

**APPLICATION NO** PA/2020/171

**APPLICANT** Mr Ben Spink

**DEVELOPMENT** Planning permission to erect a detached dwelling and car port

**LOCATION** Land adjacent to Thornton Hall Gardens, Station Road, Thornton Curtis, DN39 6XF

**PARISH** Thornton Curtis

**WARD** Ferry

**CASE OFFICER** Mark Niland

**SUMMARY RECOMMENDATION** **Grant permission subject to conditions**

**REASONS FOR REFERENCE TO COMMITTEE** Departure from development plan

## **POLICIES**

**National Planning Policy Framework:** Paragraph 47 – Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 54 – 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 55 – Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

Paragraph 79 – Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- (e) the design is of exceptional quality, in that it:
- is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
  - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

Paragraph 127 – Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 170 – Planning policies and decisions should contribute to and enhance the natural and local environment by:

- (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- (b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- (c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- (e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- (f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Paragraph 189 – In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

**North Lincolnshire Local Plan:** DS1, RD2, H5, H7, H8, HE2, T2, T19, LC12  
**North Lincolnshire Core Strategy:**

CS1 – Spatial Strategy for North Lincolnshire

CS2 – Delivering Sustainable Development

CS3 – Development Boundaries

CS5 – Delivering Quality Design

CS6 – Historic environment

CS17 – Biodiversity

CS18 – Sustainable Resources

CS25 – Sustainable Transport

## **CONSULTATIONS**

**Highways:** No objections subject to the imposition of conditions.

**Drainage (Lead Local Flood Authority):** No objection or comments.

**Tree Officer:** This application includes an arboricultural report showing the location, species, size and condition of trees on the site, and also their retention values in line with BS 5837:2012. The location of this proposed dwelling appears to be situated outside the influence of the many trees within the site, although there is a need to ensure that protective fencing is placed around those trees close to the development and that no works, services put through, storage of materials are within these protection areas.

**Environmental Protection:** No comments received.

**Historic Environment Record:** The council's archaeologist has stated that a written scheme of investigation should be submitted prior to determination. However, should the application be recommended for approval despite that advice, then conditions are advised.

**Conservation:** The conservation officer largely supports the proposal and has submitted detailed reasons as to why this would gain support. However, the officer does recommend some changes to the design which would include a timber roof on the main house to be more visually attractive than the fibre cement profiled sheeting, which "...would also suit the naturalistic surroundings better." This is acceptable for the garage as this would provide

some visual interest. The officer also recommends that the solar panels are removed from the garage, or at least from the front elevation, as they detract from the character of the historic site and stand out as a modern discordant feature.

## **PARISH COUNCIL**

No comments to make.

## **PUBLICITY**

A site and press notice has been posted in accordance with Article 15 of the Development Management Procedure Order 2015 as amended.

## **ASSESSMENT**

### **Site history**

PA/2020/366: Planning permission for external landscaping works, including the enhancement of existing ponds, and the erection of a summer house, including associated works – pending decision.

### **Site characteristics**

The site is within the wider grounds of Thornton Hall on land that has historically functioned as a nursery. In policy terms, it is within the open countryside as identified by the Housing and Employment Land Allocations DPD 2016 and is also within flood zone 1 in accordance with the North and North East Lincolnshire SFRA 2011.

Access is proposed from Station Road by improving the existing arrangement. Views of the site from Station Road are shielded by trees and other vegetation, although limited views can be gained and these might be greater during the winter months.

The site is a former nursery, which is now unused and has fallen into disrepair. Numerous dilapidated outbuildings remain on the site, and one in particularly good condition that is proposed to be relocated under an accompanying planning application. An accompanying application (PA/2020/366), is also before members, which seeks to make improvements to the landscaping and gardens around the site. These two applications are intrinsically linked and should be read in conjunction with one another.

### **The following issues are relevant to the assessment of this application:**

- **principle of development**
- **archaeology**
- **conservation issues**
- **highways**
- **trees**
- **amenity.**

## Principle of development

The applicant is proposing a 'Passive House' that is to display high levels of sustainability on an environmental front as well a design influenced by existing site characteristics. The proposal is modest in scale and massing and the applicant seeks approval under paragraph 79 of the National Planning Policy Framework (NPPF) on the basis that the design is of exceptional quality, in that it:

- is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

There is a discrepancy at North Lincolnshire Council between this national policy and the local policy framework. Local policies that revolve around development within the open countryside, such as RD2 of the local plan and Core Strategy policies 1, 2 and 3, only allow developments that are essential to the functioning of the open countryside and make no allowances for innovative or exceptional design.

