

APPLICATION NO	PA/2020/443
APPLICANT	Mr Christopher Hardacre
DEVELOPMENT	Planning permission to erect a dwelling and garage, including associated works
LOCATION	Land at Moorlands Farm, Derrythorpe Road, Beltoft, DN9 1NB
PARISH	Belton
WARD	Axholme Central
CASE OFFICER	Emma Sheppard
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from Development Plan

POLICIES

National Planning Policy Framework: Paragraph 7 states, ‘The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.’

Paragraph 8 states, ‘Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- (a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- (b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural wellbeing; and
- (c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.’

Paragraph 11 sets out the presumption in favour of sustainable development and confirms that, for decision-taking, this means:

- '(c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.'

Paragraph 12 states, 'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan...permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.'

Paragraph 38 states, 'Local planning authorities should approach decisions on proposed development in a positive and creative way...Decision-makers at every level should seek to approve applications for sustainable development where possible.'

Paragraph 54 states, '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 59 states, 'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.'

Paragraph 70 states, 'Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.'

Paragraph 73 states, 'Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should, in addition, include a buffer (moved forward from later in the plan period) of:

- (a) 5% to ensure choice and competition in the market for land; or

- (b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- (c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.'

Paragraph 74 states, 'A five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which:

- (a) has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and
- (b) incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.'

Paragraph 75 states, 'To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.'

Paragraph 163 states, 'When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.'

Paragraphs 189 and 190 require an applicant and local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset). This assessment should be taken into account when considering the impact of a proposal on a heritage asset, and used to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal (paragraphs 193–197).

Paragraph 192 states that the desirability of new development making a positive contribution to local character and distinctiveness should be taken into account by local planning authorities when determining planning applications.

Paragraph 200 states that local planning authorities should also look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance.

North Lincolnshire Local Plan:

Policy DS1 (General Requirements)

Policy RD2 (Development in the Open Countryside)

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

Policy T2 (Access to Development)

Policy T19 (Car Parking Provision and Standards)

Policy DS1 (General Requirements)

Policy LC14 (Area of Special Historic Landscape Character)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering more Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Design)

Policy CS6 (Historic Environment)

Policy CS7 (Overall Housing Provision)

Policy CS8 (Spatial Distribution of Housing Sites)

Policy CS17 (Biodiversity)

Housing and Employment Land Allocations DPD:

Policy PS1 (Presumption in Favour of Sustainable Development)

CONSULTATIONS

Yorkshire Water: No comments to make.

Highways: Advise conditions relating to access and parking.

LLFA Drainage Team: No objections to the proposed development subject to the imposition of conditions relating to surface water run-off from the highway to the site and from hard paved areas onto the highway.

Historic Environment Officer: No objections in principle to the current proposals, though it is noted that a portion of the rear wing of the proposed dwelling overlaps the development boundary. If mindful to grant permission for this proposal, it is recommended a condition be imposed to remove permitted development rights to avoid the extension of the built environment into the historic landscape beyond the development limit.

Environmental Protection: The application for residential development is a sensitive end use. The proposed development site is directly situated on historical agricultural buildings and agricultural land. Agricultural sites have the potential to be impacted upon by contaminants such as sewage sludge, agrochemicals, asbestos, heavy metals and hydrocarbons, which are harmful to human health.

It is the developer's responsibility to assess and address any potential contamination risks; however, no supporting information has been provided that demonstrates potential risks can be reduced to an acceptable level.

Taking into account the above advice, the applicant should submit a Phase 1 report for this department's consideration prior to the application being determined in accordance with national policy guidance. This will allow the council to decide whether or not further assessment of the site is required and ensure that appropriate conditions are applied which render it safe and suitable for the development prior to use.

However, if the council is mindful to determine the application without the information required under National Planning Policy Guidance, then this department would recommend the inclusion of several conditions.

PUBLICITY

A site notice has been posted; no comments have been received.

