

APPLICATION NO	PA/2022/2117
APPLICANT	Mr Jonathan Torr
DEVELOPMENT	Planning permission to erect a two-storey dwelling
LOCATION	Land adjacent to 76 Westgate Road, Belton, DN9 1PZ
PARISH	Belton
WARD	Axholme Central
CASE OFFICER	Paul Skelton
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from the development plan

POLICIES

National Planning Policy Framework:

Chapter 2 – Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting Sustainable Transport

Chapter 12 – Achieving well-designed places

Chapter 15 – Conserving and enhancing the natural environment

North Lincolnshire Local Plan:

H5 – New Housing Development

H8 – Housing Design and Housing Mix

RD2 – Development in the Open Countryside

T1 – Location of Development

T2 – Access to Development

T19 – Car Parking Provision and Standards

LC5 – Species Protection

LC7 – Landscape Protection

LC14 – Area of Special Historic Landscape Interest

DS1 – General Requirements

DS14 – Foul Sewage and Surface Water Drainage

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

CS16 – North Lincolnshire’s Landscape, Greenspace and Waterscape

CS17 – Biodiversity

CS19 – Flood Risk

CS25 – Promoting Sustainable Transport

Housing and Employment Land Allocations Development Plan Document:

Policy PS1 – Presumption in favour of sustainable development

Inset 08 – Belton, Westgate and Carrhouse

New North Lincolnshire Local Plan Submission:

The new North Lincolnshire Local Plan was submitted for public examination to the Planning Inspectorate on 11 November 2022. Examination of the Plan has therefore commenced, although public hearing sessions are not anticipated until later in 2023.

The Submitted North Lincolnshire Local Plan can be given some weight as a material planning consideration in the determination of planning applications. The relevant policies concerning this application are:

SS1: Presumption in Favour of Sustainable Development

SS2: A Spatial Strategy for North Lincolnshire

SS3: Development Principles

SS5: Overall Housing Provision

SS6: Spatial Distribution of Housing Sites

SS11: Development Limits

H2: Housing Mix and Density

RD1: Supporting Sustainable Development in the Countryside

T1: Promoting Sustainable Transport

DM1: General Requirements

DQE1: Protection of Landscape, Townscape and Views

DQE3: Biodiversity and Geodiversity

DQE5: Managing Flood Risk

DQE6: Sustainable Drainage Systems

CONSULTATIONS

Highways: No objection subject to conditions.

LLFA Drainage: No objection subject to conditions.

Environmental Protection: Raise concerns regarding absence of information on possible odour and noise pollution from the nearby farm. Request precautionary contaminated land condition following submission of screening assessment form.

Archaeology: The amended plans address original concerns regarding the extent of the site and the design of the dwelling. Recommend a condition removing permitted development rights.

Ecology: Advise the site has limited biodiversity value and low potential for protected species. Recommend a condition to minimise harm to protected species and seeking biodiversity net gain.

Isle of Axholme and North Nottinghamshire Water Level Management Board: Recommend the design, operation and future maintenance of site drainage systems is agreed with the LLFA.

PARISH COUNCIL

No response received within the statutory consultation period.

PUBLICITY

The application has been advertised by site and press notice. No comments have been received.

ASSESSMENT

Planning history

PA/2002/0133: Outline planning permission to erect three dwellings – refused

PA/2003/1751: Outline planning permission to erect two dwellings – refused.

The site and its location

The site comprises part of an undeveloped field in a row of houses on Westgate Road to the west of Belton. The site fronts onto Westgate Road where there is a hedgerow abutting the pavement. To the east is a semi-detached property, 72 Westgate Road, the common boundary with which comprises a post-and-rail fence and hedgerow. To the west, beyond the remainder of the field, is another semi-detached house. To the south is open agricultural land. To the northwest is a farm complex owned by the applicant.

The development

The application proposes a single detached dwelling. Revised plans have been submitted during the application process (to address comments made by the planning and archaeology officers) which show a 3–4 bedroom two-storey dwelling (see attached plans). There is a rear projection with a rear balcony which would be fitted with an obscure-glazed screen to the north to minimise overlooking to the neighbouring property. The materials would be red brick (an amendment from render as requested by the council's archaeologist) with a slate-style roofing tile.