The justification for such policies surrounding design in the open countryside date back to 1997 and to Gummings Law and manifested in policy through Planning Policy Guidance 7: Countryside – the opportunity to secure permission for new country houses to continue the centuries-old tradition of building stately homes in the English countryside. Following the inception of the NPPF and the Coalition Government, the policy made it into the first edition of the NPPF as paragraph 55 and has evolved to what we now have as paragraph 79.

Given the justification, and the gap in the local policy framework, the principle of this application must be assessed against the two points outlined above:

**'...is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas'**

The submitted design and access statement confirms that the proposal takes its context and design cues from potting sheds that have been located on the site for some time and its location determined by existing factors inherent in the site such as the location of the access track, as well as the idea of screening the development from Station Road.

The applicant states:

*The resulting form was designed to be compact and simple in form to emulate the potting sheds located around the grounds of Thornton Hall Gardens. The proposal was positioned to the far eastern corner of the site to replace the existing derelict greenhouse, potting shed, nursery table and hard standing. The building was orientated with a west-facing patio with primary glazing facing both east and west to maximise views of the site and the private walled garden. This also allowed the existing access that once served The Palm Farm to be reinstated whilst the topography and established vegetation provided natural screening from both Station Road and the neighbouring existing properties.*

The design has clearly evolved from the site itself rather than manipulating the existing site to retrofit the proposal. Much of this resonates with local policy CS5 that seeks a contextual approach to design. This is also evidenced by the works proposed under PA/2020/366, where greater biodiversity is brought into the locality; this existing land, which was used for

growing in conjunction with the former nursery, will be improved and re-established and should be read in conjunction with this application. Two separate applications are presented to differentiate between the dwelling and its residential curtilage and the associated land that does not form part of the curtilage of the dwelling.

In terms of its environmental standards, the applicant states this 'necessitates investment in a very high quality building fabric.' The design would include suitable timber-framed construction, mechanical ventilation, type and position of glazing, and solar panels (this list is not exhaustive). The applicant also proposes a 'Tesla Powerwall', stating:

*A Tesla Powerwall is to be installed within the store to the rear of the car port. The rechargeable lithium-ion battery stores electricity for domestic consumption and backup power. The home solar installation consists of solar panels, an electrical inverter, and a home battery to store surplus solar energy for later use. The system works via the following process:*

- 1. Solar Panels are installed on the roof to convert sunlight into electricity.*
- 2. The Powerwall stores surplus electricity generated from solar panels during the day.*
- 3. An Electrical Inverter converts electricity from the solar panels or Powerwall to provide electricity for home consumption including lighting, appliances and devices. The purpose of the installation is to generate more electricity than is used in order to reduce the carbon emissions of the dwelling.*

All of these details are contained within the Design and Access Statement and any approval would link the permission to this document in terms of achieving passive house standards.

The materials proposed are made up of timber cladding, corrugated fibre cement profiled sheeting, and powder clad black aluminium window frames and doors. The entire finish is in black. The proposal, given its limited views from Station Road, and its modest scale and massing, would have limited impact upon the wider open countryside, whilst also appearing shadow-like and subtle within the site. The use of a black finish allows the biodiversity and trees to retain a visual hierarchy over the build and this is another example of how the applicant has successfully assimilated the scheme into the environment: design driven by context.

Paragraph 79 asks decision-takers to take a view on whether or not the proposal is outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas. This is somewhat subjective. The scheme is certainly innovative through its combination of environmental benefits as well as contextual approach to the appearance. The design story told by the Design and Access Statement also allow us to understand that this scheme would represent some of the highest architectural standards, certainly in terms of reaching passive house standards. In terms of raising design standards in rural areas, the proposed development is considered to be of benefit to pass this requirement. It is the officer's view that the scheme put forward demonstrates that more can be asked in design terms of other proposals within rural locations. This development would be something of an exemplar scheme within North Lincolnshire and would support to the idea of higher standards of design being desirable and achievable in rural areas.

**...would [the proposal] significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area'**

The framework of the design is based on existing site constraints, including the setting as well as the characteristics of the wider area. These are communicated within the Design and Access Statement and the final design solution arrives at a proposal that would be fully absorbed into the site without impinging negatively upon the inherent positive elements. Existing landscaping and the natural elements of the site have hierarchy; the shadow-like built form takes a back seat, whilst the touselled gravel path and established fields allow for the existing sense of place to remain intact. The proposal also results in the removal of a number of dilapidated structures from the site to the benefit of visual amenity whilst paying homage to the previous use of the site via the compact and simple design of the new buildings.