ASSESSMENT

Site

Covering an area of 0.138 hectares, this is a vacant brownfield site currently containing rubble and spoil from the former demolition of agricultural buildings on the site. The westernmost part is within the defined settlement boundary for Beltoft, the eastern part is outside the settlement boundary and therefore within the open countryside.

There are no discernible land level discrepancies within the site itself. There are no listed buildings within the vicinity, nor does the site fall within a conservation area; however, it does lie within the Area of Special Historic Landscape Interest of the Isle of Axholme.

Proposal

Planning permission is sought to erect a dwelling and garage with associated works. The dwelling would be double-fronted with an overall width of 15 metres. The dwelling itself would have a depth of 12 metres with a further single-storey rear projection of 3.3 metres. This would extend only 6 metres across the rear elevation and incorporate a balcony at first floor level.

A single-storey rear projection from the dwelling of approximately 11 metres is proposed to accommodate a double garage with rooms above. Two dormer windows are proposed within the rear roof plane of the main dwelling and two within the north-western roof plane of the garage.

To the front elevation, two small gablets are proposed above the first-floor windows with a two-storey front, central projection. The dwelling would be constructed of Weinerberger Hathaway Brindled Desimpel bricks with a Marley modern concrete tiled roof and would mirror that of the adjacent plot to the north.

The original scheme proposed the dwelling 2 metres further back into the plot. The majority of the garage element therefore encroached into the area of historic landscape interest and outside of the defined settlement boundary. Amended plans have been received re-siting the dwelling 2 metres further forward in the plot to the west.

The main issues to be considered are principle of development, visual amenity and landscape character, residential amenity, highway safety and possible land contamination.

Principle of development

The site lies on the eastern side of Derrythorpe Road. Due to its location, the western part of the site is within the settlement boundary of Beltoft but the eastern end of the site is outside, and is therefore classed as open countryside for the purposes of planning. The main issue is whether the principle of developing this site for residential purposes is acceptable in policy terms.

Policy H5 of the local plan relates to new housing development and seeks to ensure that it comprises infill development, of up to three dwellings, and is located within the medium and minimum growth settlements.

Policy CS1 of the Core Strategy is concerned with the overarching spatial strategy for North Lincolnshire. Beltoft is described as a 'rural settlement' within the strategy and policy CS1 states of these areas '..Development will be limited and should take into account levels of local service provision, infrastructure capacity and accessibility. Any development that takes place should be in keeping with the character and nature of the settlement...'

Policy CS2 sets out a sequential approach to development on certain land types. It states that development should be focused on, inter alia, 'Small-scale developments within the defined development limits of rural settlements to meet identified local needs.'

Whilst the site is bisected by the settlement boundary, the dwelling has been re-sited 2 metres to the west to ensure that the main built form of the dwelling is within it; however, a small part of the built form and the garden area serving the dwelling will be outside the development boundary. Given the siting, the dwelling would be read within the context of the existing ribbon development along the eastern side of Derrythorpe Road and therefore is acceptable in principle within the settlement boundary. Restricting further development within the site, given its siting, is addressed in other sections below.

Given the above, and on balance, the main built form is located within the settlement boundary of Beltoft and would therefore represent infill development set within a populated residential area. The principle of the dwelling is considered acceptable and complies with policy RD2 of the local plan and policies CS1, CS2 and CS3 of the Core Strategy.

Visual amenity and landscape character

Paragraphs 124 and 130 of the National Planning Policy Framework (NPPF) express the importance of good design, high quality buildings and improving the character and quality of an area.

Core Strategy policy CS5 (Delivering Quality Design in North Lincolnshire) states, '...all new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place. The council will encourage contemporary design, provided that it is appropriate for its location and is informed by its surrounding context. Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.'

Policy LC7 of the local plan states, 'where development is permitted within rural settlements or within the open countryside, special attention will be given to the protection of the scenic quality and distinctive local character of the landscape. Development which does not respect the character of the local landscape will not be permitted.'

