

APPLICATION NO	PA/2023/286
APPLICANT	Mr N Welton, N & J Property Ltd
DEVELOPMENT	Planning permission to erect two dormer bungalows
LOCATION	Ash Lodge, Barrow Road, Goxhill, DN19 7LN
PARISH	Goxhill
WARD	Ferry
CASE OFFICER	Daniel Puttick
SUMMARY RECOMMENDATION	Approve with conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Goxhill Parish Council

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 11: Making effective use of land

Chapter 12: Achieving well-designed places

Chapter 15: Conserving and enhancing the natural environment

North Lincolnshire Local Plan:

Policy H8: Housing Design and Housing Mix

Policy T1: Location of Development

Policy T2: Access to Development

Policy T19: Car Parking Provision and Standards

Policy DS1: General Requirements

Policy DS7: Contaminated Land

Policy DS14: Foul Sewage and Surface Water Drainage

Policy DS16: Flood Risk

Policy RD2: Development in the Open Countryside

North Lincolnshire Core Strategy:

Policy CS1: Spatial Strategy for North Lincolnshire

Policy CS2: Delivering more Sustainable Development

Policy CS5: Delivering Quality Design in North Lincolnshire

Policy CS6: Historic Environment

Policy CS7: Overall Housing Provision

Policy CS8: Spatial Distribution of Housing Sites

Policy CS18: Sustainable Resource Use and Climate Change

Policy CS19: Flood Risk

Policy CS25: Promoting Sustainable Transport

Housing and Employment Land Allocations DPD:

Policy PS1: Presumption in Favour of Sustainable Development

Settlement boundary for Goxhill

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:

Policy SS1: Presumption in Favour of Sustainable Development

Policy SS2: Spatial Strategy for North Lincolnshire

Policy SS3: Development Principles

Policy SS5: Overall Housing Provision

Policy SS6: Spatial Distribution of Housing Sites

Policy H1: Site Allocations

Policy H2: Housing Mix and Density

Policy DQE1: Protection of landscape, townscape and views

Policy DQE5: Managing Flood Risk

Policy T1: Promoting Sustainable Transport

Policy T3: New Development and Transport

Policy DM1: General Requirements

CONSULTATIONS

Highways: Advises standard conditions to be applied to any permission.

Drainage (Lead Local Flood Authority): No objections subject to the imposition of conditions and informatives to secure details of surface water drainage and their subsequent implementation.

Environmental Protection: Recommend conditions be imposed should the council be minded to approve the application.

PARISH COUNCIL

Unanimously object based on the following:

- (i) The proposed planning is located outside the planning line that was originally agreed by the parish council and therefore this needs to be taken into consideration for any new proposed planning applications.
- (ii) The planning has been amended from a single dwelling to a double dwelling.
- (iii) The dwellings will increase vehicular movement onto a road that already raises concerns relating to visibility and speeding vehicles.

PUBLICITY

A site notice has been displayed in accordance with Article 15 of the Development Management Procedure Order 2015. No objections have been received from members of the public.

ASSESSMENT

Planning history

PA/2020/1114: Outline planning permission to erect a dormer bungalow with all matters reserved for subsequent consideration – approved 23/10/2020

PA/1997/1280: Erect a two-bedroom bungalow – refused 05/12/1997

PA/1994/0394: Erect a detached retirement bungalow – refused 04/08/1994

Site characteristics

The application site is located on the southern side of Barrow Road and the western side of Thornton Road, at the crossroads with Gatehouse Road to the south of Goxhill. The land comprises curtilage associated with Ash Lodge, planning permission for which has recently been granted for the reconstruction of the property following fire damage (PA/2023/431).

The application site comprises garden land which is flat and undeveloped. It is bounded by tree-lined hedgerow, set back from the carriageway and footpath of the adjacent highways. The site is relatively flat and unconstrained, however a culvert/ditch is noted as being located along the eastern boundary of the site, between the highway and hedgerow.

The application site is within flood zone 1. It is not within a conservation area, there are no tree preservation orders and there are no listed buildings nearby which would be affected by the development. The application site falls outside the boundary for Goxhill and in planning terms is therefore within open countryside on the edge of the settlement.

Proposal

Planning permission is sought to construct two dormer bungalows accessed from Thornton Road. Each property would have three bedrooms, with ground floor accommodation comprising open plan living/dining areas, study, and utility and WC. Each property would be constructed of Forterra Rannoch multi-red brickwork with dark grey interlocking roof tiles, and would feature an open porch and car port to the side elevation.