The proposals further enhance the immediate setting of the site via the landscape and biodiversity enhancement proposed to the adjacent land proposed under planning application PA/2020/366.

The proposal is therefore considered to satisfy the tests set out under paragraph 79 and it is considered to be acceptable in principle despite the acknowledged conflict with local development plan policy. Given the high quality proposal and sensitive location, it is considered that there is justification for the removal of permitted development rights for extensions and outbuildings. Furthermore, the applicant will be tied to the materials put forward on the plans and within the Design and Access Statement.

## **Archaeology**

Core Strategy policy CS6 (Historic Environment) states, 'The council will seek to protect, conserve and enhance North Lincolnshire's historic environment as well as the character and setting of areas of acknowledged importance, including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains...' and, 'Development proposals should provide archaeological assessments where appropriate.'

Policy HE9 states, 'Where development proposals affect sites of known or suspected archaeological importance, an archaeological assessment, to be submitted prior to the determination of a planning application, will be required. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them.' Furthermore, as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification in line with paragraphs 193–197 of the NPPF.

The applicant has provided a Geophysical Survey Report. The site is located within the setting of Thornton Hall and its stable block; the Hall is listed grade II\* and the stables are grade II listed. The archaeologist states:

*"...the site lies within the shrunken medieval village of Thornton Curtis; crop and soil marks visible on aerial photos of the area to the east of the present village reveal the remains of buried trackways, property boundaries and house sites extending across a wide area that incorporates the later site of Thornton Hall and its landscaped parkland.*

*The applicant has submitted an archaeological geophysical survey with the application. The survey, undertaken in 2018, covered a small area of the site only, where the proposed dwelling is proposed. Unfortunately, the survey did not cover the wider area of the application site where the wildlife ponds are proposed.”*

This application refers only to the dwelling and car port proposed; the extension to the ponds is covered by planning application PA/2020/366. Given that the survey has included the site where the applicant proposes built form and the HER has no direct objection to its findings, as well as the conditions the officer puts forward, it is considered that sufficient mitigation can be achieved in this instance. Therefore, subject to conditions, the proposal would align with policies CS6 and HE9.

## **Conservation**

Policy HE2 of the North Lincolnshire Plan is cornered with development affecting listed buildings, it states, ‘The council will seek to secure the preservation, restoration and continued use of buildings of special architectural or historic interest. When applications for planning permission relating to a listed building or listed building consent are being assessed, the primary consideration will be the need to preserve or enhance the fabric and character of the building. Permission or consent will not be granted unless it has been demonstrated that the proposed works would secure this objective.’ Policy CS6 of the Core Strategy is concerned with protecting and enhancing the district’s historic assets and is also relevant.

The council’s conservation officer has no objections to the proposal but has recommended a few design changes. The officer makes a strong argument for the site being located outside the legible setting of Thornton Hall and this is driven by its planning history as a nursery as well as that this area does not tie into the Hall nor its manicured grounds. However, the officer has suggested that the solar panels are removed from the front of the car port to a less prominent position and that the corrugated sheet roofing is replaced with timber for a more appropriate finish.

Firstly, the solar panels face in a westerly direction in situ on the car port and the only other pitch where they would be effective is on the main dwelling’s southern pitch; this clearly would be more intrusive. The other option is to remove them; however, given that part of what makes this proposal of merit is its ‘Passive’ nature, their removal would seem counter intuitive. In terms of the roof material, this is a somewhat subjective matter: whilst a timber batten roof would certainly add some sleekness and look more engineered in aesthetic, the corrugated sheet would link more to the less preened nature of the site and also reference the potting sheds previously on the site. Given that context is a primary strength of the design approach, it is difficult to see a reason why the suggested changes would represent betterment in relation to the historic environment.

It is therefore considered that the proposal would accord with policy HE2 of the local plan as well as CS6 of the Core Strategy.

## **Highways**

Policy T2 of the North Lincolnshire Local Plan states that all development should be served by a satisfactory access. Policy T19 of the local plan is concerned with parking provision and general safety and is also relevant. Policy CS25 of the Core Strategy is concerned with

sustainable transport and paragraphs 102–111 of the NPPF are concerned with promoting sustainable transport; all are considered relevant.

The proposal is located in a remote location and this is reflected by its justification under paragraph 79 of the NPPF. The proposal would not comply with the sustainable transport policies given its reliance upon the car or other motorised transport. That said, taken as a whole, the proposal does contain high environmental characteristics and so these impacts are offset.

In terms of highway safety, the Highways team has reviewed the submission and has no objections subject to the works around the highway being completed in accordance with the plan. Another condition ensuring all areas are surfaced prior to occupation is also recommended.