There would be a driveway to the side (west) and hard surfaced turning area to the front. An existing hedgerow to the front and east boundary would be retained (with a gap created in the front boundary to allow access). The west side boundary would comprise part new hedgerow and part close-boarded fence. To the rear of the property would be a garden area with a patio immediately to the rear of the house.

Material considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. Section 70(2) of the Town and Country Planning Act states that, in dealing with an application for planning permission, the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, any local finance considerations, so far as material to the application, and any other material considerations.

In this instance, the development plan consists of the saved policies of the North Lincolnshire Local Plan (NLLP) and the North Lincolnshire Core Strategy (NLCS). Other material planning policy considerations include the National Planning Policy Framework (NPPF), the emerging North Lincolnshire Plan and a suite of supplementary planning documents as specified above.

The key considerations for this application are the principle of development; landscape impact and design; accessibility and highway safety; and the impact on neighbouring property.

The principle of development

The site lies outside the settlement boundary of Belton, as defined by the Housing and Employment Land Allocations DPD, in an area where new housing is strictly controlled by development plan policies.

Saved local plan policy RD2 sets out that development in the open countryside will be strictly controlled. This policy only supports residential development outside defined development limits in certain circumstances, none of which apply in this case.

Core Strategy policy CS2 (Delivering More Sustainable Development) sets out that any development that takes place outside the defined development limits of settlements or in rural settlements in the countryside will be restricted. Only development which is essential to the functioning of the countryside will be allowed to take place. This might include uses such as those related to agriculture, forestry or other uses which will contribute to the sustainable development of the tourist industry. A 'sequential approach' will also be applied to ensure that development is, where possible, directed to those areas that have the lowest probability of flooding, taking account of the vulnerability of the type of development proposed, its contribution to creating sustainable communities and achieving the sustainable development objectives of the plan.

Policies CS3 and CS8 similarly strictly limit housing development outside development boundaries to that which is essential to the functioning of the countryside.

As set out above, there have been two previous applications for housing on the site, albeit over 20 years ago. Both applications were refused because of their location outside the settlement boundary and because no flood risk assessment had been submitted. Current policy does not require such assessments for development of this scale.

In light of the above, it is clear that the proposed development would conflict with saved policy RD2 of the local plan and CS2, CS3 and CS8 of the Core Strategy.

It is also the case that the council cannot currently demonstrate a five-year supply of deliverable housing sites. In such scenarios, in the context of paragraph 11d) of the NPPF, the first step is to establish which are the most important policies for determining the application and whether they are out of date (in accordance with the High Court judgment in *Monkhill Ltd v Secretary of State for Housing, Communities and Local Government* and another [2019] EWHC 1993 (Admin)). The housing policies set out above are clearly important in establishing the principle of development. Whilst there are other development plan policies relevant to this case, as a matter of planning judgement, it is considered that the most important development plan policies for determining the application are out of date.

In these circumstances, paragraph 11d) of the NPPF then sets out that planning permission should be granted unless:

- (i) the application of policies in this Framework that protect areas or assets of particular importance (set out at footnote 7) 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 this Framework taken as a whole.

There are no relevant areas/assets of particular importance as identified at footnote 7. The judgement to be made in determining this application is therefore whether there are any significant and demonstrable adverse impacts which would outweigh the benefits of granting permission for a single dwelling in this case, when assessed against the policies of the NPPF.

Landscape impact/design

The site is within the Isle of Axholme Area of Special Historic Landscape Interest (ASHLI), which is a non-designated heritage asset. The ASHLI is designated for its unique historic landscape retaining the pattern of open strip fields and enclosures surrounding villages on the Isle.

Policy LC14 deals specifically with the ASHLI and states that 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.

Policy LC14 requires a high standard of design and siting in new development, reflecting the traditional character of buildings in the area and the character of the historic landscape, and using materials sympathetic to the locality.

Core Strategy policy CS1 seeks to support the protection and enhancement of the area's world class natural and built environment, in particular through the protection and conservation of the nationally important historic landscapes, including the Isle of Axholme. Policy CS6 seeks to safeguard the nationally significant medieval landscapes of the Isle of Axholme.

Paragraph 203 of the NPPF advises that where proposals which directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local plan policy LC7 deals with landscape protection more generally. Local plan policy DS1 and Core Strategy policy CS5 both require high quality design, taking into account the context of the site and the proposal. This is reflected in the NPPF.