The access would be facilitated by the removal of one ash tree, with the watercourse to be culverted to accommodate the driveway access. Existing trees within the hedgerow would be retained, with the parking and turning areas within the site avoiding canopies and root protection areas. Existing gaps within the hedge would be infilled with new hawthorn planting, and existing services and utilities would remain.

Parking would be provided for one vehicle per property, with each dwelling having a turning space within the driveway to allow vehicles to enter the adopted road network in a forward gear. Provision would be made for kerbside refuse collection on collection day.

Material considerations

Planning permission is sought to construct two detached bungalows on the site. Outline planning permission was previously granted by the planning committee on 26 October 2020 for the construction of one dwelling on the site. This application remains extant and could be implemented irrespective of the determination of this application, subject to agreement of reserved matters relating to layout, scale, appearance, access and landscaping. This is a material consideration which members must have regard to in determining this application.

The main issues in the determination of this application are:

- **principle of development**
- **design and impact on the character of the area**
- **impact on residential amenity**
- **impact on highway safety**

- **flood risk and drainage**
- **contaminated land.**

Principle of development

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

The site is outside the settlement boundary for Goxhill. For planning purposes the site therefore falls within open countryside; however, given the proximity of the site to the settlement edge and dispersal of buildings around the crossroads, the application site is not regarded as being isolated in the context of national planning policy. The site is also close to bus stops providing connectivity to nearby settlements, including Scunthorpe, and is within walking distance of Goxhill railway station.

Policy CS1 of the Core Strategy identifies Goxhill as a rural settlement, and indicates that it will be supported as a thriving sustainable community with a strong focus on retaining and enhancing existing local services to meet local needs. Policy CS1 states that development will be limited and should take into account levels of local service provision, infrastructure and capacity and accessibility. It goes on to indicate that within the countryside, support will be given to development that promotes rural economic diversification and small-scale employment opportunities, particularly on previously used land or in existing rural buildings.

Policy CS3 of the Core Strategy identifies development limits, which seek to direct new housing development to places which are sustainable and in areas which respect existing development patterns, capacity and character, taking account of existing planning consents and new development. Beyond these boundaries, the policy limits development to that which is essential to the functioning of the countryside.

Policy CS7 of the Core Strategy sets out the requirement for 12,063 new homes across the plan area during the plan period up to 2026. This is equivalent to a build out rate of 754 dwellings per year. The policy indicates that 3,482 of these will be provided from sites with pre-existing permissions in place or that were under construction at the time of adoption of the plan. These figures are a minimum target and do not form a maximum threshold for the delivery of housing, which would run contrary to the provisions of the NPPF which seeks to significantly boost the supply of housing.

Policy CS7 of the Core Strategy sets out an aspirational minimum density of 30–35 dwellings per hectare on sites within rural settlements. However, this policy also states that whilst housing developments should make efficient use of land, the density of new developments should be in keeping with the character of the area.

Policy RD2 of the local plan seeks to restrict development in the open countryside other than in exceptional circumstances. The policy only supports residential development

outside defined development limits where it is to meet an essential need and the open countryside is the only appropriate location for the development.

Notwithstanding the development plan policies set out above, the NPPF is a material consideration when determining planning applications. Paragraph 10 of the NPPF states, 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.' Paragraph 11(d) of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, relevant policies which were most important to determining the application should not be considered up to date.

In a recent appeal decision dated 20 July 2022 (PA/2020/554) the Inspector concluded that the council does not currently have a five-year housing land supply of deliverable sites. The council's Five-Year Housing Land Supply Position Statement is awaiting an update and as such any decisions made by the planning authority will take account of the presumption in favour of sustainable development as set out in paragraph 11 of the NPPF. The current local policies which are most important for determining the application will carry reduced weight during this period.

National Planning Practice Guidance paragraph 008 states that, in decision-taking, if an authority cannot demonstrate a five-year housing land supply, including any appropriate buffer, the presumption in favour of sustainable development will apply, as set out in paragraph 11d of the National Planning Policy Framework.

Given the current five-year land supply deficit, it is considered that there is a clear and demonstrable need for housing development in the area. Accordingly, the 'tilted balance' in paragraph 11 of the NPPF is triggered, whereby there is a presumption in favour of sustainable development and development proposals should be approved 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 this Framework taken as a whole.

There are three dimensions to sustainable development as set out in paragraph 8 of the Framework: economic, social and environmental.

Whilst the restrictive elements of policies of the development plan (specifically Core Strategy policies CS1, CS3, CS7 and CS8) do still apply, the lack of a five-year supply of housing land and the scale of the shortfall limit the weight which can be attributed to these policies. In determining the sustainability of the proposed development, an assessment not only relies upon planning principle but also whether the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or if any adverse impacts exist that would significantly and demonstrably outweigh the benefits of the proposal.

