

APPLICATION NO	PA/2018/22
APPLICANT	Mr Kettle
DEVELOPMENT	Planning permission to erect a replacement dwelling with detached garage (including demolition of existing dwelling)
LOCATION	Park Lea, Barton Road, Wrawby, DN20 8SH
PARISH	Wrawby
WARD	Brigg and Wolds
CASE OFFICER	Andrew Willerton
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Rob Waltham – significant public interest)

POLICIES

National Planning Policy Framework:

Paragraph 14 states that at the heart of the National Planning Policy Framework there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, relevant policies which guide housing supply should not be considered up-to-date.

Paragraph 56 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 60 states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Paragraph 61 states that planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Paragraph 63 states that in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 100 states that development should be made safe from flooding but without increasing the risk of flooding elsewhere.

Paragraph 111 states that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Paragraph 118 states that local planning authorities should aim to conserve and enhance biodiversity by refusing planning permission if significant harm cannot be avoided or adequately mitigated. Opportunities to incorporate biodiversity in and around developments should be encouraged.

Paragraph 123 states that planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and
- identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

Paragraph 186 states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development.

Paragraph 187 states that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Paragraph 196 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Paragraph 203 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Paragraph 204 states that planning obligations should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms
- directly related to the development
- fairly and reasonably related in scale and kind to the development.

Paragraph 206 states that planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

National Planning Practice Guidance

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Delivering Quality Design in North Lincolnshire)

CS7 (Overall Housing Provision)

CS8 (Spatial Distribution of Housing Sites)

CS16 (North Lincolnshire's Landscape, Greenspace and Waterscape)

CS17 (Biodiversity)

CS18 (Sustainable Resource Use and Climate Change)

CS19 (Flood Risk)

Housing and Employment Land Allocations DPD:

Inset Map for Wrawby

PS1 (Presumption in Favour of Sustainable Development)

North Lincolnshire Local Plan:

H5 (a-m only) (New Housing Development)

H7 (Backland and Tandem Development)

H8 (Housing Design and Housing Mix)

RD2 (Development in the Open Countryside)

RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside)

T2 (Access to Development)

T19 (Car Parking Provision and Standards)

LC5 (Species Protection)

LC6 (Habitat Creation)

LC12 (Protection of Trees, Woodland and Hedgerows)

DS1 (General Requirements)

DS5 (Residential Extensions)

DS14 (Foul Sewerage and Surface Water Drainage)

CONSULTATIONS

Highways: No objection subject to conditions.

Drainage: No comments received.

Environmental Health: No objection. Advises the submission of a land contamination screening assessment or the imposition of conditions.

Ecology: Originally advises the need for a preliminary ecological appraisal of the site but has since removed this requirement and now advises conditions.

Trees: Notes the presence of protected trees at the site and the requirement for their protection during and post development.

PARISH COUNCIL

The parish council had no objection to the development as originally submitted or following its first amendment. At the time of writing, no response has been received following the second amendment. A verbal update will be given at the planning committee meeting with any updated response from the parish council.

PUBLICITY

The application, as originally submitted, was advertised by site notice for a period of not less than 21 days prior to writing this report. Following the first amendment, the application was advertised for a period of not less than 14 days prior to writing this report. Following the second amendment, the application has again been advertised by site notice. At the time of writing this report the 14 day consultation period for this second amendment has not yet ended. Members of the Planning Committee will be provided with a verbal update on any additional comments received. As a result of the rounds of consultation, at the time of writing, 24 letters of objection have been received from 8 properties. The letters of objection raise the following issues:

- the proposed dwelling is significantly larger than the existing dwelling and is not a 'like for like' replacement

- the proposed dwelling is forward of the existing dwelling and is not a 'like for like' replacement'
- siting the dwelling further forward increases its dominance and results in a loss of privacy to properties on Barton Road; this issue is made worse by the sloping nature of the site
- the windows above the proposed garage overlook neighbouring properties and could be rectified by turning the garage block to face the dwelling
- the dwelling will overshadow properties on Archers Close
- the proposal will increase surface water run-off as a result of the new driveway and parking area
- the dwelling design does not appear to reflect the gradient of the land as there are three steps down at the front and six steps down at the rear, despite an increase in levels
- dominance and overshadowing of properties on Archers Close from the proposed garage block
- loss of outlook from properties on Archers Close as a result of the proposed garage block, dwelling and tree removal
- the design of the dwelling is not in keeping with the character of the area and a traditional facing brick would be better than the white render proposed
- the balcony to the rear of the dwelling will overlook properties on Archers Close
- side windows should be frosted as a minimum to prevent a loss of privacy to neighbouring properties
- loss of view
- existing surface water drainage issues will be worsened
- impacts on trees
- potential business use of the site
- property devaluation
- the permitted development calculations are incorrect
- the amendments have resulted in the property facing slightly towards Archers Close
- the balcony with screen will still result in a loss of privacy to neighbouring properties
- a site visit by the planning officer is requested by occupiers of neighbouring properties
- loss of wildlife habitat
- the patio is as large in footprint as the existing dwelling and should not be approved

