

APPLICATION NO	PA/2024/90
APPLICANT	Paul Fox, Paul Fox Developments Ltd
DEVELOPMENT	Planning permission to erect a detached dwelling house
LOCATION	Land adjacent 1 Derrrythorpe Road, Althorpe, Scunthorpe, DN17 3JA
PARISH	KEADBY WITH ALTHORPE
WARD	Axholme North
CASE OFFICER	Jennifer Ashworth
SUMMARY RECOMMENDATION	Approve with conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Keadby with Althorpe Parish Council

POLICIES

National Planning Policy Framework:

- 2 Achieving sustainable development
- 4 Decision-making
- 5 Delivering a sufficient supply of homes
- 9 Promoting sustainable transport
- 11 Making effective use of land
- 12 Achieving well-designed and beautiful places

North Lincolnshire Local Plan:

- H5 New housing development (part saved)
- H7 Backland and tandem development
- H8 Housing design and housing mix
- LC14 Area of special historic landscape interest
- DS1 General requirements
- DS3 Planning out crime
- DS7 Contaminated land

DS14 Foul sewage and surface water drainage

DS16 Flood risk

T2 Access to development

T19 Car parking provision and standards and appendix 2

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

CS6 Historic environment

Housing and Employment Land Allocations DPD (2016):

The site is within the settlement limits of Althorpe, allocated as LC14 as shown on the Proposals Map.

Policy PS1 Presumption in favour of sustainable development

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 late 2024.

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

SS11 Development limits

DM1 General requirements

CONSULTATIONS

Highways: No objections subject to a condition and an informative.

LLFA Drainage: No objection subject to a condition requiring the development to be carried out in accordance with the submitted proposed block plan, PF/23/02A, dated 25/01/2024.

Environment Agency: Originally objected due to habitable rooms at basement level. Following review of revised plans, the Environment Agency are satisfied that, subject to two conditions, the scheme is acceptable.

Environmental Protection: This application for residential development is a sensitive end use. A watching condition is recommended should any contamination be found on site during development.

Archaeology: No objections. This proposal does not adversely affect any heritage assets of archaeological interest or their settings. The site is within the Area of Special Historic Landscape Interest of the Isle of Axholme (local plan policy LC14). The team does not consider that this proposal would adversely affect the character of the landscape heritage asset or its setting at this location.

PARISH COUNCIL

Objects to the application due to the close proximity of the bus stop to the proposed access/exit of property.

PUBLICITY

A site notice has been displayed – no comments received.

ASSESSMENT

Planning history/designations

2/1984/0196: Erection of low density residential development – refused 31/07/1984

PA/2022/806: Outline planning permission for a dwelling with all matters reserved except access – approved with conditions 09/09/2022

2/1988/0651: Erection of residential development – refused 17/10/1988

2/1991/0233: Erection of a detached dwelling and garage – refused 28/05/1991

2/1990/1060: Erection of a detached dwelling and garage – refused 18/12/1990

The site is within SFRA flood zone 2/3/(a).

The site is not within a conservation area and does not relate to a listed building. There are no tree preservation orders on the site.

The site is within policy area LC14, Area of Special Historic Landscape Interest.

A bus stop is located outside the entrance to the site.

Site characteristics/proposal

The application relates to land adjacent to 1 Derrythorpe Road, Althorpe. The land sits on the corner with Derrythorpe Road and Crowle Bank Road. Outline planning permission was granted on the site in 2022 for a dwelling with all matters reserved except for access.

The site is within a primarily residential area, within the settlement limits for Althorpe, and the land represents a good size to accommodate a residential property. The proposed dwelling is a three-bedroom, two-and-a-half-storey property with a bedroom within the roof space. The ground floor will include garage and storage space as well as a WC and utility room. The dwelling will front Derrythorpe Road and access will be achieved via Crowle Bank Road.

The following considerations are relevant to this proposal:

- **principle of development**
- **residential amenity**
- **appearance/quality of design**
- **drainage**
- **flood risk**
- **highways**
- **contamination.**

Principle of development

The development plan for North Lincolnshire comprises three parts: those policies of the North Lincolnshire Local Plan (2003) (LP) which were saved by a direction of the Secretary of State in September 2007, the North Lincolnshire Core Strategy DPD (2011) (CS), and the Housing and Employment Land Allocations DPD (2016) (HELAP).

The combined effect of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 is that a planning application should be determined in accordance with the development plan unless material considerations indicate otherwise.