The proposed development within this application seeks to construct two dormer bungalows on land adjacent to the settlement boundary for Goxhill. The settlement scored highly within the North Lincolnshire Settlement Survey 2019, ranking 13th across all 76 settlements scored and receiving a total settlement score of 40. The settlement scores highly for access to health and education, transport and access to employment, and therefore,

notwithstanding the lack of a five-year supply of deliverable sites, Goxhill would be regarded as an appropriate location in which to provide new housing.

Having regard to the above, given the site is adjacent to the settlement boundary, it would benefit from the same level of access to services and facilities which dwellings on the opposing side of the crossroads would benefit from. The site is considered to be sustainably located in this respect, and therefore the principle of the development is considered to be acceptable.

In addition to the above conclusions, the site benefits from outline planning permission for the construction of one dwelling. In deciding to grant permission, similar conclusions to those set out above were reached and the site was regarded as being sustainable in the context of the NPPF, despite its location outside the settlement boundary for Goxhill. This is a matter which must be given significant weight in the assessment of this application, as a viable fallback position exists through which new housing would be delivered at the site.

The proposed development would see an increase in the number of units at the site, with two dormer bungalows proposed as part of this application (compared with one dwelling approved under application PA/2020/1114). In the absence of a five-year supply of deliverable housing sites, the provision of additional housing at the site would contribute towards reducing the current shortfall in housing provision across North Lincolnshire. Given the scale of the development, this increase would be modest but nonetheless weighs positively in favour of the proposed development.

In summary, whilst the development would be contrary to the spatial distribution aims of the development plan, the provision of new housing at the site would be acceptable as a matter of principle and would be regarded as being sustainable in the context of the NPPF. On balance, the adverse impacts of development and conflict with the development plan are outweighed by the contribution towards addressing the shortfall in housing across North Lincolnshire which would be derived from this proposed development. In addition, outline planning permission has been granted for the construction of one dwelling on the site, a matter which weighs in favour of the proposed development in terms of deciding whether the principle is acceptable in planning terms.

Design and impact on the character of the area

Core Strategy policy CS5 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.’

The proposal would involve the erection of two dormer bungalows, the scale of which is modest and in keeping with the prevailing character of the area. The design of the buildings is relatively simple, with traditional elements incorporated into the external appearance, such as the use of pitched roof dormers and canopies, as well as chimney stacks. Materials would be in keeping with those used in nearby buildings, and are considered appropriate for their location.

Concerns have been raised by the parish council in respect of the change from a single dwelling to two dormer bungalows, although no further detail has been given as to the basis

or reasoning for these concerns. The site is of sufficient size to comfortably accommodate the proposed dwellings, with adequate garden areas provided to the front, side and rear of each property. Given this, the proposals would not be considered to result in an over-development of the site, and would not result in the construction of dwellings with a cramped arrangement or constrained appearance.

In terms of scale, siting and design, the layout makes effective use of the available space, providing well-proportioned homes within appropriately-sized plots. The proposals are considered acceptable in this respect and would integrate successfully with the character and appearance of the area. The proposals accord with policy CS5 of the Core Strategy and policy H5 of the local plan.

Impact on residential amenity

Policy DS1 is partly concerned with impacts upon residential amenity. It 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.'

Owing to the scale and layout of the proposed development, the construction of two dormer bungalows on the site would not give rise to unacceptable impacts on surrounding properties in respect of overlooking. The southernmost plot is located in a position where first-floor windows would potentially overlook the garden area of Ash Lodge. The use of rooflights would ensure no unacceptable loss of privacy would occur, with windows afforded the greatest vantage serving bathrooms and proposed to be obscurely glazed. The privacy of occupants of Ash Lodge, which is undergoing refurbishment following fire damage, and occupants of the proposed development would therefore be preserved.

Overall, the proposals are not considered to have any adverse impacts on the residential amenity of neighbouring properties. The development is considered acceptable in accordance with policies DS1 and H5 of the local plan in this respect.

Highway safety

Policy T1 of the North Lincolnshire Local Plan is concerned with the location of development and aligns with the spatial strategy of the Core Strategy. Policy T2 of the local plan states that all proposals should be provided with a satisfactory access. Policy T19 relates to car parking provision and standards, and in summary requires developments which result in additional parking needs to incorporate proposals to fully meet that demand. Policy CS25 of the Core Strategy is also relevant and seeks to support and promote a sustainable transport system in North Lincolnshire that offers a choice of transport modes and reduces the need to travel through spatial planning and design and by utilising a range of demand and network management tools.