- there may be restrictive covenants on the property that would prohibit the use of the site for business purposes
- the site is outside the development limit for Wrawby and Spatial Planning has not commented on the proposal
- locally adopted policy approved by Government does not direct new housing to Wrawby
- issues of land ownership and boundaries
- no neighbour notification has taken place.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan consists of the North Lincolnshire Local Plan (NLLP) which was adopted in May 2003, the North Lincolnshire Core Strategy (NLCS) which was adopted in June 2011 and the Housing and Employment Land Allocations (HELA) DPD which was adopted in March 2016. Material considerations exist in the form of national planning policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising the Planning Practice Guidance (PPG).

The application site is Park Lea, Barton Road, Wrawby. The site forms a parcel of 0.3 hectares of land which is set back from its point of access with Barton Road. The land gradually rises from the road and hosts a large detached dwelling. There is heavy vegetation surrounding the site and the trees to the north-eastern boundary are known to be protected by Tree Preservation Orders. The site is primarily bound by properties accessed off Barton Road and Archers Close to the north, east and west and opens to the open countryside to the south-eastern corner. Planning permission is sought for the erection of a replacement dwelling with detached garage (including the demolition of the existing dwelling).

The main issues for consideration with regard to the determination of this application are whether the proposed replacement dwelling is acceptable in terms of its scale and appearance and whether it would harm the residential amenity of neighbouring properties.

Principle

The site is outside the HELA DPD defined development limit for the settlement. For the purposes of planning, the site is considered to be within the open countryside. NLCS policies CS2 and CS3 and NLLP policy RD2 govern development in such a location. NLLP policy RD2 specifically states that a replacement dwelling in the open countryside will be supported in principle. As the proposed development is for a replacement dwelling, the notion of residential development of a single dwelling in this location is acceptable in principle.

Objection has been received on the grounds that the site is outside the development limit and Spatial Planning has not been consulted. It is also stated that the proposal is contrary to Government approved local planning policy as Wrawby is not allocated for housing. The

case for the development in this instance is not due to the lack of a demonstrable five-year housing land supply by the council which is why Spatial Planning has not been consulted as they have in other cases outside the development limit. Although Wrawby is not allocated an amount of housing with NLCS policy CS8 (Spatial Distribution of Housing Site), it is still a sustainable settlement where new residential development will be supported provided it is of a scale appropriate to the settlement. In this case the proposal is for a replacement dwelling and the number of dwellings on the site will remain the same.

NLLP policy RD10 is the main policy for consideration with regard to the determination of this proposal. A number of objections have been received in relation to the terminology of a 'like for like replacement' within the Design and Access Statement in relation to pre-application discussions. The policy does not require or use the terminology 'like for like' but does set out the requirements for replacement dwellings within the open countryside in relation to the existing dwelling on the site.

The first criterion states that the replacement dwelling should not exceed the volume of the original dwelling by more than 20% exclusive of normal permitted development rights. Within the design and access statement the applicant comments on this policy and provides details of the current volume of the existing dwelling. An important consideration is the latter clause of this policy, 'exclusive of permitted development rights'. Permitted development rights are set out within Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) Order (2015) (as amended). The Regulations are generous in terms of what could theoretically be achieved at the site and could comprise a full width rear extension of between 4 and 8 metres deep, extensions to either side up to 8 metres wide (subject to boundary limitations), and the provision of full width dormer windows to the rear roof slope. If these permitted extensions were to be applied, they would significantly increase the volume of the original dwelling. Policy RD10 is interpreted so that the increase of 20% must be based on the original dwelling plus the theoretical extensions that could take place as a result of permitted development. The proposed dwelling is significantly larger than the existing dwelling but is not considered to increase the volume beyond 20% of the original dwelling that it is to replace plus the volume of the extensions that could theoretically be applied under permitted development rights. This first criterion also states that the replacement dwelling should not be substantially higher in elevation. In this case the proposed dwelling is lower, the ridge height being at 27.25 metres above Ordnance Datum (AOD) compared to 27.9 metres AOD.