It is considered that the proposal would accord with policies T2 and T19 of the North Lincolnshire Local Plan.

### **Trees**

Policy LC12 of the North Lincolnshire Local Plan is concerned with the protection of trees. It states, 'Proposals for all new development will, wherever possible ensure the retention of trees, woodland and hedgerows. Particular regard will be given to the protection of these features within the setting of settlements, the protection of ancient woodlands and historic hedgerows and the amenity value of trees within built-up areas.'

The applicant has submitted a tree survey and the council's tree officer does not have any objections to the siting of the proposal. There are concerns on record that relate to the ponds, but these do not form part of this planning application and are being considered and addressed under PA/2020/366. The officer has recommended a condition to protect the existing trees during construction. Given that these are covered within the arboricultural report, a condition linked to that document will be attached to any permission.

It is therefore considered that the proposal would accord with policy LC12 of the North Lincolnshire Local Plan.

### **Amenity**

Part of policy DS1 of the local plan is concerned with amenity. Policy H7 is concerned with tandem and backland developments; both are relevant. Part of DS1 states, 'No unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.'

The proposal is a sufficient distance from all other dwellings so as to not give rise to any unacceptable overshadowing or overbearing impact, whilst its separate access track would mean that the noise from the movement of vehicles would be mitigated sufficiently despite being made of gravel. Lastly, all openings are positioned such that they would not be intrusive upon neighbouring amenity.

The proposal is therefore considered to align with that part of policy DS1 as well as policy H7 of the North Lincolnshire Local Plan.

## Conclusion

The proposal is considered to meet the tests of innovation, merit and ability to raise rural design standards set out by paragraph 79 of the NPPF. Justification exists for the removal of permitted development rights for extensions, alterations and outbuildings to retain the exemplar offering made by the applicant. Other conditions are proposed to mitigate impacts upon archaeology and highway safety that may arise from this development. Surface water will be mitigated at building regulations stage, as well as possibly foul sewage if there is not a sufficient link close by; alternatively, the Water Industries Act 1991 would mitigate its disposal. The proposal is considered to be of sufficient merit to allow for a new isolated home within the open countryside.

## **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: 6377/010 V02; 6377/020 V01; 6377/011 v01; 6377/012 v01.

### Reason

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

3.  
The existing vehicular access to the site shall be improved within highway limits in accordance with details to be submitted to and approved in writing by the local planning authority.

### Reason

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

4.  
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.

5.  
No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological mitigation strategy, to be defined in a written scheme of investigation that has been submitted to and approved in writing by the local planning authority. The strategy shall accord with a brief provided by the North Lincolnshire Historic Environment Record and shall include details of the following:

- (i) measures to ensure the preservation by record of archaeological features of identified importance
- (ii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories
- (vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (vii.) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

#### Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy, and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

#### 6.

The applicant shall notify the local planning authority in writing of the intention to commence the archaeological site works at least one week/seven days before commencement. Thereafter, the archaeological mitigation strategy shall be carried out in accordance with the approved details and timings.

#### Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy, and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

7.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

**Reason**

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy, and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

8.

The application shall be carried out in accordance with the tree protection measures contained within the Tree Report by Environments for People dated November 2019.

**Reason**

In the interests of trees and to accord with policy LC12 of the North Lincolnshire Local Plan.

9.

The application shall conform to the Passive House requirements set out within the Environmental Strategy (3.18) of the Design and Access Statement 'Thornton Curtis' by ID Architecture and the PassivHaus Pre-Assessment by ID Architecture dated 19/11/2019.

**Reason**

To ensure that the proposal meets its own terms in relation to its environmental benefits and to accord with paragraph 79 of the National Planning Policy Framework and policy CS18 of the Core Strategy.

10.