The application is accompanied by a Heritage Statement (HS) which states that the proposed development has been designed to reflect and respect its local character and historic context, whilst ensuring that the special landscape setting is not impacted in a detrimental manner. The HS concludes that 'the development represents a sustainable, well-designed and innovative form of development that enhances the curtilage. It accords with the National Planning Policy Framework, which sets out a presumption in favour of sustainable development and complies with local plan policies as discussed in the policy section, as well as reflects the applicant's desire to ensure that the new development makes a positive contribution to local character and distinctiveness.'

The council's Historic Environment Officer (HEO) has been consulted and advises that the application site is located within the Early Enclosed Land historic character type and is within the setting of Belton Fields, one of the best preserved areas of Ancient Open Strip Fields in the Isle. The HEO was originally concerned that the size of the application site (which covered the whole plot of land between 72 and 76 Westgate Road) would create an excessive curtilage for a single development plot. This has been amended to show a much-reduced curtilage for the proposed dwelling which better reflects the character of nearby plots and the character of the wider area.

The HEO was also concerned that the proposed render finish would not be in keeping with the traditional character of buildings in the area which are of local brick and pantiles. Whilst

there have been a variety of house types and materials used on developments in the area, this does not justify a departure from traditional materials used historically in the area. The proposed elevations have been amended to reflect this.

Given the change in plot size and materials, the HEO no longer objects to the application subject to a condition removing permitted development rights from the property. The NPPF states that planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so: '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.' In this case, the potential for permitted development rights being exercised are limited given the extent of the plot. It is not considered that there is a clear justification as there would be very limited impact on the wider ASHLI should future residents seek to use permitted development rights. Furthermore, there are many other dwellings on Westgate Road which do not have permitted development rights removed. It is therefore not considered that such a condition would meet the NPPF tests in this case.

Overall, it is considered that the proposal would not result in significant harm to the ASHLI and would be of an acceptable design. In the context of non-designated heritage assets, there would be almost negligible level of less than substantial harm to the ASHLI and this harm would be outweighed by the limited benefits.

Accessibility and highway safety

Policy T1 of the local plan provides that development will be permitted where there is good foot, cycle and public transport provision or where there are opportunities for foot, cycle and public transport to be provided. Local plan policy T2 requires all development to be provided with a satisfactory access. The NPPF, at paragraph 110(b), requires safe and suitable access to the site to be achieved for all users. Paragraph 111 advises that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts would be severe.

As set out above, the site is outside any recognised development boundary. Nevertheless, it does have reasonable access to services and facilities in Belton, with the primary school and petrol station/store within 800 metres of the site. Bus stops providing access to services to Scunthorpe/Doncaster and Gainsborough are found at King Edward Street outside the Sir Solomon Pub and a little further along High Street near Ash Tree Close.

The proposed access would be one of many similar accesses serving dwellings off Westgate Road. As set out above, the layout provides for parking and turning space which would allow vehicles to leave and enter the highway in forward gear. The Highways Officer has been consulted and raises no objection subject to conditions prohibiting loose material being placed on the driveway, restricting the height of boundary treatments across the front boundary and requiring the layout as submitted to be provided and maintained.

In light of the above there is no objection on transport/highway safety grounds.

Impact on neighbouring property

Local plan policies all seek to protect the living conditions of occupiers of nearby residential property. Local plan policy DS1 states that 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.

Policy DS5 of the local plan requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants. Proposals should not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing impact or loss of privacy to adjacent dwellings.

The only property that could potentially be affected by the proposal is 72 Westgate Road which lies immediately to the east of the application site. The side elevation of 72 Westgate Road does not contain any primary windows to habitable rooms. A single-storey rear extension has been constructed in recent years, with a window and door facing the application site, which houses a shower room. The window faces a single-storey garage building which sits on the boundary between the application site and the existing dwelling.

The original proposal involved a 6.75 metre long two-storey rear projection which led to concerns regarding impact on the neighbouring property. Amended plans have been submitted which retain the 6.75 metre projection at ground floor but reduces it at first-floor level to 5 metres. There would then be a balcony above the ground floor with an obscure-glazed screen to avoid overlooking of number 72.

On balance, it is considered that the reduction in length of the rear projection shown on the amended plans, combined with the distance between the properties and the existence of the garage between them, would not unduly harm the living conditions of the occupiers of 72 Westgate Road.