As the proposal is within the open countryside, subject to the provisions of NLLP policy RD10, it is appropriate to regulate and control future development at the site. It is clear that the applicant has maximised the opportunities afforded to them under the interpretation of policy RD10 regarding current permitted development rights with regard to the size of the replacement dwelling. It is considered reasonable and necessary to remove permitted development rights associated with the replacement dwelling in order that any further development at the site can be assessed and regulated.

Design and appearance

The second criterion of NLLP policy RD10 does not apply as it relates to extensions rather than replacement dwellings in their totality. The third criterion states that replacement dwellings should be of a high standard of design and reflect the local vernacular. NLCS policy CS5 requires a high standard of design that is appropriate to its context. Chapter 7 of the NPPF promotes the delivery of quality design. Paragraph 60 states that planning

decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. The paragraph continues to state, however, that it is proper to seek to promote or reinforce local distinctiveness.

The proposed dwelling as described within the submitted Design and Access Statement is to be 'a traditional Georgian House' featuring 'white rendered walls, tall slim sash timber windows with slim mullions and borders' with 'a feature band at first floor level and a decorative toothed eaves-fascia detail'. The majority of the residential properties within the immediate area are not from the Georgian period. The site is not within a conservation area and the site is not readily visible from Barton Road although it is accepted that the dwelling would be visible from the private gardens of numerous residential properties. The proposed Georgian design and the detailing proposed is not considered to be unacceptable or harmful in design.

A number of objections have been received in relation to the design and appearance of the dwelling. The matter of design is subjective and is open to opinion. The main issue in terms of appearance relates to the fact the existing dwelling features a facing brick whereas the proposed replacement dwelling is to be a white render. It is acknowledged that the majority of the dwellings within the locality are constructed of brick and tile but there are some examples of light coloured rendered dwellings and painted dwellings within the area. The site is not within a conservation area and the site is not readily visible from Barton Road although it is accepted the dwelling would be visible from the private gardens of numerous residential properties. It is not considered, however, that the white render finish would result in significant harm to the character of the area to warrant refusal of the application.

Residential amenity

In accordance with planning policy, it is essential that assessment be given towards the effects of development upon residential amenity afforded to neighbouring properties. The fourth criterion of NLLP policy RD10 requires that the replacement dwelling should not result in adverse impact to the amenity of local residents. A number of objections have been raised by occupiers of neighbouring properties in this regard, particularly in respect of light and privacy. The applicant has amended the proposal twice in order to address the concerns raised by neighbours. These amendments include the provision of a screen to the side boundary of the rear balcony and siting the dwelling further back within the plot.

The first matter for consideration relates to privacy. A number of objections have been received from neighbours with regard to loss of privacy resulting from the siting of the property forward of the existing dwelling within the plot, the provision of a balcony to the rear, and upper floor side-facing windows. The proposal has been amended twice to site the dwelling further back within the plot and to include the provision of a 1.7 opaque glazed screen to the side elevation of the balcony. These amendments have been put forward to address the concerns raised.

The dwelling is to be sited between 6 and 7 metres further back within the site than originally proposed. The proposed replacement dwelling will still be between 5 and 7 metres forward of the existing dwelling. However, the proposed replacement dwelling will be a minimum of 20 metres from the rear boundary of the property to the front within the site and a minimum of 40 metres from elevation to elevation. The proposed separation distances are considered to be satisfactory and will not significantly reduce privacy afforded to properties to the front of the site. As a result of re-siting the dwelling further back within

the plot than originally submitted, some trees to the southern boundary will require removal. However, these trees are not formally protected by Tree Preservation Orders and this issue is discussed later within this report. The removal of these trees will result in the development being more visible to the property to the south-west. However, it is not considered that the visibility of the proposed replacement dwelling to this property would be overbearing as the proposal is a significant distance away from the property and several metres from the boundary line.

Objections have been received from the occupiers of properties on Archer's Close that the proposed replacement dwelling would result in loss of light to property and form a dominant, overbearing feature. The proposed dwelling is a minimum of 7 metres to the boundaries of these properties and a minimum of 23 metres elevation to elevation. The distances are comparable to the existing situation on the site. The depth of the two-storey element of the proposed replacement dwelling, exclusive of the balcony, is comparable to the depth of the existing dwelling on site. It is also noted that the trees along this boundary are to be retained. It is not considered that the proposal, in terms of its impact, will result in significantly more harm than the existing situation and the separation distances illustrated are considered sufficient in terms of the potential for overshadowing.