The council's highways department has been consulted and does not object to the proposed development subject to a number of conditions being imposed. The proposals are close to existing services and facilities, with public transport links within walking distance of the site, making trips by sustainable modes more likely. Goxhill is regarded as a sustainable location and there are no concerns in terms of capacity of the surrounding road network raised by the highway authority, nor any concerns in relation to highway safety.

The parish council has raised concerns in relation to the increase in vehicular movements onto a road where there are pre-existing concerns in respect of visibility and speeding.

Access would be taken directly from Thornton Road, which is straight and has good visibility. It is also subject to 30mph speed restrictions. The site is located close to the crossroads with Goxhill Road and Gatehouse Road, where vehicle speeds would be lower and most would come to a complete stop. Gatehouse Road is a dead-end road, with a small number of properties. Visibility of the junction with Gatehouse Road from the site would be good, and as a result of these factors it is not considered that the increase in vehicular movements to and from the site would pose a risk to the safety of the road network.

Overall, it is considered that the site is sustainably located. Sufficient parking is provided within the site for vehicles, and the development can be accommodated on the road network without compromising safety. In the absence of any objections from the highway authority, the proposal is considered to be acceptable in accordance with policies T1, T2 and T19 of the North Lincolnshire Local Plan, and policy CS25 of the Core Strategy.

Flood risk and drainage

Policies DS16 of the North Lincolnshire Local Plan, CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 166 and 167 of the NPPF are considered relevant in respect of flood risk and drainage.

Policy CS19 (which sits alongside DS16 of the local plan) is concerned with flood risk and states that the council will support development proposals that avoid areas of current or future flood risk, and which do not increase the risk of flooding elsewhere. This will involve a risk-based sequential approach to determine the suitability of land for development that uses the principle of locating development, where possible, on land that has a lower flood risk, and relates land use to its vulnerability to flood.

The site is within flood zone 1 of the North Lincolnshire Strategic Flood Risk Assessment. The proposal is for 'more vulnerable' development; however, given the proposals are within flood zone 1, no sequential test is required. Therefore, the proposals are acceptable in respect of flood risk. Notwithstanding this, the Flood Risk Assessment submitted with the application proposes finished floor levels of the buildings to be set at least 300mm above average ground level to take account of the effects of climate change. This would see floor levels set at the same height as the level of Thornton Road, which would also aid with potential surface water flooding issues considered in more detail below.

The applicant intends to use mains drainage for the disposal of foul and surface water, which is considered acceptable, with no objections raised by consultees in respect of this aspect of the proposal. Surface water would be disposed of by means of soakaway within the site. No detailed drainage layout has been provided as part of this application, however the LLFA have considered the proposed development and conclude that conditions would be capable of being imposed to secure further information. Subject to accordance with such conditions, the proposed development would be acceptable in terms of surface and foul drainage in accordance with policy CS19 of the Core Strategy.

The LLFA have highlighted the presence of the watercourse within the site. The applicant's Design and Access Statement indicates that this will be culverted with a 600mm diameter culvert and backfilled up to the underside of the new driveway with compacted hardcore. This approach is considered acceptable in planning terms, and is regulated through the Ordinary Watercourse Consent process through which agreement would be reached with the LLFA Drainage Team as the Lead Local Flood Authority. This process would ensure

that the free flow of water through the site is maintained, thereby ensuring flooding risks would not occur. An informative is proposed as part of the recommendation to draw the applicant's attention to the need for further consent outside of the planning process.

Contaminated land

Policy DS7 of the North Lincolnshire Local Plan is concerned with contaminated land. It states that permission will only be granted on contaminated sites where a detailed site survey has been submitted, and a suitable scheme of remedial measures has been agreed to overcome any existing contamination.

Paragraph 178 of the NPPF states that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.

Comments have been sought from the Environmental Protection team, who have raised no objections subject to a number of standard conditions. The site is former garden land associated with Ash Lodge. As such, there is little reason to suspect that land contamination will pose a risk to new development.

Conditions recommended by the Environmental Protection team seek to secure desk-based survey and intrusive site investigations to ascertain the potential for land contamination and ensure that any potential contaminants are mitigated. Previous permissions for residential development at the site have been subject to conditions requiring the developer to submit details for remediation in the event that unsuspected land contamination is found during construction work. In the interests of consistency, and owing to the lack of objection from Environmental Protection to this application and previous proposals at the site, it is considered appropriate to impose a condition requiring any unexpected contamination found during construction works to be fully investigated, rather than requiring further survey work up front.