Other matters

The Environmental Protection Officer (EPO) has raised potential concerns with the potential for noise and odour impacts from the nearby farm on future residents. Nevertheless, the site is within a residential area and there are houses closer to the farm than the proposed dwelling. The EPO has not advised of any previous complaints arising from the farm. Anyone moving to a rural area, particularly to a property close to a farm, must expect some level of noise/odour and it is not considered, in this particular case, that this would result in any significant harm to future occupiers.

The EPO also had concerns regarding potential land contaminated, however a screening assessment has been submitted which allays those fears and a condition is now recommended in the event that unexpected contamination is found during development.

In terms of ecology, the site is considered to be of low value and a condition is recommended to secure biodiversity enhancements on the site.

The site lies within Flood Zone 1, the area at least risk of flooding. The LLFA has been consulted and raises no objection subject to conditions aimed at preventing surface water run-off to and from the site. The local Drainage Board suggests a condition requiring approval of a drainage scheme.

The site is designated as grade 2 agricultural land which is classified as 'best and most versatile'. Nevertheless, given the size of the site and its relationship with surrounding land, it is not considered that its loss would justify refusal in this case, when measured against the (albeit limited) benefits.

Conclusion and planning balance

As set out above, there is a clear conflict with the development plan as the site is located outside of any recognised development boundary. This conflict must be given substantial weight in the overall planning balance.

Notwithstanding this, the council is currently unable to demonstrate a five-year supply of housing land and the NPPF sets out that in such circumstances the presumption is that planning permission should be granted unless there are specific policies in the Framework which protect areas or assets of particular importance which provide a clear reason for refusal, or significant and demonstrable harms exist which outweigh the benefits.

In this case the benefits are clear, albeit limited. The dwelling would contribute, in a very small way, to the council's total land supply, which is given greater weight because of the current shortfall. Limited economic benefits would arise from the construction phase (given the scale of development proposed, it is likely local tradespeople would be used), and from the economic activity of future residents, who would be likely to support local businesses and facilities.

Whilst the benefits are limited, there are no areas or assets of particular importance as defined in the NPPF which would be affected by the proposals. Similarly, no significant and demonstrable harms have been identified which would outweigh those benefits. The site is in a relatively accessible location with the services and facilities in Belton a short journey away. Whilst the site lies within the ASHLI, given its size and location in a row of existing houses, there would be no undue harm to the protected landscape or the character and appearance of the area generally. The design is acceptable and reflects traditional local vernacular architecture. There would be no undue impact on future or existing residents and there are no objections in respect of technical matters including highway safety and drainage.

Overall therefore, whilst there is conflict with the housing policies of the development plan, in accordance with paragraph 11 of the NPPF, those policies are out of date by virtue of the housing land supply shortfall. There are no impacts of granting permission which would significantly and demonstrably outweigh the benefits and it is therefore recommended that permission is granted subject to the conditions set out below.

RECOMMENDATION Grant permission subject to the following conditions:

1.
The works 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:

Drawing no: 2022-ID-29-LOCa (Location Plan)

Drawing no: 2022-ID-29-PL004a (Proposed Development Masterplan)

Drawing no: ID-29-PL001a (Proposed General Arrangements)

Drawing no: ID-29-PL002a (Proposed Elevations).

Reason

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

3.

Notwithstanding the submitted details, the materials used in the development hereby permitted shall be in accordance with details of facing brick and roofing tile which shall first have been submitted to and approved in writing by the local planning authority.

Reason

In the interest of the visual amenity of the area.

4.

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.

5.

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.

6.

The dwelling hereby permitted shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed in accordance with the approved plans and, once provided, the vehicle parking and turning space(s) shall be retained for the lifetime of the development.

Reason

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

7.

The development hereby permitted shall not be brought into use until a scheme to prevent surface water run-off from hard paved areas within the site onto the highway, and from the highway onto the developed site, has been implemented in accordance with details which have first been submitted to and approved in writing by the local planning authority. The

scheme so approved and implemented shall thereafter be retained for the lifetime of the development.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality and in the interests of highway safety.

8.

The development hereby permitted shall not be brought into use until the glazed screen to the east side of the balcony as shown on drawing numbers ID-29-PL001a and ID-29-PL002a has been installed. The glazed screen shall be a minimum of 1.8 metres in height as measured from the floor level of the balcony and shall be constructed of obscure glazing (Pilkington level 4 obscurity or equivalent). The glazed screen shall be retained as such for the lifetime of the development.