Saved policy H5 covers new residential development, which requires development to be located within settlements or to represent infill.

The site is within the development limits of Althorpe as identified within the adopted Housing and Employment Land Allocations Development Plan Document Proposals Map – Insert Map.

Policy CS1 of the Core Strategy sets out the overarching spatial strategy for North Lincolnshire, which, amongst other matters, provides that Scunthorpe will be the focus for the majority of new development and growth. In achieving this, amongst other provisions, CS1 seeks to support the provision of new housing.

Policy CS2 and CS8 of the adopted Core Strategy seek a sequential approach to development focussing first on land within the Scunthorpe urban area followed by other suitable infill opportunities within the town, then by appropriate greenfield urban extensions.

Policy CS8 sets out that the principal focus for housing is previously developed land and buildings within the development limits of Scunthorpe followed by a greenfield urban

extension to the west of the town. The first priority is to re-use previously developed land and buildings within North Lincolnshire's built-up areas. Second priority will be given to other suitable infill opportunities in North Lincolnshire's built-up areas. Development on greenfield sites will only be allowed where it can be demonstrated that this will bring additional community benefits, contributing to building sustainable communities and is acceptable in terms of its impact on the high quality environment of the urban space and adjoining countryside. This overall approach is supported by policy CS2 which sets out a sequential approach for development.

Policy H8 applies and states that new residential development will be permitted provided that it incorporates a high standard of layout which maintains, and where possible improves and enhances, the character of the area and protects existing and natural and built features, landmarks or views that contribute to the amenity of the area.

Policy H7 relates to backland and tandem development. Backland development or tandem development will be permitted provided that:

- (i) there is no adverse effect on the amenities of any residential premises or adjoining use through:
 - (a) overlooking and loss of privacy;
 - (b) loss of amenity area to the adjoining dwellings;
 - (c) the level of nuisance resulting from the movement of vehicles to and from the proposed development.
- (ii) it would not affect the general quality and character of the area in which it is located by:
 - (a) unacceptably increasing the density of development in that area;
 - (b) resulting in the loss of important natural and man-made features;
 - (c) leading to an unacceptable proliferation of vehicular accesses to the detriment of the street scene and/or road safety.

The principle of backland and tandem development is considered acceptable; however, this is subject to other matters being acceptable. These will be considered later within this report.

The application site is within the development limits of Althorpe where the principle of residential development is considered acceptable. The site is a vacant plot of land to the north of 1 Derrythorpe Road, originally garden space relating to the existing property on the wider site, and is currently underused.

There are a mix of property sizes within the area. The proposed development appears to be well laid out and provides sufficient amenity space.

It is also worth noting that the site benefits from outline permission to erect a dwelling with all matters except access reserved for subsequent consideration.

The proposal generally accords with the relevant policies of the development plan. As such the statutory presumption in section 38(6) of the Planning and Compulsory Purchase Act 2004 is engaged, which states that planning permission should be granted unless other material considerations indicate otherwise. The proposal is considered to represent sustainable development and the presumption in favour set out in paragraph 11 of the Framework is triggered. In determining the principle and sustainability of the proposed development, an assessment is required of the technical elements of the proposal which will be discussed below.

The main issues in determining this application are consideration of character and appearance impacts, residential amenity, highways and drainage matters.

Residential amenity

Policy DS1 is partly concerned with impacts upon residential amenity. It 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 H5 also requires that ‘development does not result in overlooking or a loss of privacy to existing developments, or any other loss of amenity to existing dwellings.’

Policy H7 relates to backland and tandem development and seeks to ensure that development does not result in adverse effect on the amenities of any residential premises or adjoining use through overlooking and loss of privacy, loss of amenity area to the adjoining dwellings or the level of nuisance resulting from the movement of vehicles to and from the proposed development.

The site is within an existing residential area. The plots in this location are mixed in size, the application site having a good-sized garden in relation to the size of the property.

The proposed development is in the same location as the existing outline planning application, albeit detailed matters were reserved for subsequent consideration. It is considered that the development is well positioned to respect residential amenity. The development is set off the boundary with 1 Derrythorpe Road and there is only an obscure-glazed window serving a bathroom in this elevation at second floor. A condition to ensure this remains as such is recommended.