Subject to accordance with such a condition, the proposed development would be acceptable in accordance with policy DS7 of the local plan.

Conclusion

Planning permission is sought to construct two dormer bungalows on a site which currently benefits from outline planning permission to construct one dwelling. Whilst the application site is outside the settlement boundary for Goxhill, it is considered to be sustainably located close to local services and public transport links. In the absence of a five-year supply of deliverable housing sites, policies which are most relevant to the determination of this application are considered out of date. The adverse impacts of the development would be outweighed by the contribution of the proposed development towards reducing the shortfall in housing provision throughout North Lincolnshire. The presumption in favour of sustainable development is therefore applicable, with there being a fallback in the form of outline planning permission for one dwelling on the site.

The application is considered to be acceptable in principle on this basis and is consistent with the requirements of development plan policies in respect of design and impact on the character and appearance of the area, impact on residential amenity, impact on highway safety, flood risk and drainage, and contaminated land.

For the reasons set out in this report, it is recommended that the benefits of the development generated through the construction of two new homes at the site would significantly outweigh the conflict with policies concerning the supply of new homes within North Lincolnshire, which would generally seek to restrict new housing at the site.

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:

012023-02-0 - Site Location Plan

012023-03 P1 0 – Proposed Site Plan

012023-01 P2 0 – GA drawing for Planning application.

Reason

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

3.

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.

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.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out

until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure land contamination does not pose a risk to future occupants of the development, in accordance with policy DS11 of the North Lincolnshire Local Plan.

6.

Construction, demolition and site clearance operations shall be limited to the following days and hours:

- 8am to 6pm Monday to Friday

- 8am to 1pm on Saturdays.

No construction, demolition or site clearance operations shall take place on Sundays or public/bank holidays.

HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the local planning authority.

Installation of equipment on site shall not be permitted outside these hours without prior written approval from the local planning authority.

Reason

To protect residential amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

7.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking and turning space serving it have been completed and, once provided, the vehicle parking and manoeuvring space shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and 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.

Informatives

1.

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

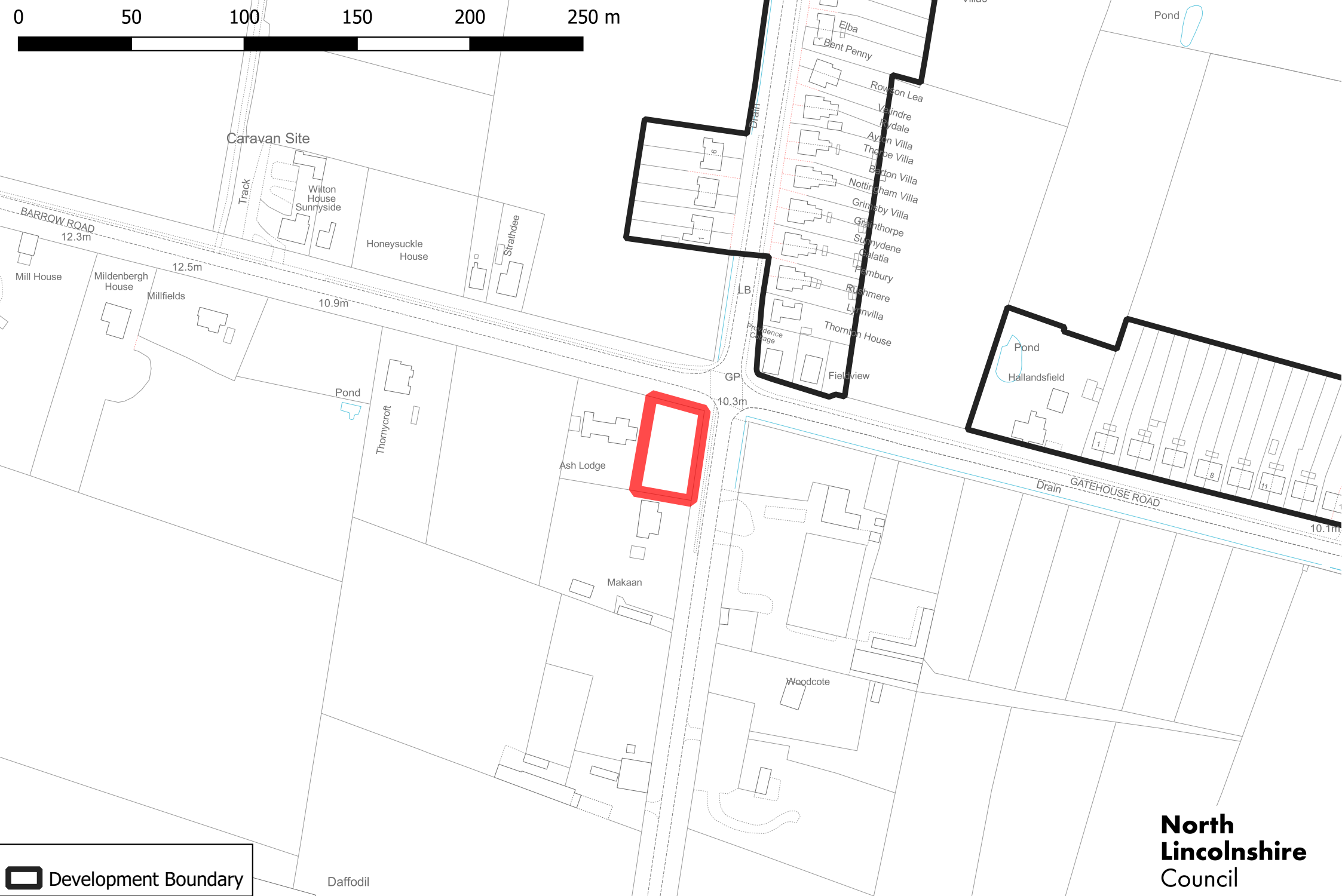
- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you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