Reason

To safeguard the privacy of occupiers of the neighbouring dwelling.

9.

The development hereby permitted and biodiversity enhancements shall be carried out strictly in accordance with sections 6.2, 7 and 8 of the submitted preliminary ecological appraisal report dated October 2022. All biodiversity features shall be retained thereafter for the lifetime of the development.

Reason

To conserve and enhance biodiversity.

10.

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. The approved method statement shall be implemented in full prior to any further development commencing on the site.

Reason

To protect human health in accordance with policies CS5 and CS17 of the Core Strategy.

Informative 1

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.

Informative 2

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 3

Bats:

All species of bat are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017 making all species of bat European Protected Species. Details of the legislation can be found at:

- Wildlife and Countryside Act:
<http://www.legislation.gov.uk/ukpga/1981/69/contents>
- The Countryside and Rights of Way Act:
http://www.opsi.gov.uk/acts/acts2000/ukpga_20000037_en_7#pt3-pb8-l1g81
- The Conservation of Habitats and Species Regulations 2017:
http://www.opsi.gov.uk/si/si2010/uksi_20100490_en_1

Nesting birds:

It is an offence under Section 1 of the Wildlife and Countryside Act of 1981 (WCA 1981) to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built. The WCA 1981 also provides that all wild birds and their eggs are protected and cannot be killed or taken except under licence.

Informative 4

The council's records indicate that the proposed development site may have a watercourse (surface water pipe/culvert or ditch) running through the site which may lie underneath the proposed dwelling. Following inspection, the watercourse may need to be cleared, replaced, protected or diverted by the landowner at their expense in accordance with their riparian responsibilities. An easement adjacent to the watercourse may need to be provided for future maintenance. Any other drainage feature found during excavations must be immediately reported to the LLFA Drainage Team, via email to llfadrainageteam@northlincs.gov.uk prior to any further construction works being carried out. Please refer to North Lincolnshire Council's 'Guide to Watercourses and Riparian Ownership' detailing riparian rights and responsibilities. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

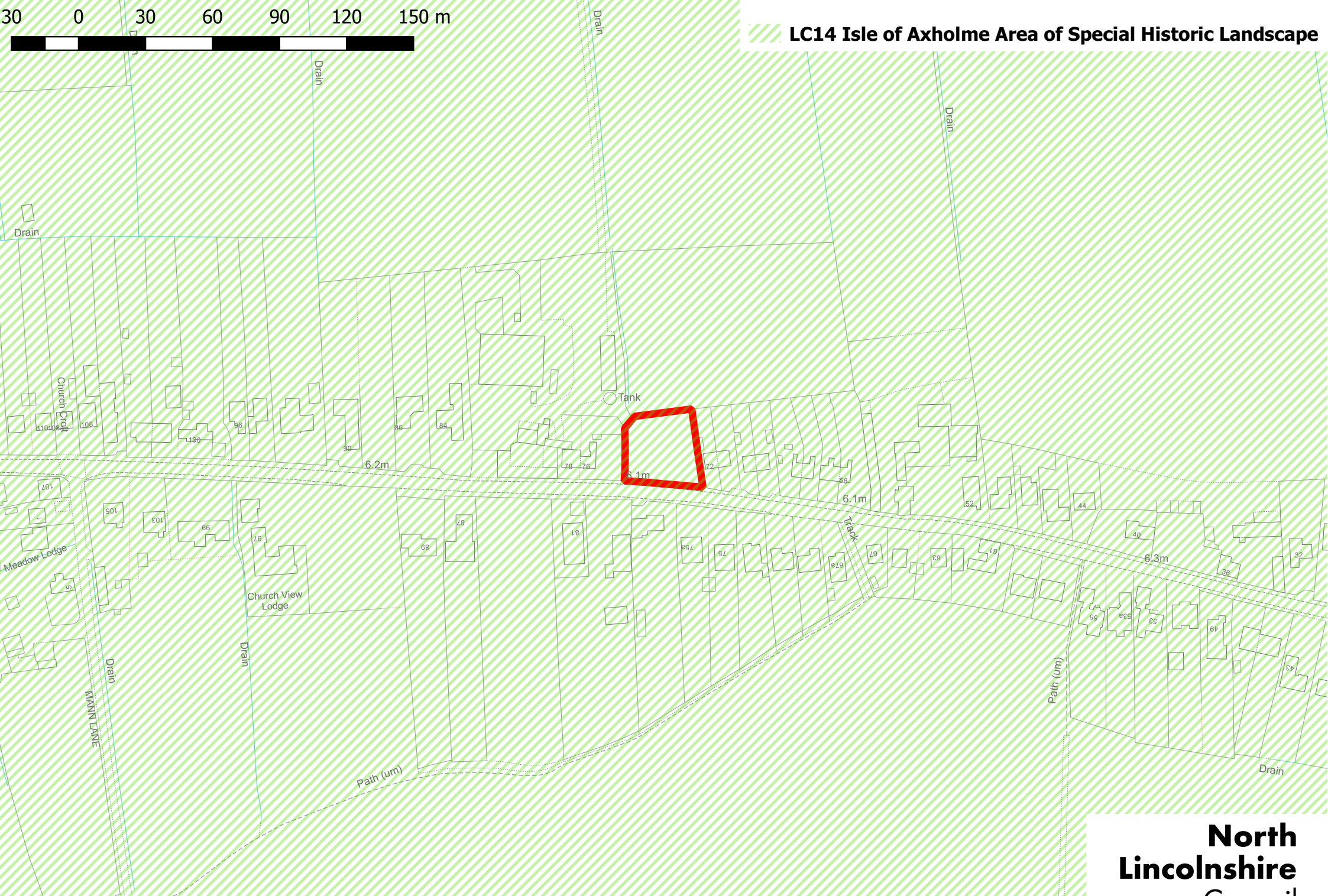
Alterations and/or connections into the watercourse must be consented by North Lincolnshire Council's LLFA Drainage Team, in their capacity as Lead Local Flood Authority, and/or the local Internal Drainage Board through an Ordinary Watercourse Consent and appropriate discharge rates must be agreed. Please contact the LLFA Drainage team via email to llfadrainageteam@northlincs.gov.uk for further details. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