The replacement dwelling, as originally submitted, did not include the provision of a screen to the side elevation of the balcony. The proposed screen runs for the entire depth of the balcony along the side elevation and has a height of 1.7 metres of obscure glazed glass. Objections have been received from neighbours in Archer's Close with regard to loss of privacy as a result of the provision of the balcony. It is not considered that a significant loss of privacy will occur to these properties provided that the screen is installed and retained prior to first use of the balcony which can be secured by planning condition. The 1.7 metres height of the balcony in obscure glazing is comparable to requirements set out within Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) insofar as windows to upper floors in side elevations are acceptable provided that they are obscure glazed and non-opening up to 1.7 metres in height above the floor level of the upper floor room. It is accepted that some limited views into the rear gardens of properties on Archer's Close may be possible from the rear elevation of the balcony, however this would be possible by installing windows to the rear elevation which is acceptable in planning terms.

The proposed replacement dwelling will include the provision of side-facing upper floor windows to both side elevations. The first-floor window in the northern elevation, which would overlook rear gardens of properties on Archers Close, serves a bathroom and it is recommended that a condition be imposed to ensure it is obscure-glazed. Windows in the southern elevation at first floor serve an en-suite bathroom and a bedroom. These windows will result in loss of privacy to the rear garden of the property to the south, given that the trees are to be removed and the proposed dwelling is to be sited close to this boundary. It is therefore recommended that these windows also be obscure-glazed which, again, can be secure by condition.

A number of objections have been received in relation to the impacts of the proposed garage block on residential amenity. The proposed garage is to be sited to the north-west of the property and is to include accommodation within the roof space. The scale of the proposed garage is large and includes the provision of three garages at ground level. However, the scale of the garage is not considered to be excessive, given the scale of the proposed dwelling. The maximum height of the garage block is 5.9 metres to the roof ridge and the roof slopes to a level of 2.7 metres and faces toward properties on Archer's Close.

The garage block is to be a minimum of 5 metres to the boundary with these properties and will be screened by a number of trees which are to be retained. There is a minimum separation distance of 21 metres elevation to elevation. It is accepted that the proposed garage will introduce a built feature visible from the rear of numbers 12 and 14. However, it is not considered that the proposed garage block will result in a significant loss of light or harm to outlook in terms of dominance or overbearing impact. There are no windows proposed at the upper level to the rear roof slope that would result in a loss of privacy to neighbouring properties. Windows are proposed to the front roof slope of the garage block which have the potential to overlook the property to the south. However, the garage block is proposed to be over 25 metres to the boundary with the neighbouring property to the south which is considered to be sufficient. The only window at first-floor level to a side elevation faces onto the proposed property and the garage will not result in a loss of privacy to the front property on Barton Road.

Natural environment impacts

The application site features a number of mature trees and other vegetation. The trees to the northern boundary of the site are protected by Tree Preservation Orders. The application was accompanied by an Arboricultural Report. This report has provided an assessment of the trees and vegetation at the site in terms of their amenity value and health. Some vegetation is required to be removed to facilitate the development but none of this vegetation has formal protection and could be removed at any time. The Arboricultural Report shows that the development can be accommodated without significant encroachment into the root protection area of the formally protected trees. The report also suggests that sensitive construction methods can be applied to the construction of the driveway and parking areas. The Tree Officer has commented on the proposal and notes the protected trees on the site. The officer considers it essential that the method of construction of the dwelling would not damage, sever or cause compaction of ground within the root protection areas of the formally protected trees. It is considered that details of sensitive construction methods can be secured by a condition requiring a tree protection plan to be submitted.

As this proposal is for a replacement dwelling, the existing dwelling on the site is proposed to be demolished. Accordingly, the Ecologist has been consulted to assess the potential for protected species at the site as the existing dwelling may form suitable habitat. It is noted that an objection has been received on the grounds of loss of wildlife habitat. The initial response from the Ecologist requested that a preliminary ecological appraisal of the site be submitted for consideration. The applicant has provided the Ecologist with a number of photographs to illustrate the quality of construction of the building. Following the submission of this evidence, the Ecologist has removed the requirement for a preliminary ecological appraisal. It was considered that there is still some potential for bats and nesting birds to be present on the site but this can be addressed by sensitive working practices. It is considered that such methods can be secured by condition, as advised by the Ecologist, requiring the submission of a biodiversity management plan. The implementation of such a plan will also secure biodiversity enhancement at the site through the provision of habitat creation.

Other matters

The Highways team has been consulted on the application and has advised that it has no objection to the proposal subject to conditions prohibiting occupation of the dwelling until the driveway and parking area has been completed. It is considered that the dwelling will

be served by sufficient off-road parking appropriate to its scale. Although the site is backland development, it is not considered that the development will result in significant additional harm to neighbouring properties in terms of noise and disturbance caused by vehicular movements, as the existing site hosts a large detached dwelling and the same access to Barton Road will be utilised by this development.