Policy H5 of the local plan relates to new housing development and states that all new housing developments should meet certain criteria, inter alia, ‘...that the development is in keeping with the scale and character of the settlement; and that the scale, layout, height and materials of the development are in keeping and compatible with the character and amenity of the immediate environment and with the settlement as a whole.’

This section of Derrythorpe Road has no real overriding character with regard to property styles and sizes. Modest detached houses to the south, and bungalows to the north and west, are evident. The proposed development would see the creation of a four-bedroomed residential dwelling of traditional design that is consistent with the adjacent dwelling recently constructed to the north of the site.

The pattern of development in the immediate vicinity of the site is generally linear in its arrangement, which this dwelling would continue. The generous nature of the plot means that it is quite capable of accommodating the proposed dwelling without appearing unduly cramped or over-developed. Further to this, and whilst the property would be sited further forward in the plot than the adjacent property to the south, the proposed dwelling would be approximately 16.5 metres back from the street frontage and therefore consistent with properties to the north.

In terms of the design of the house, it is similar in appearance to the recently constructed dwelling to the direct north. Due to the varied material palette within the locality, the proposed materials to be used would therefore not appear out of character. Overall the design is considered to be of reasonable quality and given its set back from the street frontage would not be in an overly obtrusive position.

Given the proximity of the dwelling to its side boundaries and the designation within an Area of Special Historic Landscape Interest, permitted development rights would need to be partially removed by condition, should permission be granted. This would ensure future occupants would have to apply for planning permission to any erect any extensions, outbuildings or garages to the dwelling without further approval by the local planning authority. This would prevent an erosion of space around the dwelling, which could affect the overall composition of the property, and ensure any further built form is suitably managed, given its siting, which is addressed further below.

Subject to the above conditions, and on balance, the proposed development is considered acceptable without detriment to the site itself or the wider street scene. The proposal is therefore considered to be in line with policies DS1, H5 and LC7 of the local plan and policy CS5 of the Core Strategy.

Landscape character

The application site lies within the Area of Special Historic Landscape Interest of the Isle of Axholme. This area is locally designated for its unique historic landscape, retaining the pattern of ancient open strip fields and enclosed fields surrounding the villages on the Isle. This historic landscape is considered to be of national importance and local plan policy LC14 applies which states:

‘The Isle of Axholme is designated as an area of Special Historic Landscape Interest. Within this area, development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape, or any of its features.

'Development required to meet the social and economic needs of rural communities and small-scale tourist and outdoor sport and recreational development will be permitted provided such development is related to the historic landscape and its features. A high standard of design and siting in new development will be required reflecting the traditional character of buildings in the area and the character of the historic landscape and using materials sympathetic to the locality.'

'Schemes to improve, restore or manage the historic landscape will be sought in connection with, and commensurate with the scale of, any new development affecting the area of Special Historic Landscape Interest.'

Core Strategy CS6 specifically refers to the importance of the Isle's historic landscape and that the council will conserve its significance through 'Safeguarding the nationally significant medieval landscapes of the Isle of Axholme (notably the open strip fields and turbaries).'

The design objectives of Core Strategy CS5 and local plan policy DS1 are also relevant. Core Strategy CS5 (Delivering Quality Design) requires new development in North Lincolnshire to 'Ensure it takes account of the existing built heritage from the earliest stages in the design process, in particular terms of scale, density, layout and access.'

With regard to design, local plan policy DS1 (General Requirements) quality of design criteria sets out that 'The design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area.'

The application site lies within the Area of Special Historic Landscape Interest of the Isle of Axholme. This area is designated for its unique historic landscape retaining the pattern of ancient open strip fields and enclosures surrounding the settlements on the Isle.

It is within the early enclosures to the east of Belton's open strip field area and the applicant has submitted a Heritage Statement in accordance with paragraph 189 of the NPPF. It is important to ensure that the scale and design of any new build is appropriate to the character of the area and in accordance with LC14 policy, and paragraph 192 of the NPPF which emphasises local character and distinctiveness.

