



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

16 April 2026



S25/2394

Proposal:	Section 73 application to vary condition 1 (Approved Plans) of planning permission reference S24/1453 (Application for reserved matters relating to layout, scale, appearance, landscaping and access following outline planning permission S22/106)
Location:	The Gables, Honington Road, Barkston, Lincolnshire, NG32 2NG
Applicant:	Mr & Mrs Willett, Willett Homes
Agent:	Mr Tom Reeve, Reeve Architecture & Design
Application Type:	Section 73 application to vary Reserved Matters
Reason for Referral to Committee:	At the discretion of the Chair of the Planning Committee
Key Issues:	<ul style="list-style-type: none"> • Impact on the character and appearance of the area • Impact on neighbours' residential amenities • Impact on highway safety

Report Author

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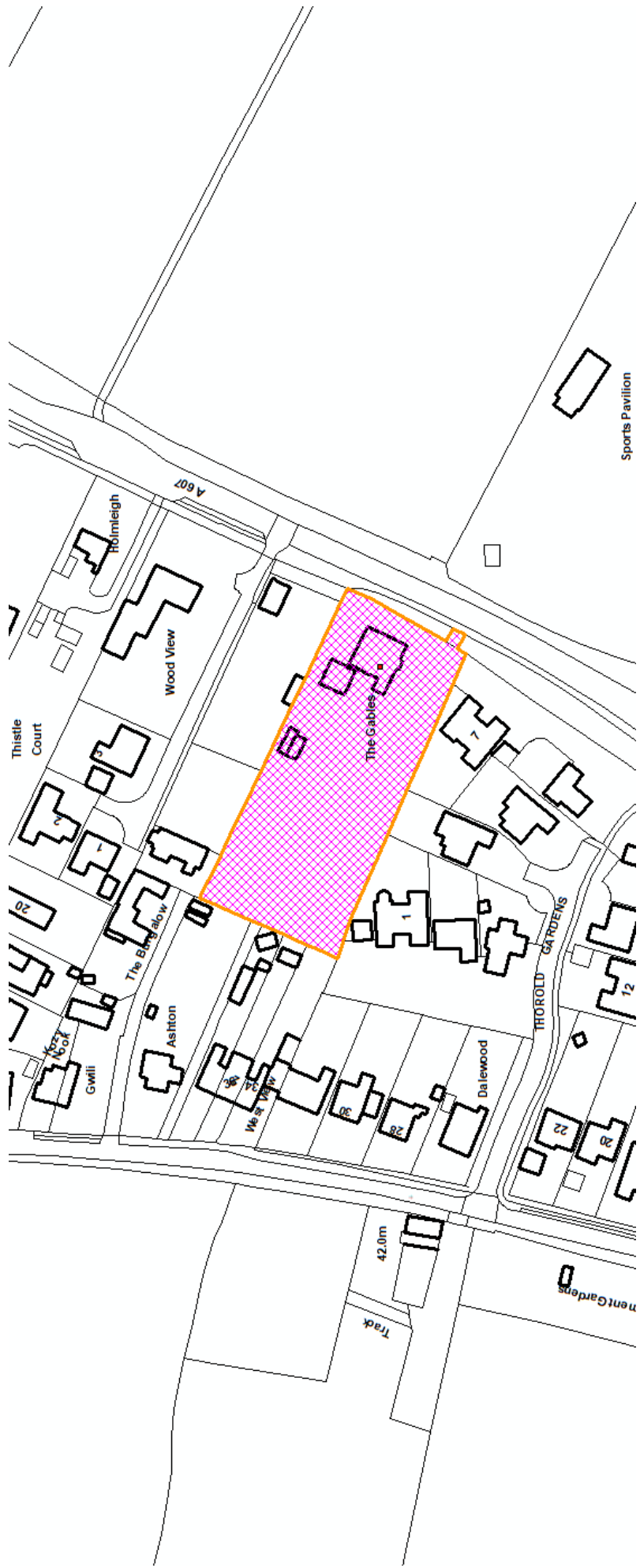
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Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Peascliffe & Ridgeway

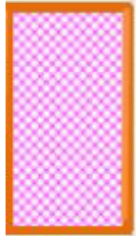
Reviewed by:	Adam Murray – Principal Development Management Planner	7 April 2026
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Recommendation (s) to the decision maker (s)

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



Key



Application
Boundary



1 Description of Site

- 1.1 The application site lies to the western side of 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.
- 1.4 A reserved matters application was approved under S24/1453 for reserved matters relating to layout, scale, appearance, landscaping and access following outline planning permission S22/1065.