The eastern elevation includes two dormer-style windows and a small rooflight within the roof space, and two windows and patio doors at first floor. Steps provide access from the parking area to the rear. To the front of the property (western elevation) is a garage door, entrance door and window at ground floor, patio doors and two windows at first floor, and two dormers and a rooflight within the roof space. The site is set away from adjacent properties and it is not considered that there would be any overlooking or privacy impacts. Whilst views will be achieved to the rear (western elevation), these overlook the front gardens and side elevations of existing properties off Crowle Bank Road and are not considered to be significant in impact terms. The property is also north of 1 Derrythorpe Road to prevent any overshadowing issues and set a sufficient distance from properties off Crowle Bank Road for no impacts to be realised.

The design is considered appropriate and will not lead to any amenity impacts. In addition, it should be noted that no comments have been raised by adjoining neighbours objecting to the proposals.

Character/appearance/quality of design

Part saved policy H5 and policy DS1 refer to residential amenity. They both discuss the need to ensure development does not result in overlooking or a loss of privacy to existing developments, or any other loss of amenity to existing dwellings. Policy H5 states that adjacent land uses should not result in annoyance or detract from the residential amenity which residents of the proposed dwelling should expect to enjoy. Policy DS1 states there should be no unacceptable overshadowing.

Whilst saved policy DS5 of the North Lincolnshire Local Plan (2003) is concerned with residential extensions, it is relevant to this development. It states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing impact or loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Policies H5 (part saved), CS5 and DS1 seek to deliver quality design in North Lincolnshire. Policy DS1 requires the design and layout to respect and where possible retain and/or enhance the existing landform of the site.

Policy CS5 of the North Lincolnshire Core Strategy is concerned with delivering quality design in North Lincolnshire. It states that ‘...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.’ This is reinforced by local plan policy, DS1 and CS5 as noted above.

Policy CS5 requires new development to consider the relationship between any buildings and the spaces around them, and how they interact with each other as well as the surrounding area. The function of buildings should also be considered in terms of its appropriateness for the context in which it is located.

Policy H7 is also relevant which relates to backland and tandem development, and considers amenity as well as good design.

The NPPF places an emphasis on good design. It states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process. The NPPF is clear that decisions should ensure that developments will function well and add to the overall quality of the area, not for the short term but over the lifetime of the development, are visually attractive, sympathetic to local character and history, and use building types and materials which maintain a strong sense of place. Paragraph 134 of the NPPF states development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. The NPPF is also clear regarding amenity, stating that decisions should ensure that developments 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.

There are a mixture of property types within the area including single and two-storey dwellings, and the detailed design should respond to the context of the site. Materials used on properties within the street scene also vary, including white/cream render and buff brickwork. The detailed design should reflect the character of its surroundings, including materials used on other properties within the area.

The site is within the Isle of Axholme Area of Special Historic Landscape Interest. Policy LC14 does not allow development within the area that would destroy, damage or adversely affect the character, appearance or setting of the historic landscape. The policy also requires a high standard of design and siting in new development within the area when such development is considered necessary or appropriate, which should reflect the traditional character of buildings in the area. The HER does not have any objections to the proposals and comments that they would not adversely affect the character of the landscape heritage asset or its setting at this location.

The applicant has worked with the council to reduce the height of the property from three storeys to two-and-a-half storeys, with a bedroom in the roof space. This design reflects the need for no habitable rooms being allowed at ground floor due to concerns of flood risk.

The scheme is designed to a high standard and fronts the main highway of Derrythorpe Road, continuing the building line in this location. The application seeks full planning permission for a detached property on the site. The plans package confirms that the style of the property will be similar to existing properties in the area, albeit two-and-a-half-storey in height with parking to the rear. The ground floor includes garage, storage, WC and utility space. The first floor includes an open-plan kitchen and lounge area, and two bedrooms and a family bathroom, whilst the second floor includes a large bedroom and dressing area with en-suite bathroom.

The plans package includes reference to materials. The following materials are suggested:

- Walls – Antique white render above a feature brick band and Weinerberger heritage mixture facings to the low section
- Roof – Calderdale slates, grey
- Windows and doors – grey uPVC
- Boundary treatments – 1.8m timber fencing
- Vehicle access/hardstanding – hard paving

New 1.8m high timber fencing will be erected around the plot.

It is considered that the design of the property is appropriate for this location and is acceptable.

Drainage

The LLFA Drainage team has not raised any concerns or objections regarding the proposals. They do recommend the inclusion of a condition to ensure the development is carried out in accordance with the submitted proposed block plan, PF/23/02A, dated 25/01/2024 to prevent the increased risk of flooding to the occupiers 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 159 to 169 of the NPPF.