The proposed dwelling is of a similar design to that constructed on the adjacent plot. The Historic Environment Record does not object to the current proposals though it is noted that a portion of the rear wing of the proposed dwelling overlaps the development boundary. The imposition of a condition removing permitted development rights will ensure tighter control with regard to the extension of the built environment into the historic landscape beyond the development limit.

With the safeguard of the imposition of a condition removing permitted development rights, the proposal would comply with the provisions of policy LC14 of the local plan and policies CS5 and CS6 of the Core Strategy.

Residential amenity

Policy DS5 of the local plan seeks to ensure that the living conditions of existing neighbours are taken into consideration with respect to light, noise, disturbance, loss of privacy, outlook and whether or not a scheme causes an overbearing or overshadowing impact.

Policy H5 of the local plan relates to new housing development and states that all new housing developments should meet certain criteria, inter alia, '...development does not result in overlooking or a loss of privacy to existing developments, or any other loss of amenity to existing dwellings.'

Hardacre Manor is a detached dwelling to the north of the site and of similar size and design to that proposed, whilst Moorlands Lodge is sited beyond the southern boundary. This property benefits from an integral double garage to its northern elevation.

The plans demonstrate that the dwelling has been effectively designed, with the appropriate orientation and window layout to limit any adverse overlooking. Windows proposed within both side elevations at first floor have been annotated as being obscure glazed. A condition will be imposed if permission is granted ensuring this and that they be retained in perpetuity.

Moorlands Lodge to the south of the site benefits from an integral double garage to its northern elevation. Whilst an amended block plan was submitted showing the dwelling moved 2 metres towards the western boundary, the plans demonstrate that when applying the 45 degree code from habitable rooms to both front and rear elevations, the proposed dwelling complies ensuring there would be no perceived detriment in terms of overshadowing or overbearing impacts.

A balcony is proposed above a single-storey rear projection. Given the design of the dwelling, the proposed integral garage with rooms above help screen this element from the property to the south, whilst a screen is proposed to the northern end of the balcony. A distance of 10 metres would be retained to the boundary with Hardacre Manor to the north. As such, the screen proposed and distance would minimise any direct views from the balcony and would not result in an unacceptable level of overlooking.

Two dormer windows are proposed within the northern roof plane of the integral garage to the rear. As there would be in excess of 10 metres to the northern boundary with Hardacre Manor, and given the design of the dwelling, these windows would have views out towards the rear elevation of the garage to this property. Any further views would be at an oblique angle ensuring no perceived detrimental impact upon the neighbour's amenity.

A modest private garden area could be provided to serve the proposed dwelling. It is therefore considered that the proposed development could achieve an acceptable level of amenity for future occupants of the development.

The plans and amended block plan provided demonstrate that distances to the surrounding properties would be sufficient and could be comfortably accommodated on site without causing demonstrable harm to the residential amenity of adjoining occupiers. As such the development proposals are considered acceptable in this regard and comply with policies DS1, DS5 and H5 of the local plan.

Highway safety

The plans show that access to the development would be gained by utilising an existing access from Derrythorpe Road.

No objections have been raised by the highways department in relation to highway safety, and conditions are recommended to ensure that adequate parking, access and turning can be provided.

Contaminated land

The application for residential development is a sensitive end use. The proposed development site is directly situated on historical agricultural buildings and agricultural land. Agricultural sites have the potential to be impacted upon by contaminants such as sewage sludge, agrochemicals, asbestos, heavy metals and hydrocarbons which are harmful to human health.

It is the developer's responsibility to assess and address any potential contamination risks; however no supporting information has been provided that demonstrates potential risks can be reduced to an acceptable level.

Whilst the submission fails to include a Phase 1 report, the Environmental Health team have been consulted and have commented that, despite the omission of the report, a condition can be imposed which would ensure details are submitted to address the contamination issues and render the site safe and suitable for the development prior to use.