2 Description of the proposal

- 2.1 This application is a Section 73 application to vary Condition 1 of the approved reserved matters application S24/1453. Condition 1 of this application relates to approved plans, with the proposal solely wishing to amend the layout of the site in relation to the proposed access driveway. The approved layout plan under S24/1453 approved an access driveway of a curving type that branched off to provide access to each of the properties, whereas the driveway as currently proposed would be linear in form running parallel with the southern boundary of the site. Following a request from the local planning authority tree-planting is now proposed south of the access driveway, between the access driveway and the boundary of the properties within Thorold Gardens. The access driveway would continue to branch off to serve each of the approved dwellings.
- 2.2 There are no other changes to the approved plans proposed, therefore this application is considering the changes to the access driveway and associated landscaping only.

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
- 3.4 S24/1453 – Reserved Matters – ‘Application for reserved matters relating to layout, scale, appearance, landscaping and access following outline planning permission S22/1065’

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 were received on the first round of consultation. The points raised can be summarised as follows:

1. The road would be directly behind the boundary of No. 4 Thorold gardens and there will be increased noise. Clarification therefore is needed as to what the road surface would be made of and what will be done to reduce noise from car
2. Wish that the driveway materials used to be as efficient as possible to minimise road noise as this drive is very near to the boundary of the properties in Thorold Gardens
3. Instead of 'low level hedging' we would want this to be substituted by trees/tall shrubs which would also help with the impact of road noise. On S22/1065, the approved plan was conditional on the basis of driveway materials and landscaping, and therefore there is reason why this condition should not stand

5.2 The following comments were received following the provision of amended details to include tree planting along the southern boundary.

1. As the new road position is much closer to the southern boundary, then the planting of trees between the new road position and the southern boundary would help with noise reduction and privacy. Please can this be made a condition of the approval? They would need to be of a sufficient density and height in order to achieve this (please note the previous owner removed established trees following the last planning committee meeting where the previous plans were refused).

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 the Section 73 application to vary Condition 1 of planning permission S22/1065 and wishes to raise the following concerns.

1. Revised driveway position and lack of measurements

The amended plans appear to reposition the driveway closer to the neighbouring property. However, no measurements or scaled dimensions are provided. Without this information, it is not possible to assess the impact on residential amenity or to determine whether the change materially affects the boundary treatment previously agreed.

2. Potential impact on agreed boundary landscaping

The original permission required the planting of trees and appropriate soft landscaping along the shared boundary to mitigate noise to neighbours. If the driveway is moved closer to the boundary, the available green area for this planting is reduced. The plans do not demonstrate how the required trees and shrubs can still be accommodated or maintained in accordance with the approved landscaping conditions.

3. Need for confirmation that all original conditions remain in force

The Parish Council seeks reassurance that all landscaping, boundary treatment, driveway surfacing and long-term management conditions attached to S22/1065 remain fully applicable. These conditions were essential to ensuring the development integrates appropriately with its surroundings and protects neighbouring amenity.

6.5 **Environmental Protection**

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

7 **Evaluation**

7.1 The NPPG states, 'In deciding an application under section 73, the local planning authority must only consider the disputed condition/s that are the subject of the application - it is not a complete re-consideration of the application.'

7.2 The original planning permission will continue to exist whatever the outcome of the application under section 73. The conditions imposed on the original permission still have effect unless they have been discharged. In granting permission under section 73 the local planning authority may also impose new conditions - provided the conditions do not materially alter the development that was subject to the original permission and are conditions which could have been imposed on the earlier planning permission. For the purpose of clarity, decision notices for the grant of planning permission under section 73 should set out all of the conditions imposed on the new permission, and restate the conditions imposed on earlier permissions that continue to have effect.