2.

Our records indicate that the proposed development site is bounded by a watercourse on the eastern boundary (surface water pipe/culvert or ditch). 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 on 01724 297522, prior to any further construction works being carried out. Please refer to the Environment Agency's 'Living on the edge - Riverside ownership rights and responsibilities' document which can be found online for further information. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development. The proposals show a new access to be provided over and/or connection into the watercourse. This must be consented by North Lincolnshire Council's LLFA Drainage Team in their capacity as Lead Local Flood Authority through an Ordinary Watercourse Consent and appropriate discharge rates must be agreed. Please contact the LLFA Drainage team on 01724 297522 or 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. For minor developments, it is also suggested you consider upsizing the pipe network increasing storage around your 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 on your behalf 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 reuse.

3.

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.

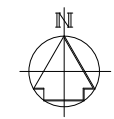
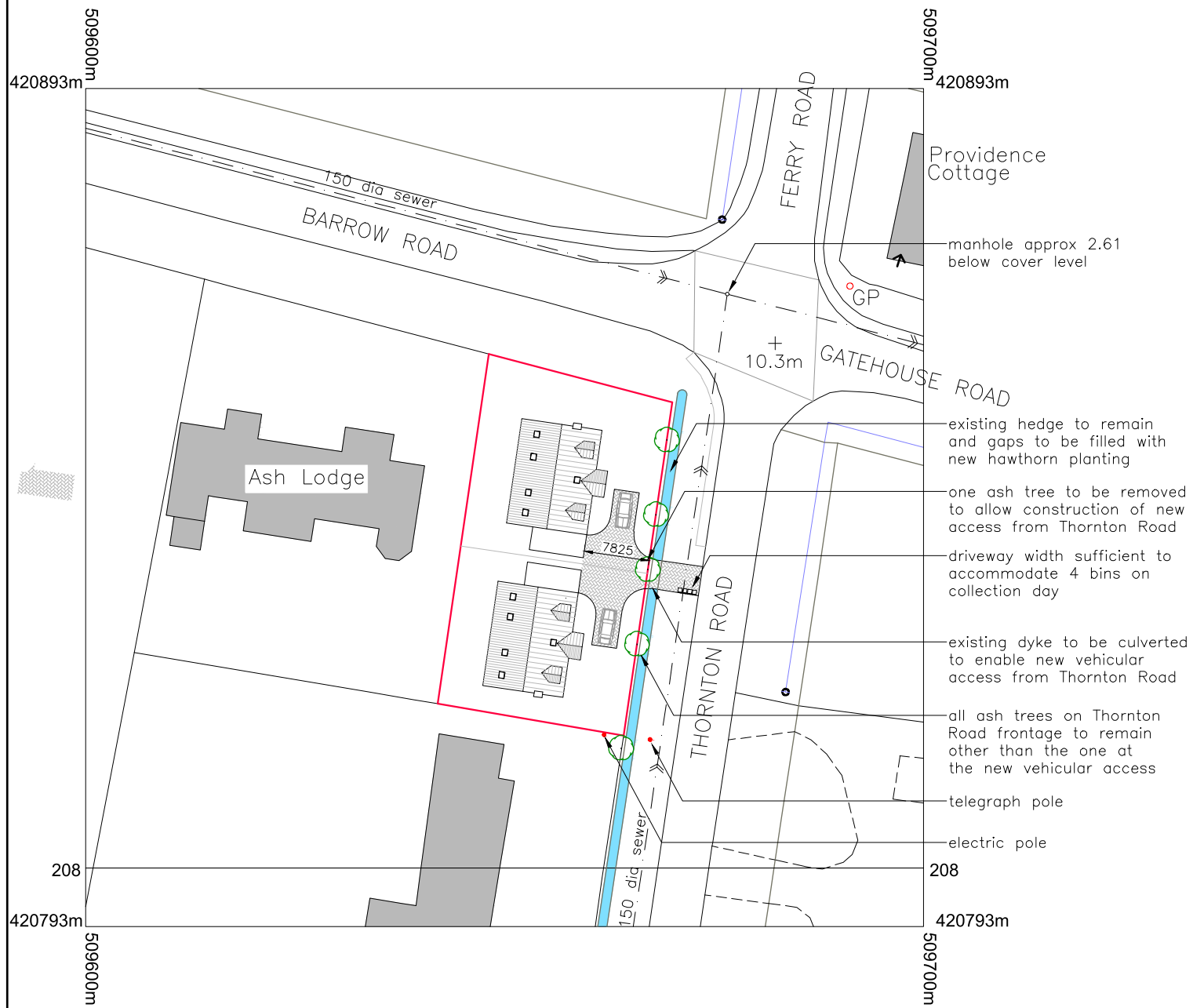