Flood risk

Policies CS19 and DS16 require proposals to be assessed appropriately and ensure that suitable drainage strategies are secured for developments.

Policy CS19 states that development in areas of high flood risk will only be permitted where it meets the following prerequisites:

1. it can be demonstrated that the development provides wider sustainability benefits to the community and the area that outweigh flood risk
2. the development should be on previously used land; if not, there must be no reasonable alternative developable sites on previously developed land
3. a flood risk assessment has demonstrated that the development will be safe, without increasing flood risk elsewhere.

The site is within SFRA flood zone 2/3 (a) tidal. Buildings used for dwelling houses are classed as 'More Vulnerable' within Annex 3: Flood risk vulnerability classification (NPPF).

The application is accompanied by a Flood Risk Assessment which includes a recommendation for the dwelling to feature finished floor levels at a minimum of 5.21m AOD. It is also recommended that a further 300mm of flood resilience measures are incorporated into the design for extreme flood events. The proposed drawings PF/23/03 rev A and 04 rev A indicate that all habitable rooms are located at 6.265m AOD with only non-habitable rooms below this level.

The applicant has revised the proposals following initial comments from the Environment Agency regarding the use of habitable rooms at ground floor – the original plans included an office space. The revised proposals now include only a garage, storage, WC and utility room at ground floor. Subject to the inclusion of the following conditions: the Environment Agency has withdrawn their earlier objection:

1.
The ground floor of the property hereby approved shall be used as a garage, hall, utility, WC and storage only and as annotated on approved drawing ref PF/23/03 (Revision H, dated September 2023 and compiled by JEM Management Services), and for no other, habitable, accommodation.

Reason

To reduce the risk of flooding to the proposed development and future occupants in accordance with policy CS19 of the North Lincolnshire Core Strategy 2011.

2.
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), no extensions to provide additional habitable/living accommodation shall be erected.

Reason

To reduce the risk and impact of flooding in accordance with policy CS19 of the North Lincolnshire Core Strategy 2011.

It is considered that the submitted information provides sufficient information in line with the standing advice for minor developments within flood zone 2/3a.

Sequential test

Policies CS2 and CS19 require a sequential approach to assessing development proposals to ensure that development is, where possible, directed to those areas that have the lowest probability of flooding, taking into account the vulnerability of the type of development proposed, and its contribution to creating sustainable communities and achieving the sustainable development objectives of the plan. Where development does take place in the flood plain, mitigation measures should be applied to ensure that the development is safe.

The sequential test requires alternative locations for the development to be considered before granting permission for development in the location under consideration. The alternative sites should represent a reduced risk of flooding. If none are available, then a site with a greater risk will be considered.

The application seeks outline permission for a dwelling within the development limits of Althorpe. The development limits are tightly drawn around Althorpe and the wider area is within flood zone 2/3 (a) (fluvial). It is considered there are limited, if any, opportunities for infill development within the area.

Suitable mitigation, in the form of setting the ground floor levels no lower than 5.21m AOD, has been agreed with the Environment Agency.

It can therefore be reasonably justified that no other sites would meet the requirements of this proposal, and the sequential test is passed.

Exceptions test

Paragraphs 161 and 163 of the NPPF set out that an exception test may need to be carried out if it is not possible for development to be located in areas with a lower risk of flooding. Paragraph 167 of the NPPF requires an exception test to be carried out to ensure the most vulnerable development is located in areas of lowest flood risk. The Strategic Flood Risk Assessment North and North East Lincolnshire November 2022 defines dwelling houses as a more vulnerable use.

NPPF paragraph 164 states that for the exception test to be passed it should be demonstrated that:

- (a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- (b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

The proposal would provide some sustainability benefits in terms of delivering a dwelling in a rural settlement within the district.

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

In economic terms the development would provide much needed housing and employment during the construction phase, and the local economy could benefit from money spent in the future by residents.

An additional dwelling can bring social benefits by way of encouraging new social interactions, leading to growing local communities and supporting local services.

The North Lincolnshire Sustainable Settlement Survey 2019 ranks Althorpe as 39 out of 76 settlements in terms of its sustainability, with 3 out of 7 key facilities. There are, therefore, some local services within walking distance and a bus stop to the north-east of the site on Main Street (approximately 40m).