It is suggested that the developer considers upsizing the pipe network, increasing storage around the development to cater for more intense storm conditions. Although this is not a

requirement in terms of surface water flood risk compliance it would be good practice to ensure an increased level of resilience for the development and its future occupiers and we would ask that you fully explore all Source Control SuDS techniques that can store and allow water re-use.

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 **LC14 Isle of Axholme Area of Special Historic Landscape**



**North
Lincolnshire
Council**

PA/2022/2117

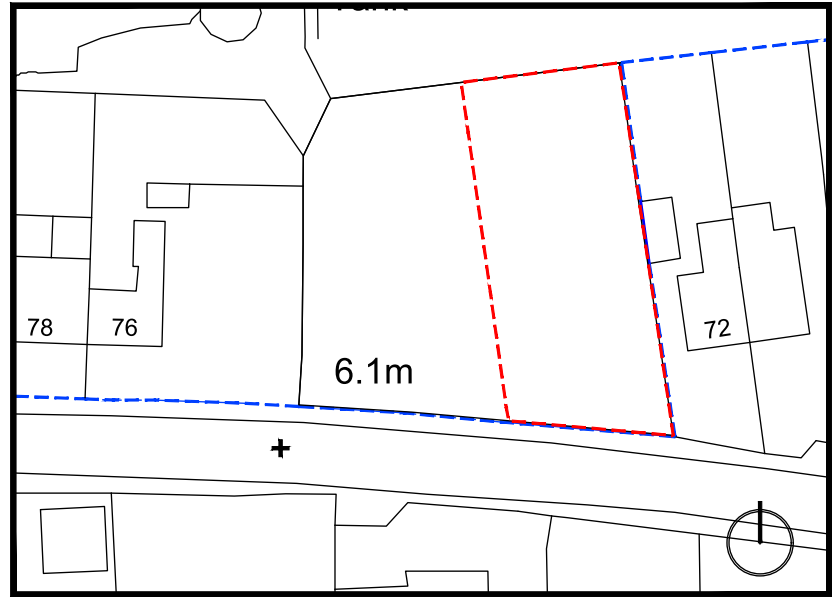
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PA/2022/2117 Proposed layout (not to scale)