A number of objections have been received expressing concern about surface water run-off from the site which is particularly relevant given the increase in the impermeable area at the site and its sloping nature. The Drainage team has been consulted but no comments have been received. It is recommended that conditions be imposed to secure the provision of a surface water drainage scheme. It is noted from the submitted plans that the driveway, parking and patio areas are to be constructed of permeable materials. On this basis it is considered that these elements of the proposal would not result in an increase to surface water run-off due to the use of permeable materials. As the precise materials to be used are not known, it is advised that these be secured by condition.

As the proposal includes demolition, the Environmental Health team has been consulted. No comments have been made with regard to the method of demolition but have in respect of contaminated land. The team considers that the applicant should submit a screening assessment prior to determination in order for an assessment to be made of the potential for contamination. The team advises conditions be imposed should the committee be minded to approve the application without a screening assessment being provided. The justification for the conditions proposed by Environmental Health is that the proposed end use of the site is sensitive. However, whilst the end use is sensitive in terms of its use for residential purposes, it is the same use of the site as existing. It is not considered necessary or reasonable to require the applicant to provide the information requested by Environmental Health. It is recommended that a watching condition in respect of land contamination be imposed.

Objections have been received in relation to loss of view, concerns over land ownership, and buildings and property devaluation. These matters do not form material considerations for the purposes of planning and cannot be considered in determining this proposal.

Concern has been raised in relation to the potential for business activities to take place at the site given the level of accommodation provided. It is not known whether this is the intention of the applicant or whether such a use is prohibited by the title deeds of the property. Any restrictive covenants within the title deeds are a private matter and cannot be considered by the planning authority. The application being considered is for a residential dwelling and not for commercial enterprise and the decision must be made on that basis. Commercial business activities are assessed as a matter of fact and degree, and are sometimes able to be carried out at residential properties without resulting in a change of use of the dwelling. As the application is for a residential dwelling, it must be determined on this basis; should a business operation take place at the site it would require assessment at that time as to whether a material change of use of the dwelling house had occurred.

Objections have been received over lack of notification to neighbouring properties. Under the Town and Country Planning (Development Management Procedure) Order (2015) the planning authority is required to either write to neighbouring properties or to advertise applications by site notice on or near to the site. Since April 2017 this authority does not write to neighbouring properties but advertises all applications for planning permission by site notice. This application has been advertised by site notices placed on Barton Road and

Archers Close. In accordance with the regulations, 21 days has been given for comment following receipt of the application and a further 14 days for the subsequent amendments.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: DN20 8SH-A-04B, DN20 8SH-A-06A, DN20 8SH-A-03C, DN20 8SH-A-05 and DN20 8SH-A-01.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

4.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

5.

No development shall take place until a scheme for the disposal of foul and surface water has been agreed in writing by the local planning authority and none of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

6.

No development shall take place until a tree protection plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of measures to protect the trees to be retained during the construction phase and shall identify areas for the storage of materials and plant associated with the construction of the development hereby permitted. The plan shall also include details of sensitive methods/techniques of construction for the dwelling, garages, patio, driveway and parking areas to be employed at the site to protect the roots of trees to be retained. Once approved, the development shall be strictly carried out in accordance with the approved tree protection plan at all times during the construction phase of the development and any permanent root protection measures of construction shall be retained thereafter.

Reason

To ensure the protection of the retained trees at the site in accordance with policy LC12 of the North Lincolnshire Local Plan.

7.

No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:

- specification for the planting of trees within the site to mitigate those lost as a result of the development;
- surfacing materials for the proposed driveway and parking area;
- surfacing materials for the proposed patio and area and footpaths within the site.

Once approved, development shall take place in accordance with the approved details.

Reason

No such details have been provided and to ensure the provision of appropriate landscaping to mitigate for the loss of trees and to ensure that the development does not increase flood risk elsewhere in accordance with policies CS5, CS16, CS17 and CS18 of the North Lincolnshire Core Strategy and policies H5, H8, LC5, RD10 and DS14 of the North Lincolnshire Local Plan.

8.

All the approved soft landscaping shall be carried out within twelve months of development being commenced (unless a longer period is agreed in writing by the local planning authority). Any trees or plants which die, are removed or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.

Reason

To ensure the successful establishment of the approved soft landscaping in accordance with policies CS5, CS16 and CS17 of the North Lincolnshire Core Strategy and policies H5, H8, RD10 and DS1 of the North Lincolnshire Local Plan.