The submitted Flood Risk Assessment and recommended mitigation measures of providing finished floor levels no lower than 5.21m AOD (and no habitable rooms at the basement level) have been assessed as being acceptable by the Environment Agency and the LLFA Drainage team. Compliance with the finished floor levels will be secured by condition. It is considered that this mitigation would make the scheme safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere and, where possible, reducing flood risk overall. Parts a and b of the exceptions test are therefore considered to be passed, given the sustainability benefits outweigh the flood risk, which will be suitably managed by the identified mitigation measures.

The proposal is therefore considered to be acceptable in flood risk and drainage terms and complies with policies DS14, DS16, CS16 and CS19. The requirements of the NPPF have also been met (paragraphs 161–167).

Highways

Policies T2 and T19 require proposals to be served by a satisfactory access and suitable parking arrangements.

The proposed dwelling will be accessed from a new access from Crowle Bank Road. There is adequate space for parking and for vehicles to turn to access the dwelling. There is a bus stop adjacent to the site along the site frontage with Crowle Bank Road. The parish council has raised concerns and object to the proposal due to the position of the access in relation to the bus stop. The existing outline application (single dwelling, all matters reserved except access) PA/2022/806, granted on 9 September 2022, includes the same access arrangement.

The proposed site access is close to this bus stop; however, the council's highways officer has reviewed the proposal and has no objections subject to a condition. Furthermore, the access to The Engine House to the south-west of the site is a similar distance from the bus stop. The proposal is therefore acceptable in terms of its impact on highway safety.

The highways teams have not raised any concerns regarding the proposals. There are no concerns in terms of highway safety and it should be noted that the access arranged has the benefit of outline planning permission (PA/2022/806).

Contamination

The Environmental Protection team has considered the proposals and notes that proposals for residential development is a sensitive end use. Given the site is an existing residential property and currently used as residential garage and garden space, a watching condition is recommended to address any contamination found during the development stages, should permission be granted.

Conclusion

The proposal is acceptable in principle, is well designed and would not harm residential amenity. It is recommended that planning permission is granted subject to the recommended conditions.

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:

Location Plan - DRG No. - PF/23/01

Proposed Block Plan - DRG No. PF/23/02A

Elevations - DRG No. PF/23/04 Rev A

Floor Plans - DRG No. PF/23/03 Rev A.

Reason

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

3.

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

Reason

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

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.

The ground floor of the property hereby approved shall be used as a garage, hall, utility, WC and storage only and as annotated on approved drawing ref PF/23/03 (Revision H, dated September 2023 and compiled by Jem Management Services), and for no other, habitable, accommodation.

Reason

To reduce the risk of flooding to the proposed development and future occupants in accordance with policy CS19 of the North Lincolnshire Core Strategy 2011.

6.

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), no extensions to provide additional habitable/living accommodation shall be erected.

Reason

To reduce the risk and impact of flooding in accordance with policy CS19 of the North Lincolnshire Core Strategy 2011.

7.

The development shall be carried out in accordance with the submitted Proposed Block Plan, Drawing No: PF/23/02A, Dated: 25/01/2024.

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 159 to 169 of the National Planning Policy Framework.

Informatives

1.

