (received 14/04/25)
- vi. Garage / Stable Plans, drawing ref. J2092-PL-20 Rev P01 (received 14/04/25)
- vii. Garage / Stable Elevations, drawing ref. J2092-PL-21 Rev P01 (received 14/04/25)

Unless otherwise required by another condition of this permission.

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

During Building Works

3 Before any construction work above ground is commenced, an Arboricultural Assessment, Tree Protection Plan and Arboricultural Method Statement shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: Trees make an important contribution to the development site, character of the local area, and Conservation Area, in accordance with Policy EN1, EN2 and SP6 of the adopted South Kesteven Local Plan.

4 Before any construction work above ground is commenced, details of hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. proposed finished levels and contours;
- ii. means of enclosure;
- 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.

5 Before any construction work above ground is commenced, details of any soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. planting plans;
- ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
- iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

6 Before construction of any building hereby permitted is commenced, the land on which that building is situated shall have been graded in accordance with the approved land levels details.

Reason: In the interests of the visual amenities of the area and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Before the Development is Occupied

7 Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms 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.

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

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

9 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.

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

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

Ongoing Conditions

11 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.

12 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: To safeguard the amenities of the occupiers of nearby properties.

13 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 dwellinghouse 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 amenities of the occupiers of nearby properties or 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.

14 Notwithstanding the provisions of Schedule 2, Part 2, 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 gate, fence, wall or other means of enclosure shall be constructed within or on the boundary of the curtilage of the site 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 amenities of the occupiers of nearby properties or 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.

15 The development hereby approved must only be occupied as a self-build dwelling as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

Reason: To ensure that the exemption from Biodiversity Net Gain is correctly secured.

Proposed Block Plan



Plans and Elevations



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Key	
Ref:	Description
1	Limestone
2	Timber window with stone mullions
3	Black open limestone blocks on roof and wall brackets
4	Handmade clay pavers
5	Timber board door
6	Timber porch
7	Solar Panels



Ref:	Description	Value
1.1	Ground	0.00
1.2	Ground	0.00
1.3	Ground	0.00

Client:
Mrs & Mrs Thompson

Project Title:
Proposed Residential Development

Site Details:
Land To The West Of William Orange,
William On The Hill
PE32 0LP

Page:
Proposed Dwelling Elevations
1 of 2

Drawing Number:
J2092-PL-11

Print Size:
A2

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RIBA 
Chartered Practice





PROPOSED EAST ELEVATION

1:50



PROPOSED WEST ELEVATION

1:50



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Key	
Ref	Description
1	Limestone
2	Timber windows with stone lintels
3	Black upvc rainwater goods on rise and fall brackets
4	Handmade clay pantiles
5	Timber door
6	Timber porch
7	Handmade clay plain tiles

Ref	Description	Notes
PE1	Architectural	Architectural

Client
Mrs & Mrs Thompson

Project Title
Proposed Residential Development

Site Details
Land To The West Of Witham Grange,
Witham On The Hill
PE10 0JP

Title
Proposed Dwelling Elevations
2 of 2

Drawing Number
J2092-PL-12

Print Size
A1



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