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:

- 2003010 01 Rev A Site location plan
- 2003010 02B Rev B Block plan, as amended and received on 29th May 2020
- 2003010 03 Rev A Proposed floor plans
- 2003010 04 Rev A Loft and roof plan
- 2003010 05 Rev A Elevations.

Reason

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

3.

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

Part 1: Site characteristics

A Phase 1 desk study shall be carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant

linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/quantitative risk assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the local planning authority for approval prior to proceeding to further site investigation.

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health;
 - property (existing or proposed), including buildings, crops, livestock, pets, woodland, and service lines and pipes;
 - adjoining land;
 - groundwaters and surface waters;
 - ecological systems;
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and a proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the management of Land Contamination, CLR 11'.

Part 2: Submission of remediation scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3: Implementation of Approved remediation scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

Part 4: Reporting of unexpected contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.

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.

4.

No development shall take place until details showing an effective method of preventing surface water run-off from the highway onto the developed site have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework.

5.

No development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraph 163 of the National Planning Policy Framework.

6.

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking, re-

enacting or modifying that Order), no development of the types described in the following Classes of Schedule 2 shall be undertaken without the express grant of planning permission, other than that expressly authorised by this permission:

- (i) Part 1, Class A (enlargements, improvements or other alterations)
- (ii) Part 1, Class B (additions etc to the roof of a dwellinghouse)
- (iii) Part 1, Class C (other roof alterations), and
- (iv) Part 1, Class E (incidental buildings, enclosures, swimming or other pools).

Reason

To enable the local planning authority to exercise control over development in order to avoid further intrusion of the built environment into the protected historic landscape area and to comply with policies LC14 of the North Lincolnshire Local Plan and CS16 of the Core Strategy.

7.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

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

8.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), nothing shall at any time be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

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

9.

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.