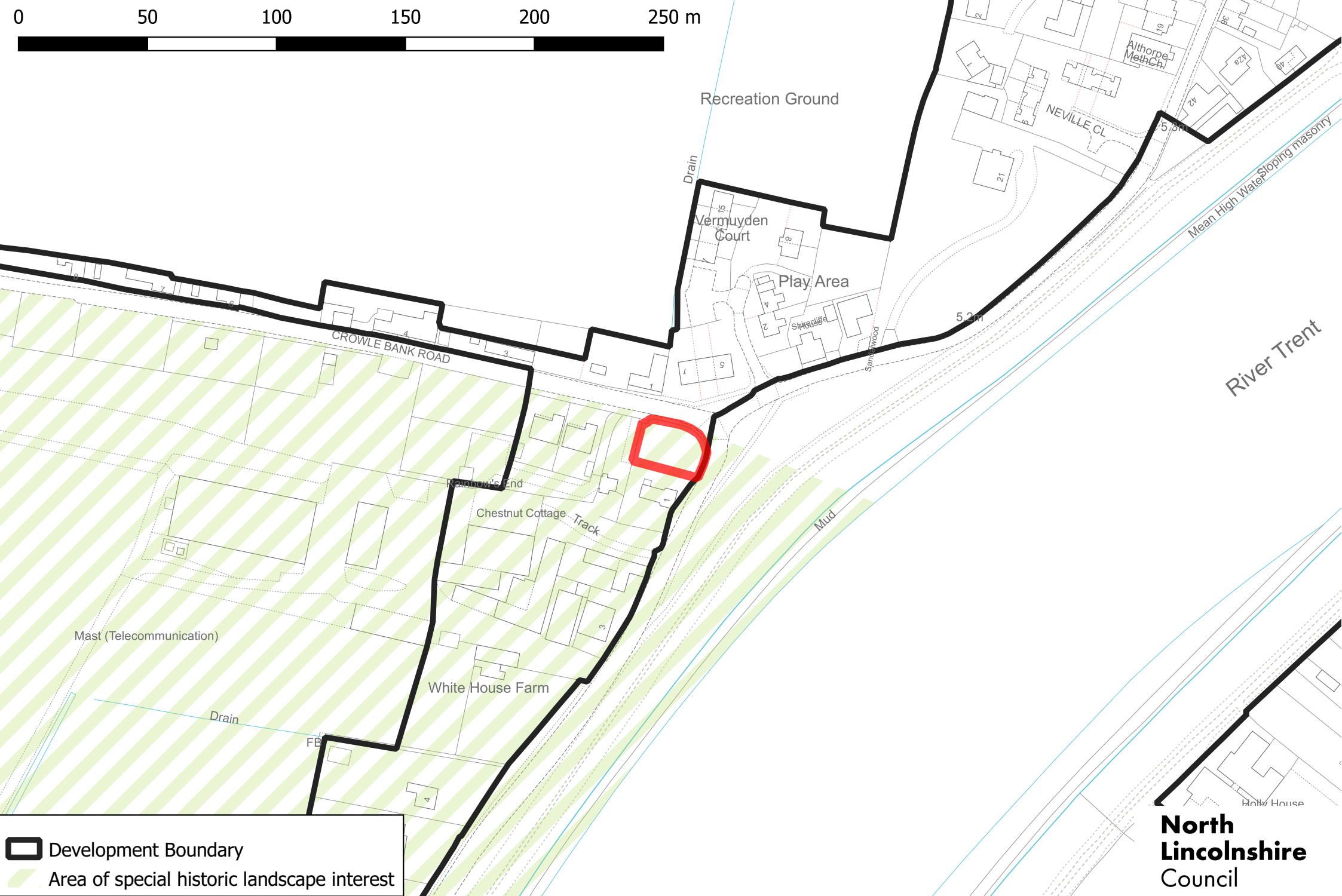
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



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.