9.

No development shall take place until details have been submitted to and approved in

writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

10.

No development shall take place until a biodiversity management plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- (a) details of measures to avoid harm to hedgehogs, bats and nesting birds during demolition, vegetation clearance and construction works;
- (b) details of bird nesting and bat roosting features to be installed on the new building;
- (c) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (d) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (e) prescriptions for the retention, planting and aftercare of trees and shrubs of high biodiversity value;
- (f) proposed timings for the above works in relation to the completion of the building.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

11.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. The applicant or their successor in title shall submit photographs of the installed bat roosting and bird nesting features, within two weeks of installation, as evidence of compliance with this condition.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

12.

The glazed screen to the rear balcony as shown on drawing number DN20 8SH-A-03C shall be installed in its entirety prior to first occupation of the dwelling hereby permitted and shall be retained thereafter unless the local planning authority has given its express consent to variation of the design of the screening.

Reason

To ensure the privacy of neighbouring properties is retained as a result of development in accordance with policies H5 and DS1 of the North Lincolnshire Local Plan.

13.

The proposed first floor side elevation windows serving the bathroom to the northern elevation and serving the en-suite bathroom and bedroom to the southern elevation as shown on drawing number DN20 8SH-A-03C shall be obscure glazed to a minimum of level 3 of the Pilkington Scale of obscuration prior to first occupation of the dwelling and retained in such a condition thereafter.

Reason

To ensure the privacy of neighbouring properties is retained as a result of development in accordance with policies H5 and DS1 of the North Lincolnshire Local Plan.

14.

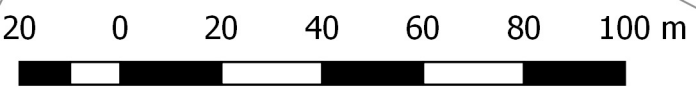
Notwithstanding the provisions of Classes A, B, C, D and E, of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modification), no extensions, alterations to the dwelling house or garage block hereby approved or the erection of buildings incidental to the enjoyment of the approved dwelling house within the application site area shall be permitted without the express consent of the local planning authority.

Reason

In order to regulate development within the open countryside in accordance with policies RD2 and RD10 of the North Lincolnshire Local Plan.

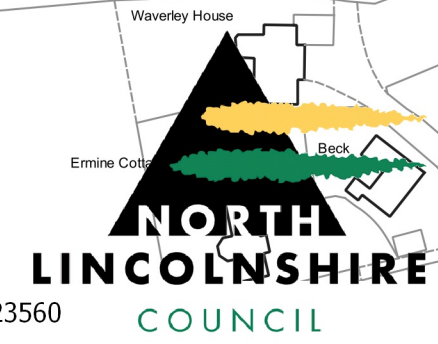
Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



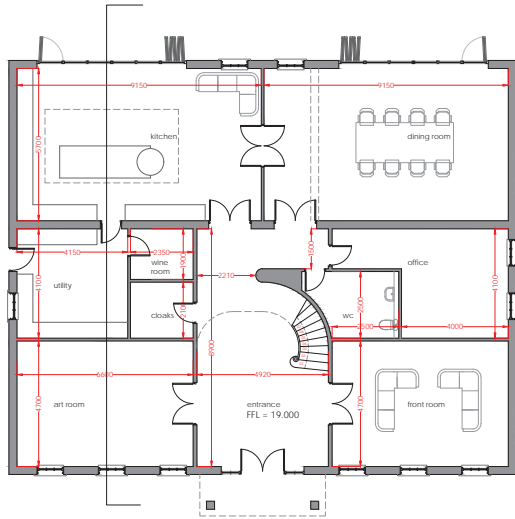
PA/2018/22

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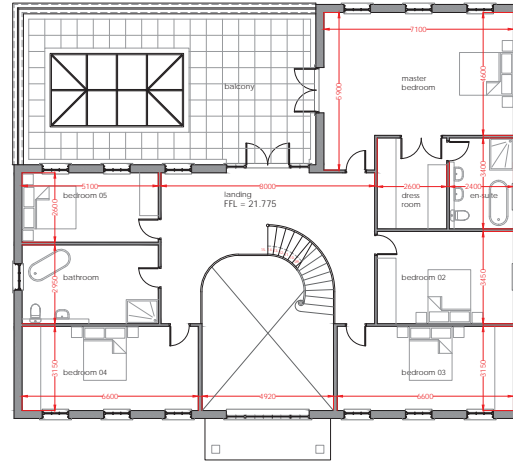