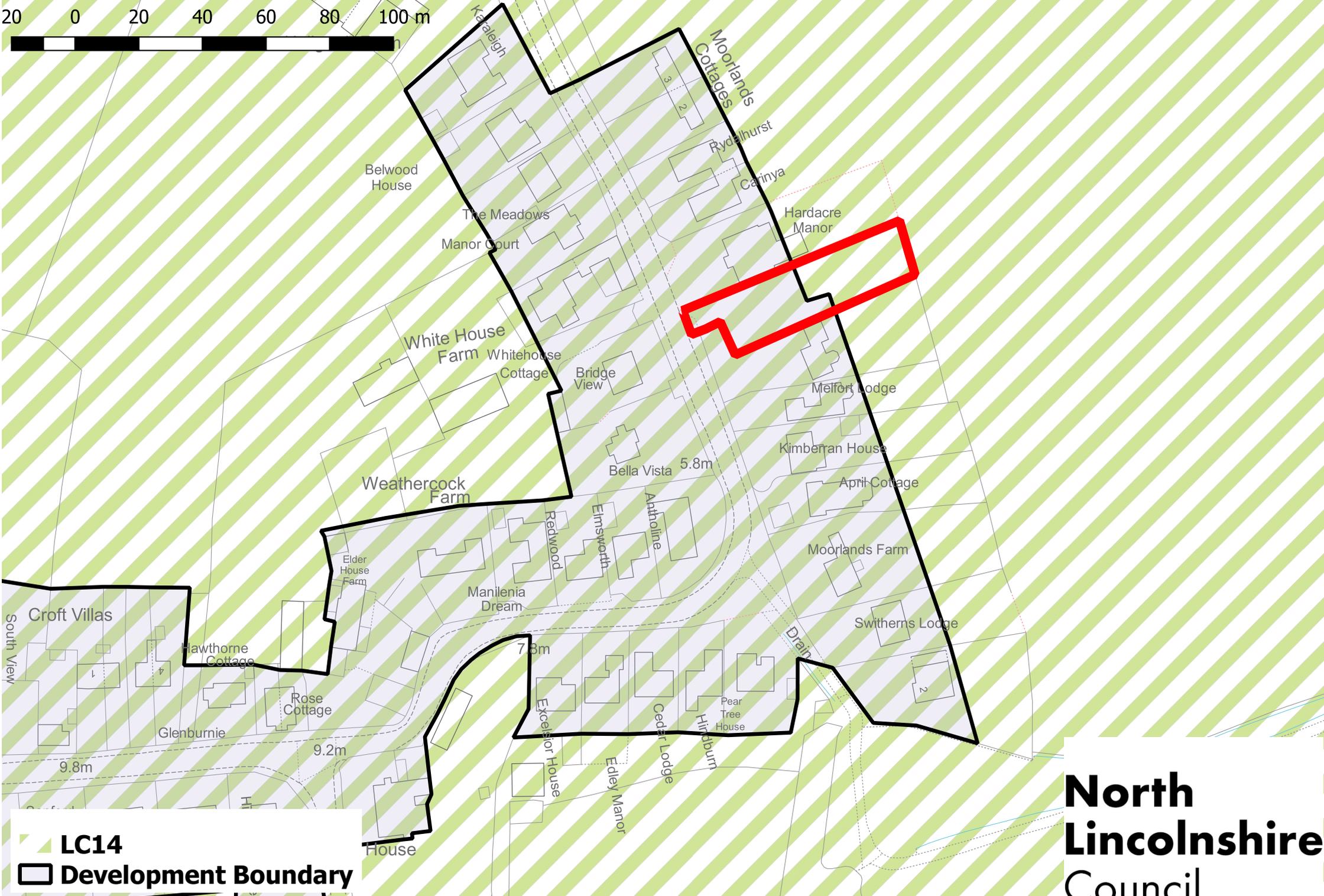
Informative 1

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

Informative 2

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 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.

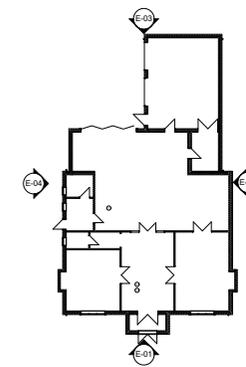


LC14
 Development Boundary

**North
Lincolnshire
Council**

PA/2020/443

PA/2020/443 Proposed elevations (not to scale)



Elevations Key

NOTES

DRAWING PURPOSE
Drawings are design intent only, prepared for the purposes of obtaining Town & Country Planning Permission and Building Regulation Plan Check Approval only as appointed by the client. Any work carried out before these approvals have been granted will be strictly at the clients own risk.

Contractor to check and clarify all levels, dimensions, electrical and drainage specification / construction prior to any works on site and bring to the clients attention any variations or deviations for written confirmation before being carried out on site.

All materials shall be fixed, applied or mixed in accordance with all of the manufacturers instructions, recommendations & specifications. All materials shall be fit for the purposes that they are to be used for.

QUANTITIES / COSTING
The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authorities / Building Control, whether or not indicated on the drawing or in the specification.

BOUNDARIES / PARTY WALL ACT
The client is responsible for providing the architect with correct site boundary/ ownership definitions, any covenants or easements relating to the site. The Architect will assume site boundaries as clearly defined, unless otherwise informed by client.

Any building works within 6m of a neighbouring home's foundations may require you to notify the owner of that property of your intentions at least one month before you start work. Work to an existing party wall requires you to give at least two months notice of your intentions. If consent to carry out work cannot be reached procedures dealing with an dispute should be followed (the party wall act 1996). Explanatory booklets can be obtained free of charge on the Government website.