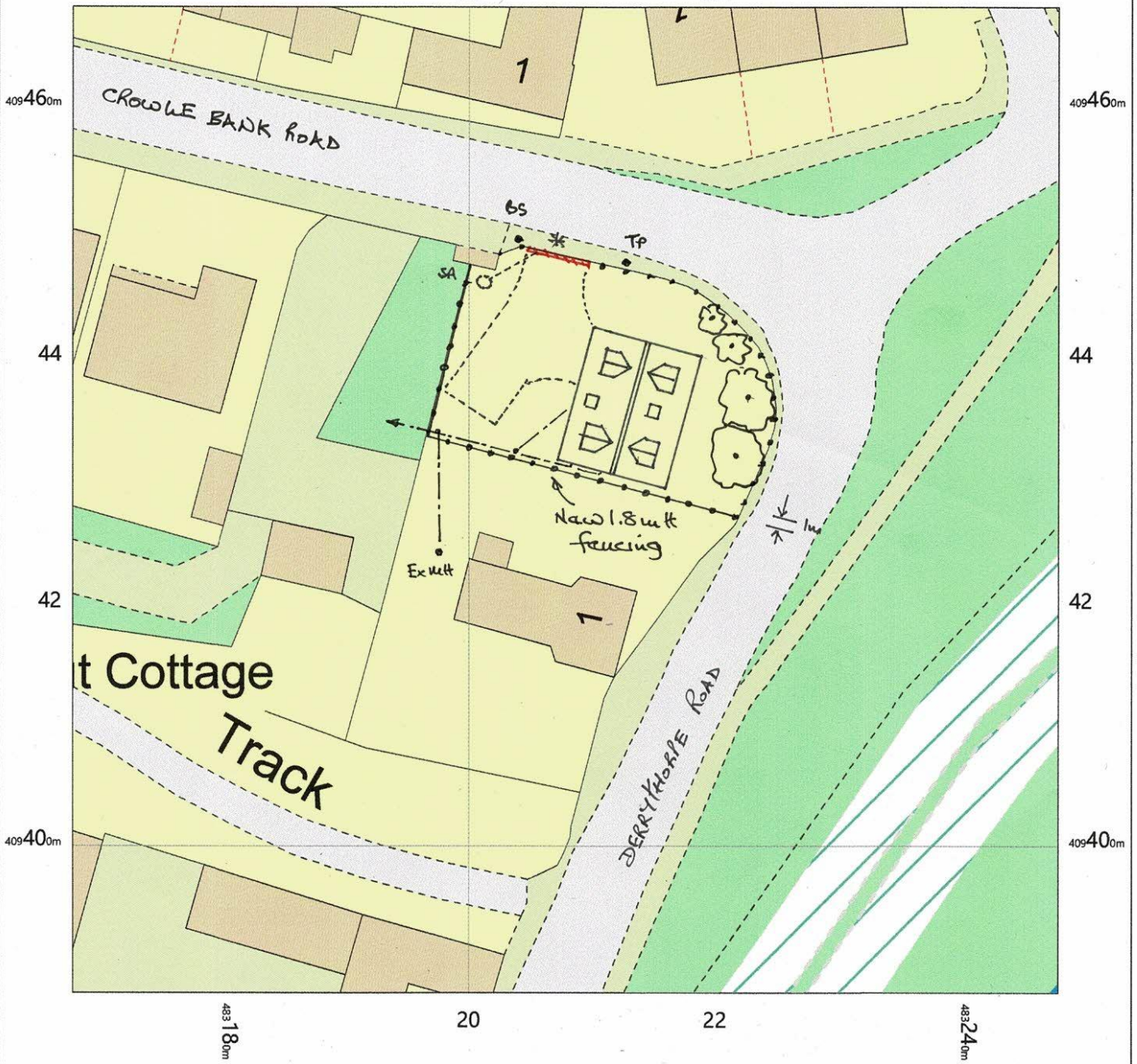


 Development Boundary
 Area of special historic landscape interest

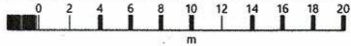
**North
Lincolnshire
Council**

PA/2024/90 Proposed layout (not to scale)

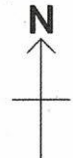
MR. P. Fox
 LAND ADJ to
 1 DERRYTHORPE ROAD
 ACTHORPE
 SCUNTHORPE DN17 3JA



PROPOSED BLOCK PLAN DRG. No. PF/23/02A



* denotes Aco drainage channel taken to new soakaway.



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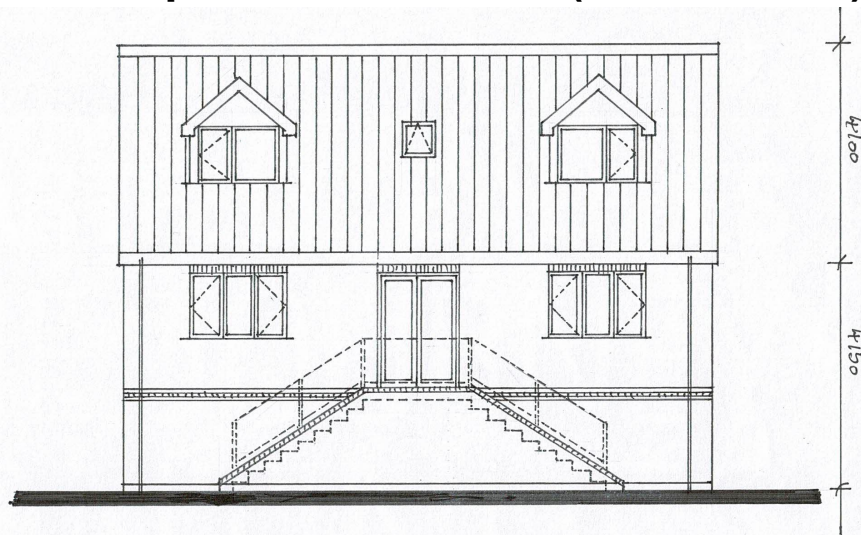
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maps.blackwell.co.uk