Proposed Site Master Plan - Scale 1:200

- General Notes:**
- 1: This drawing has been based on Ordnance survey data only, should the development progress a full topographical survey is to be undertaken as a base.
 - 2: The extent of the site ownership boundaries have been provided by a third party and need to be clarified moving forward.
 - 3: Reference should be made to BJ Collins Preliminary Ecological Survey document_Dated October 22



Site Location Plan - Scale 1:500

Schedule of Accommodation:

Plot Number	House Type	m ²	ft ²
Dwelling	3 bed 6 person	179.7	1933
Total		179.7	1933

Schedule of Risk

Description of risk	Risk Likelihood	Risk Mitigation
Flood Risk	None	Not required
Ecological	Likely	Preliminary Ecology Assessment
Tree Protection Order	None	Not required
Contamination/Land fill	None	GI report - Phase 1 (If requested)

Utilities

Statutory Authorities

To date a statutory utilities search has yet to be undertaken for the site. It is suggested that this information be searched prior to formal planning application submission.

Drawing to be read in conjunction with:

- Isle Design Architecture drawing - 2022-ID-29-LOCa Location Plan
- Isle Design Architecture drawing - 2022-ID-29-PL001a Proposed General Arrangements
- Isle Design Architecture drawing - 2022-ID-29-PL002a Proposed Elevations
- Isle Design Architecture drawing - 2022-ID-29-PL003a Proposed Visual Images

Revision	Date	Comment	Drawn by	Checked by
A	16/02/23	Updated to reflect the planners comments.	DT	NWH

Drawing scale: Various@A3
 Proposed Development Masterplan
 Land Adjacent to No 72 West Gate Road, Belton



2022-ID-29-PL004a

PLANNING DRAWING

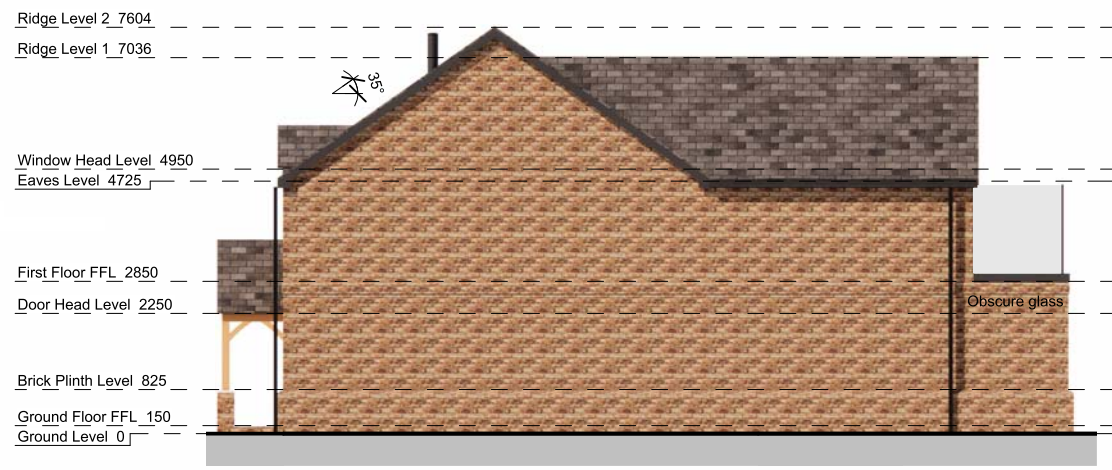
The Studio, The Game Farm, Epworth
 North Lincs, //trombone.headlines.cringes

CIAT Chartered Membership No: 015669

PA/2022/2117 Proposed elevations (not to scale)



Proposed Westgate Road Elevation - Scale - 1 : 100



Proposed No 72 Elevation - Scale - 1 : 100







Proposed Rear/Garden Elevation - Scale - 1 : 100



Proposed No 76 Elevation - Scale - 1 : 100

MATERIALS KEY

-  Farmhouse facing brickwork.
-  French grey window and doorsets.
-  Slate grey roof tile.
-  Oak frame canopy.

Revision	Date	Comment
A	16/02/23	Updated to reflect the planners comments.

Drawn by	Checked By
DT	NWH

Drawing Scale: As indicated @ A3

Proposed Elevations
Land Adjacent to No 72 West Gate Road, Belton

2022- ID - 29 - **PL002a**



PLANNING DRAWING

The Studio, Game Farm, West End Rd, Epworth
CIAT Chartered Membership No: 015669