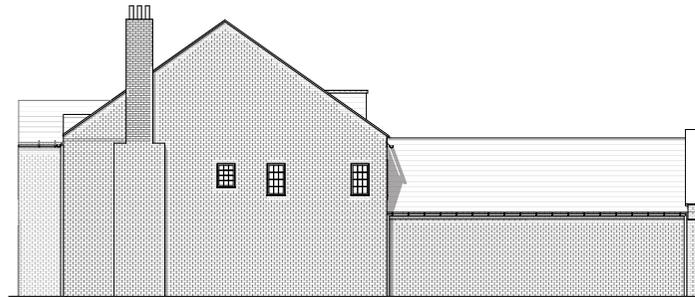
LEGISLATION / OTHER CONSULTANTS
Unless stated otherwise, the designs shown are subject to detailed site survey, investigations, and legal definition, the CDM Regulations, and the comments and / or approval of the various relevant Local Authority Officers, Statutory Undertakers, Fire Officers, Engineers and the like. They are copyright, project specific and confidential and no part is to be used or copied in any way without the express prior consent of the architect. This drawing includes information provided by independent surveyors and / or consultants, to whom all queries shall be made.

Contractor shall discharge any conditions detailed in the approved planning decision notice, ensuring pre-commencement conditions are discharged and approval received in writing from the council before any works start on site.

DO NOT SCALE - USE FIGURED DIMENSIONS ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ON THE DRAWING PRIOR TO CONSTRUCTION. ALL DIMENSIONS TO BE CHECKED ON SITE. IF IN DOUBT ASK.



E-01 Proposed Front elevation



E-02 Proposed Side Elevation



E-03 Proposed Rear Elevation



E-04 Proposed Side Elevation

Materials Key

Brick; Weinerberger Hathaway
Brindled Desimpel

Roof Tile; Marley Modern Flat Profile
Concrete Interlocking Roof Tiles
Smooth Grey

Windows & Doors; Grey uPVC

NCA residential architecture
associates planning consultancy
building regulations