PA/2018/22 Floor plans & elevations (not to scale)

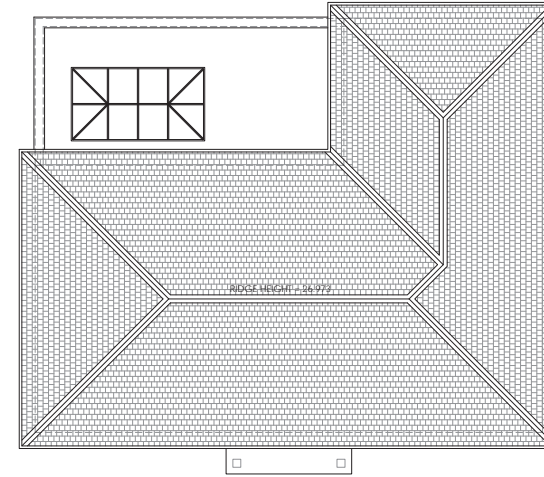
PROPOSED PLANS,
ELEVATIONS &
SECTION



HOUSE GROUND FLOOR PLAN 1:100

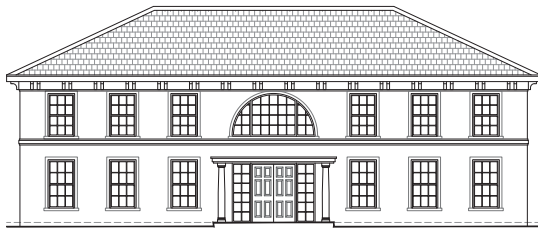


HOUSE FIRST FLOOR PLAN 1:100

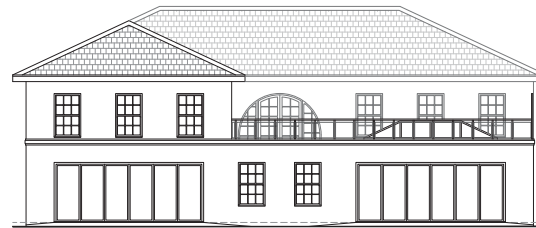


HOUSE ROOF PLAN 1:100

AMENDED



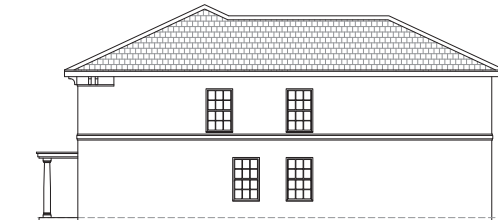
FRONT ELEVATION 1:100



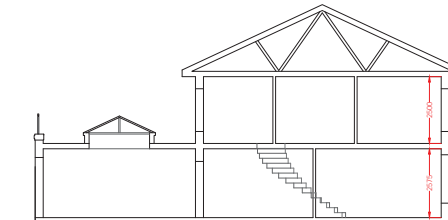
REAR ELEVATION 1:100



SIDE ELEVATION 1:100



SIDE ELEVATION 1:100



SECTION 1:100

CC	20.02.18	PLANNING AMENDMENTS	JJM
E	25.08.17	CLIENTS AMENDMENTS STAIRS AND ELEVS	JJM
A	14.08.17	ELEVATIONS ADDED GARAGE REMOVED	JJM
REV	DATE	DETAILS OF AMENDMENTS	DRAWN

REVISIONS

ALL MEASUREMENTS IN mm - DO NOT SCALE - IF IN DOUBT ASK



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6 HIGH STREET WEST
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CLIENT	KETTYLE		
SITE	PARK LEA, BARTON ROAD WRAWBY, BRIGG, NORTH LINCOLNSHIRE DN20 8SH		
TITLE	PROPOSED NEW HOUSE PROPOSED PLANS, ELEVATION & SECTION		
SCALE	1:100 @ A1	DATE	31.07.17
DRAWN	KEMH	DWGS NO.	DN20 8SHA-03C