 Development Boundary

**North
Lincolnshire
Council**

PA/2023/286

PA/2023/286 Proposed layout (not to scale)



- Providence Cottage
- manhole approx 2.61 below cover level
- GP
- 10.3m
- GATEHOUSE ROAD
- existing hedge to remain and gaps to be filled with new hawthorn planting
- one ash tree to be removed to allow construction of new access from Thornton Road
- driveway width sufficient to accommodate 4 bins on collection day
- existing dyke to be culverted to enable new vehicular access from Thornton Road
- all ash trees on Thornton Road frontage to remain other than the one at the new vehicular access
- telegraph pole
- electric pole

27/02/23	0	Planning application issue.
10/02/23	P1	Preliminary issue for comments.
Date	Issue	Description



JD Associates (Design Consultants) Ltd,
3 St James Road, Brigg, N Lincs. DN20 8DU.
 Tel; 07813 832310 e-mail; designs@jdassociates.co.uk

Client
N & J Property Ltd,
Easter Rise, North End, Goxhill,
N Lincs, DN19 7JR.

Project
Proposed detached dormer bungalows,
Thornton Road, Goxhill,
N Lincs, DN19 7LN.
Proposed Site plan.

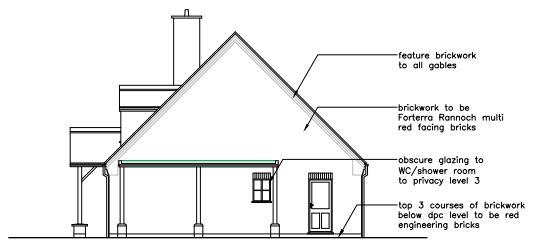
Date: January 2023	Scales: 1:500	Dwg Size: A3
012023-03	Issue	P1 0



PA/2023/286 Proposed elevations (not to scale)