t. 07719626027 e. neil@ncaassociates.co.uk

status:
BUILDING REGULATIONS

client:
MR HARDACRE

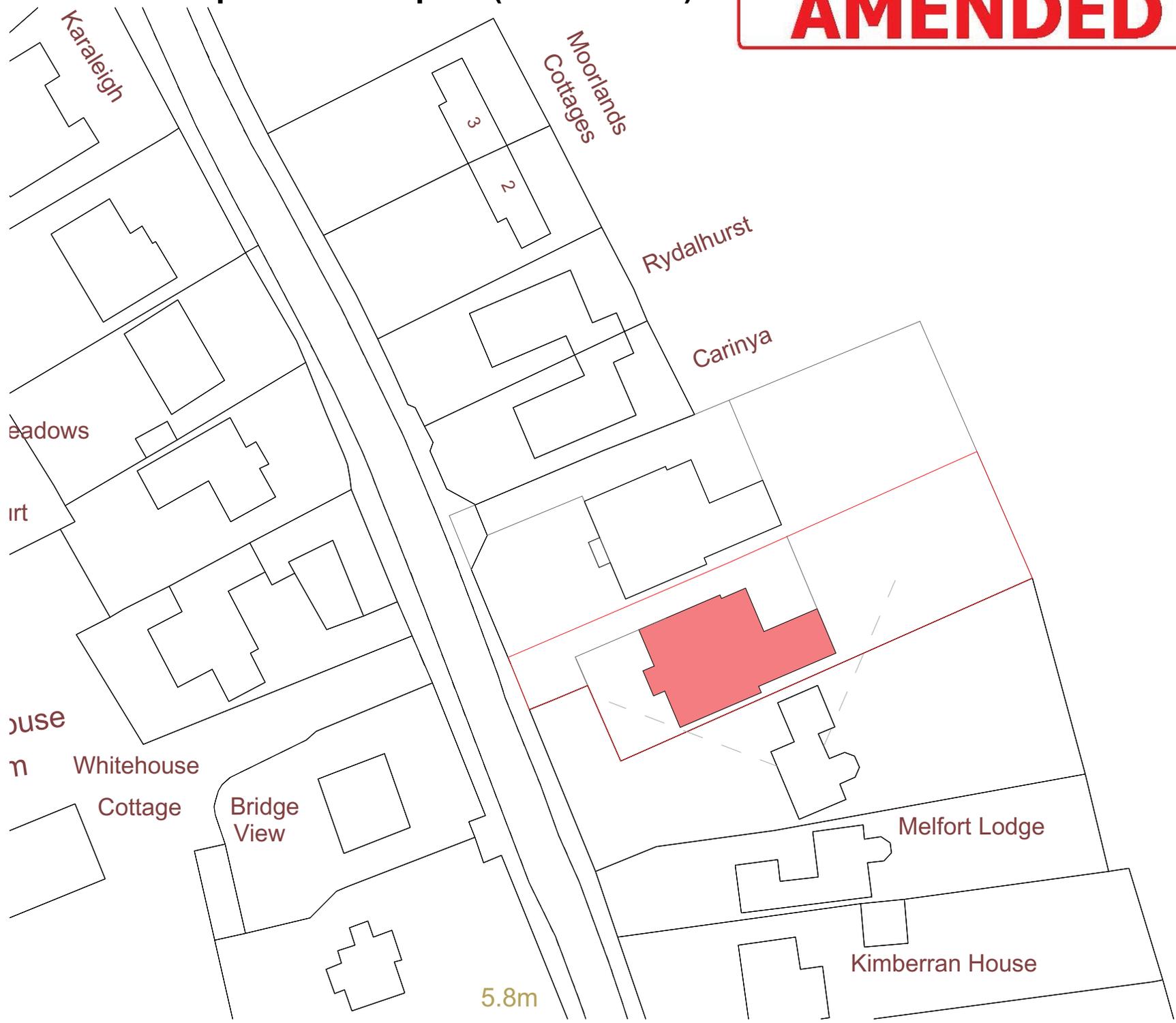
project:
PLOT 2, LAND AT MOORLANDS FARM, BELTON ROAD, BELTOFT

title:
PROPOSED ELEVATIONS

scale: 1:200 @ A3 date: MARCH 2020

project no.: 200310	number: 05	rev: A
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AMENDED



NOTES

DRAWING PURPOSE
 Drawings are design intent only, prepared for the purposes of obtaining Town & Country Planning Permission and Building Regulation Plan Check Approval only as appointed by the client. Any work carried out before these approvals have been granted will be strictly at the clients own risk.

Contractor to check and clarify all levels, dimensions, electrical and drainage specification / construction prior to any works on site and bring to the clients attention any variations or deviations for written confirmation before being carried out on site.

All materials shall be fixed, applied or mixed in accordance with all of the manufacturers instructions, recommendations & specifications. All materials shall be fit for the purposes that they are to be used for.

QUANTITIES / COSTING
 The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authorities / Building Control, whether or not indicated on the drawing or in the specification.

BOUNDARIES / PARTY WALL ACT
 The client is responsible for providing the architect with correct site boundary/ ownership definitions, any covenants or easements relating to the site. The Architect will assume site boundaries as clearly defined, unless otherwise informed by client.

Any building works within 6m of a neighbouring home's foundations may require you to notify the owner of that property of your intentions at least one month before you start work. Work to an existing party wall requires you to give at least two months notice of your intentions. If consent to carry out work cannot be reached procedures dealing with an dispute should be followed (the party wall act 1996). Explanatory booklets can be obtained free of charge on the Government website.

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NCA residential architecture
 associates planning consultancy
 building regulations

t. 07719626027 e. ncail@ncaassociates.co.uk

status:
PLANNING

client:
MR HARDACRE

project:
 PLOT 2, LAND AT MOORLANDS FARM, BELTON ROAD, BELTOFT

title:
PROPOSED SITE PLAN

scale: 1:500 @ A3 date: MARCH 2020

project no.: 200310	number: 02	rev: B
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