7.3 The principle of development in this instance has previously been established through the approval of planning permission S24/1453 which granted reserved matters permission for the description of 'Application for reserved matters relating to layout, scale, appearance, landscaping and access following outline planning permission S22/1065'. This application seeks to vary condition 1 of the approval which relates to the approved plans. For the proposed amendments to the scheme to be considered acceptable as a minor material amendment, the removal or variation of conditions should not alter the impact of the development.

7.4 Character and appearance of the area

7.5 The design of the linear driveway would appear more engineered than the previously approved driveway layout, however, it is not considered to result in an unacceptable impact on the character and appearance of the site when taking as a whole, nor would it result in an unacceptable visual impact in the street scene when taking in the context of the site.

- 7.6 The resulting visual character of the driveway would additionally be softened by the proposed trees along the southern boundary.
- 7.7 By virtue of the design, scale and materials to be used, the proposal would be in keeping with the site, street scene and surrounding context in accordance with the NPPF Section 12, and Policies DE1 and SP3 of the Local Plan.
- 7.8 Neighbours' residential amenities
- 7.9 The concerns raised in representation and by the Parish Council relating to the new position of the access drive are noted, as it is acknowledged that the drive would be situated closer to the properties on Thorold Gardens. It is considered whilst there would be a level of impact resulting to these properties, it would not result in an unacceptable relationship or level of adverse impact. Nevertheless, following the receipt of the comments requesting mitigation measures in relation to noise, an amended landscaping plan has been submitted demonstrating there would be tree planting along the shared southwestern boundary with Thorold Gardens. This planting would act as a buffer between the driveway and the properties of Thorold Gardens, offering a level of mitigation to address the concerns raised.
- 7.10 The driveway material is a further point that has been raised by both the Parish Council and within representation. The driveway details have not been provided at this stage but there is a condition attached that encompasses the provision of these details prior to the driveway being brought into use.
- 7.11 Taking into account the nature of the proposed change and the scale of the proposed change, 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.
- 7.12 Highways Impacts
- 7.13 The Highways Authority have raised no objections to the proposed change, with the change to the driveway layout not resulting in any increased highway safety impacts.
- 7.14 The proposal would retain adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.
- 7.15 Ecology and Biodiversity
- 7.16 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.
- 7.17 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.
- 7.18 Nevertheless, Policy EN2 would still be applicable.
- 7.19 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. The trees proposed would offer potential habitat opportunities. The previous condition relating to bat and bird boxes would remain attached to the condition.
- 7.20 Flood Risk and Drainage

7.21 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.

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 Planning Balance and Conclusions

10.1 Taking the above into account, it is considered that the proposed change to the access 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.

11 Recommendation

11.1 To authorise the Assistant Director – Planning to GRANT planning permission subject to the recommended schedule of 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

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 06 received 10 December 2025
- iii. Proposed Landscaping Plan re. 2237SP04 REV 07 received 9 March 2026
- iv. Proposed Illustrative plan re. 2237SP05 REV 06 received 10 December 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 23 May 2025
- ix. Plot 3 and 4 East and West Elevation re. 2237P3 01 REV 01 received 23 May 2025
- x. Plot 3 and 4 North and South Elevation re. 2237P3 02 REV 01 received 23 May 2025

Unless otherwise required by another condition of this permission.

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

During Building Works

- 2) Notwithstanding the submitted details, 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.

- 3) Notwithstanding the submitted details, before any development above damp-proof course, details of the hard surfacing of the access road within the site shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved details prior to first occupation of the development hereby permitted.

Reason: To ensure that the proposed hard surfacing materials assimilate with the character of the area and does not give rise to any unacceptable adverse impacts on residential amenity of neighbouring occupiers; as required by Policy DE1 of the adopted Local Plan.

11.2 Before the development is occupied

- 4) 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.

- 5) 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.

- 6) 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.

- 7) 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.

- 8) The approved sustainable building measures detailed within the Sustainability Statement received 21 August and 'Proposed 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

- 9) 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 07 unless otherwise required by another condition of this permission.

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.

11.3 Ongoing Conditions

- 10) 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