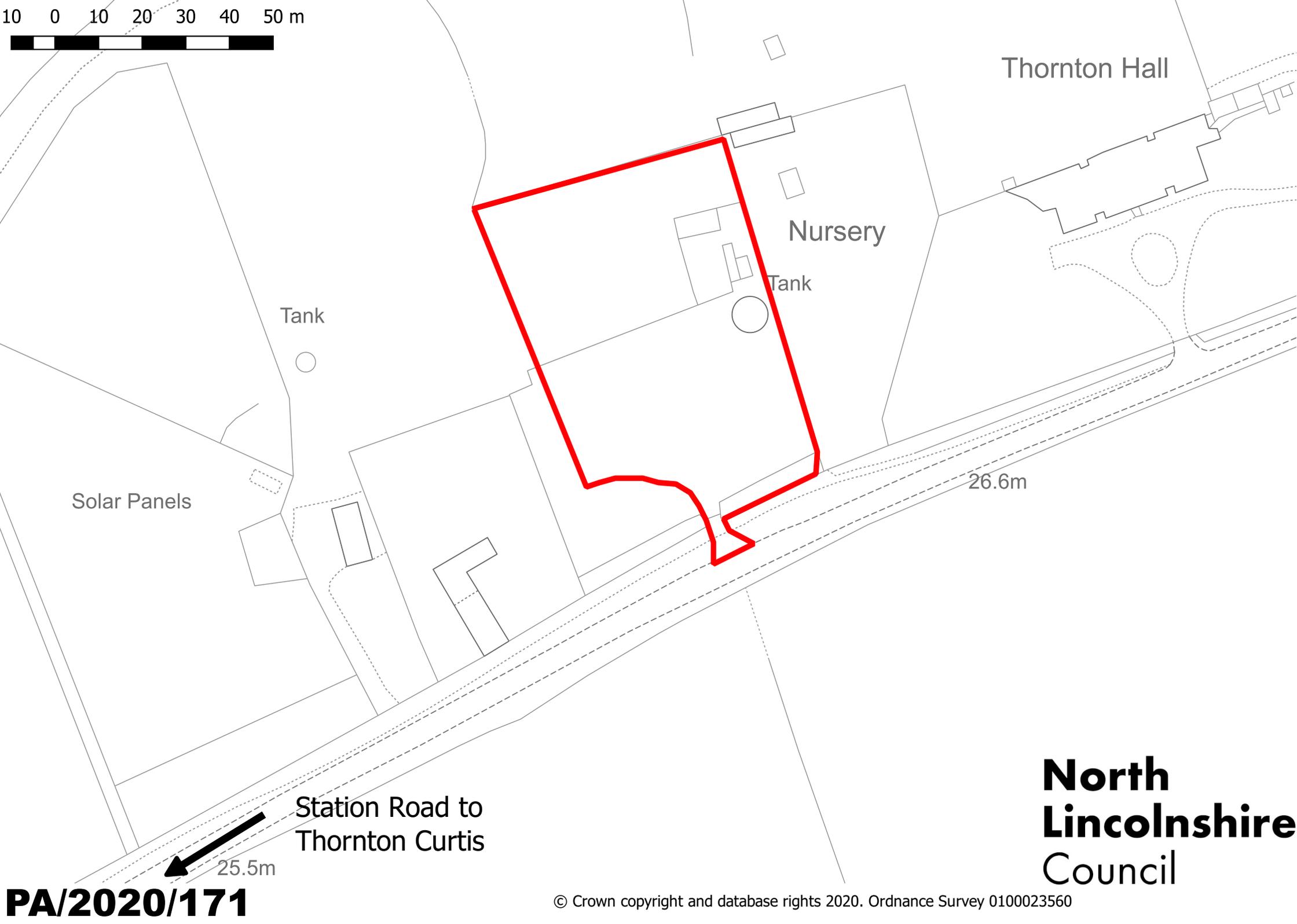
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no development shall be allowed under Part 1 of Schedule 2, Classes A–E (inclusive) without the prior written consent of the local planning authority.

**Reason**

To retain the architectural merit of the proposal in accordance with paragraph 79 of the National Planning Policy Framework and to meet the design approach set out by policy CS5 of the Core Strategy.

**Informative**

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.



Thornton Hall

Nursery

Tank

Tank

Solar Panels

26.6m

Station Road to  
Thornton Curtis

25.5m

**North  
Lincolnshire  
Council**

**PA/2020/171**

# PA/2020/171 Proposed block plan (not to scale)

REV: DRAWN: DETAILS: DATE:  
 v01 TDW Preliminary issue Oct 2019  
 v02 TDW Existing site sections provided. Outline of boundary adjusted to show applicant site and other land owned Mar 2020



Proposed Site Plan  
1:200

Landscape Architecture	
TITLE:	Proposed Site Plan
CLIENT:	Mr Spink
PROJECT:	New Bungalow Dwelling
LOCATION:	Land adjacent Thornton Hall Gardens
DRAWN BY:	TDW
CHECKED BY:	TDW
SCALE:	As Noted
SIZE:	A1
DATE:	October 2019
STAGE:	Planning Application Submittal
DRG NO:	<b>6377 / 010</b>
REV:	<b>v02</b>



Proposed View of Dwelling Upon Approach





Proposed View from Wildflower Meadow





Proposed Evening View of Dwelling Upon Approach





Internal View of Open Plan Living