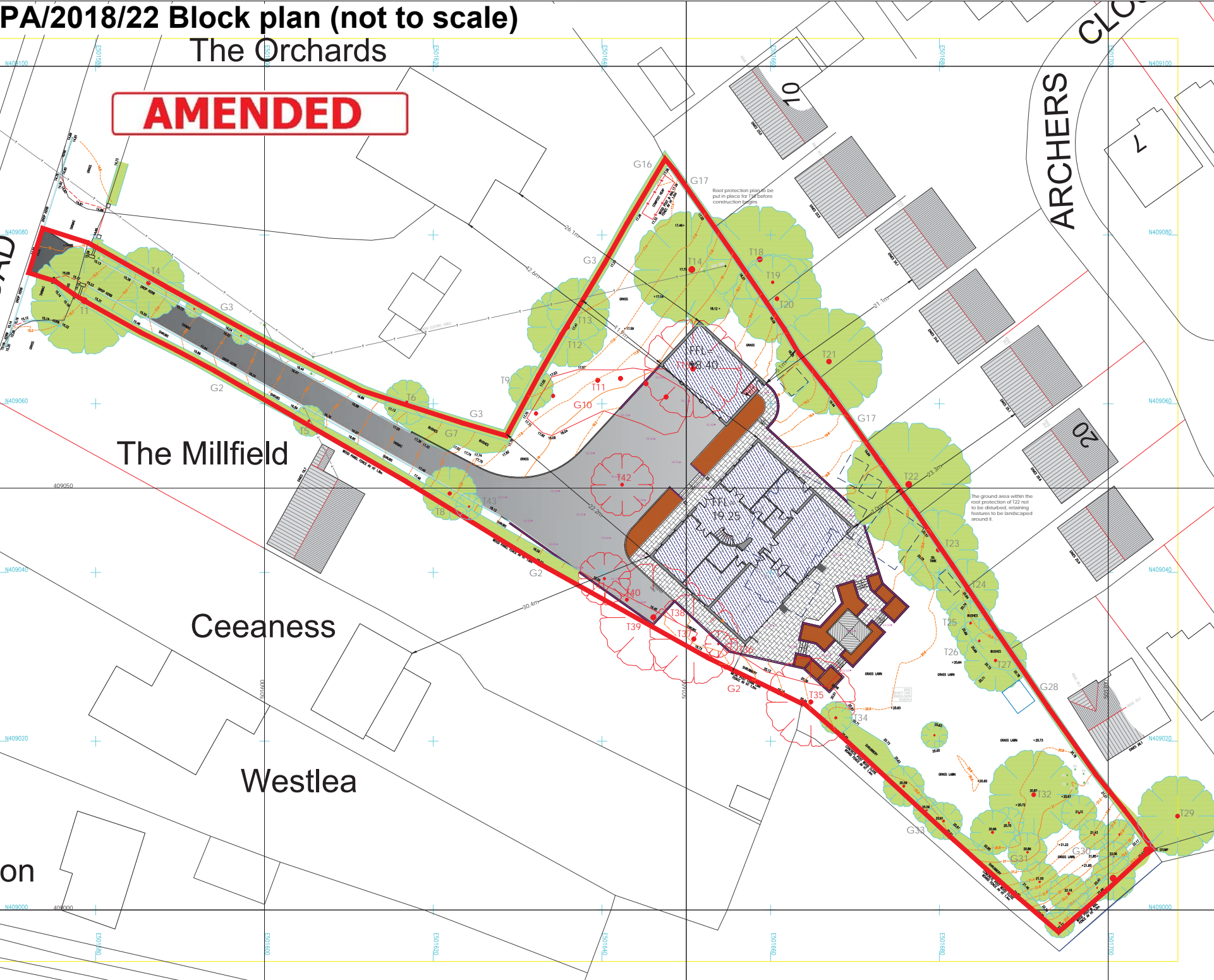
PLANNING

CHECKED BY	APPROVED BY
DATE	DATE

PA/2018/22 Block plan (not to scale)

The Orchards









AMENDED



PROPOSED SITE PLAN

SITE AREA = 3051m²



-  Existing House and buildings to be demolished
-  Proposed house and detached garage
-  Positions of existing trees to be retained
-  Trees to be removed to allow for drive and garage
-  retaining walls
-  planting areas
-  drive and parking to be permeable
-  patio to be permeable

R	27.03.18	HOUSE MOVED BACK 2m AND RAISED 250mm	JJM
A	20.02.18	PLANNERS CHANGES	REMH
REV	DATE	DETAILS OF AMENDMENTS	DRAWN

REVISIONS

ALL MEASUREMENTS IN mm - DO NOT SCALE - IF IN DOUBT ASK

a Century Architects
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 E: century.architects@gmail.com

CLIENT	KETTLE		
SITE	PARK LEA, BARTON ROAD WRAWBY, BRIGG, NORTH LINCOLNSHIRE DN20 8SH		
TITLE	PROPOSED NEW HOUSE EXISTING SITE PLAN TOPO SURVEY		

SCALE	1:200 @ A1	DATE	06.10.17
DRAWN	JJM	DNV NO.	DN20 BSH-A-04B

PLANNING

CHECKED BY	APPROVED BY
DATE	DATE