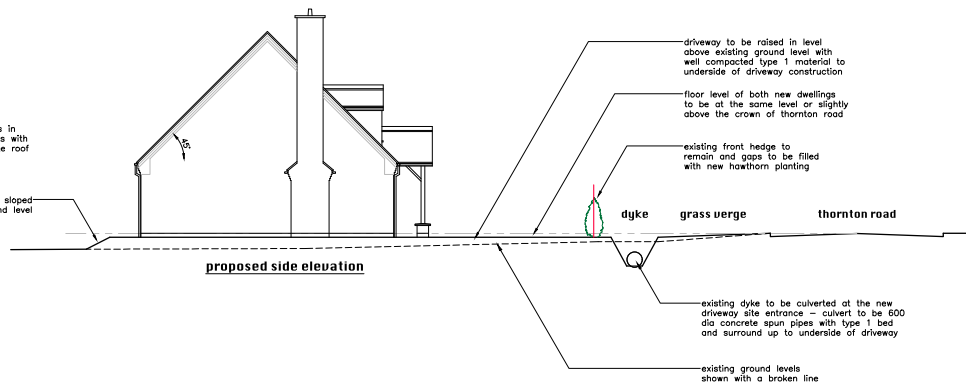
proposed rear elevation



proposed side elevation

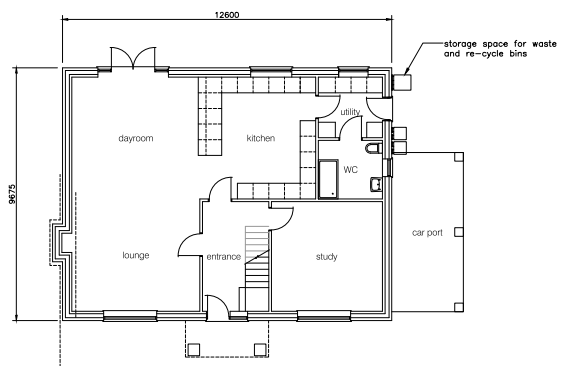


proposed front elevation

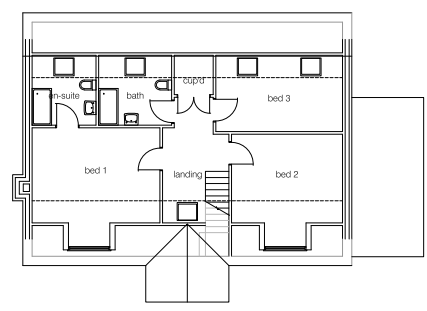


proposed side elevation

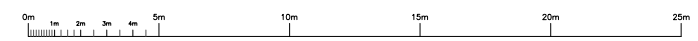
layout plans and elevations shown refer to plot 1 - plot 2 identical but opposite hand



ground floor plan



first floor plan



THIS DRAWING(S) ARE LIMITED IN THE AMOUNT OF INFORMATION THEY CONTAIN AND DOES NOT PURPORT TO CONTAIN A FULL SPECIFICATION OF THE WORKS. IT IS ONLY AN OUTLINE OF THE SCOPE OF WORKS REQUIRED FOR BUILDING REGULATION APPROVAL. THIS DOCUMENT ALONE MUST NOT BE USED AS A CONTRACT DOCUMENT. ALL DIMENSIONS SHALL BE TAKEN ON SITE AND NO DIMENSIONS SHALL BE SCALED FROM DRAWING(S). ALL GIVEN DIMENSIONS SHALL BE CHECKED ON SITE BY THE CONTRACTOR AT COMMENCEMENT OF THE PROJECT. THE WORKS WILL NOT BE SUPERVISED NOR INSPECTED BY JD ASSOCIATES OR ANY REPRESENTATIVE. IT IS THE CLIENT OR THEIR APPOINTED REPRESENTATIVE'S RESPONSIBILITY TO CONTROL WORKMANSHIP, SUBSTITUTION OF MATERIALS, ADHERENCE TO SPECIFICATIONS, VARIATIONS TO CONTRACT, ETC.

BEFORE ANY MECHANICAL EXCAVATION TAKES PLACE A THOROUGH CHECK TO BE UNDERTAKEN FOR ANY UNDERGROUND SERVICES WITHIN THE AREA OF ALL EXCAVATIONS. IF THERE IS ANY DOUBT AS TO THE PRESENCE OF ANY SERVICES HAND EXCAVATED TRIAL HOLES TO BE CAREFULLY UNDERTAKEN TO CHECK FOR THEIR PRESENCE.

THIS DRAWING REPRESENTS AN AS MEASURED LAYOUT OF THE EXISTING PREMISES FOR THE SOLE PURPOSE OF INDICATING AN OVERALL SCHEME AND NO DIMENSIONS MUST BE SCALED FROM THIS DRAWING

N.B. Please note all internal dimensions are to face of blockwork and not to plastered finishes.

no scaled dimensions to be taken from this drawing - if in doubt ask

external facing materials

- 1) all bricks to be Forterra Rannoch multi-red facings.
- 2) all roof tiles to be Calderdale dark grey through coloured concrete interlocking tiles.

all the work indicated on this drawing must comply with Health & Safety CDM 2015 Regulations; further information can be obtained at hse.gov.uk L153

27/02/23	0	Planning application issue.
10/02/23	P2	Preliminary issue for comments.
Date	Issue	Description

JD Associates (Design Consultants) Ltd,
 3 St James Road, Brigg, N Lincs. DN20 8DU.
 Tel: 07813 832310 e-mail: designs@jdassociates.co.uk

Client
N & J Property Ltd,
 Easter Rise, North End, Goxhill,
 N Lincs, DN19 7JR.

Project
Proposed detached dormer bungalows,
 Thornton Rd, Goxhill, N Lincs, DN19 7LN.
 GA drawing for Planning application.

Date:	February 2023	Scale:	1:100	Drawn By:	AI
				Issue	P2 0