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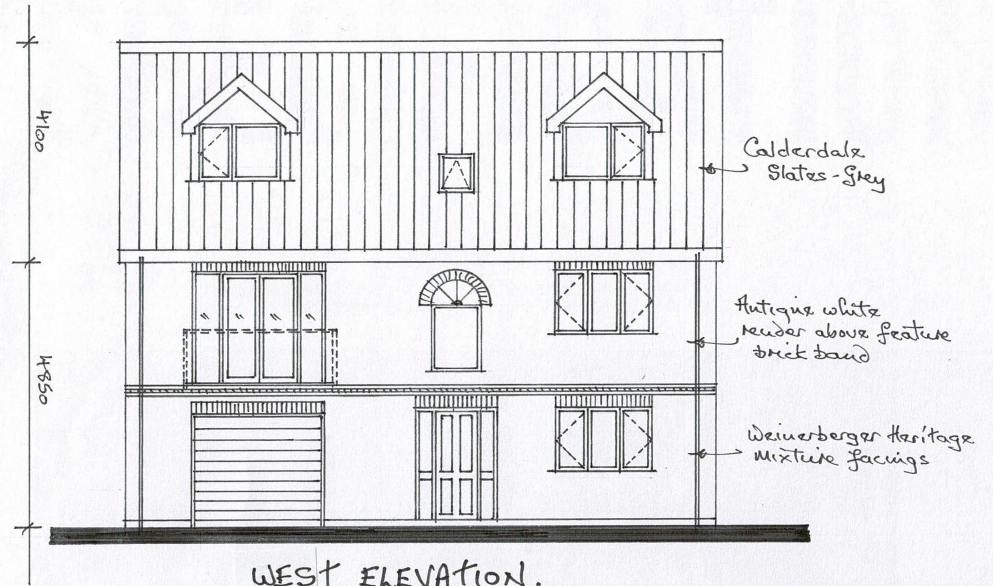
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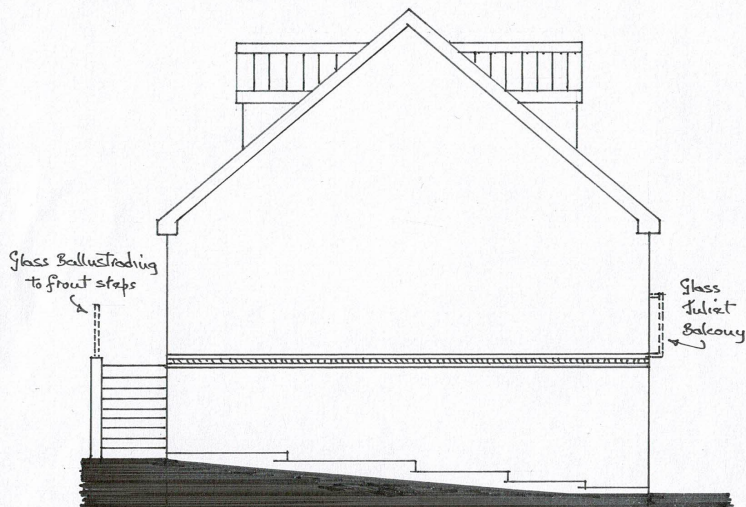
PA/2024/90 Proposed elevations (not to scale)



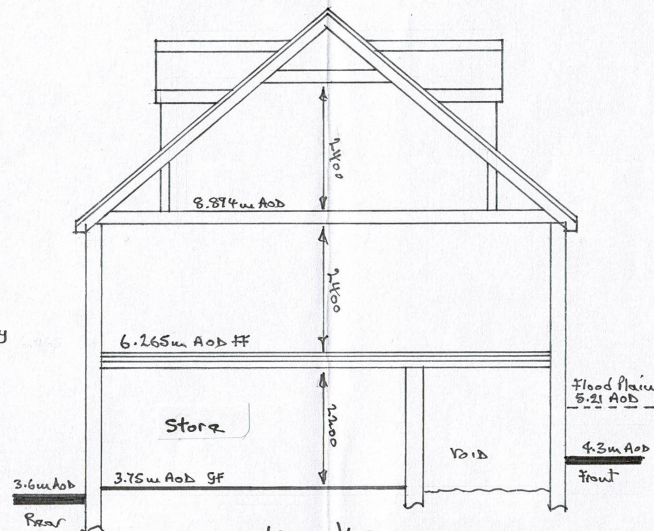
EAST ELEVATION.



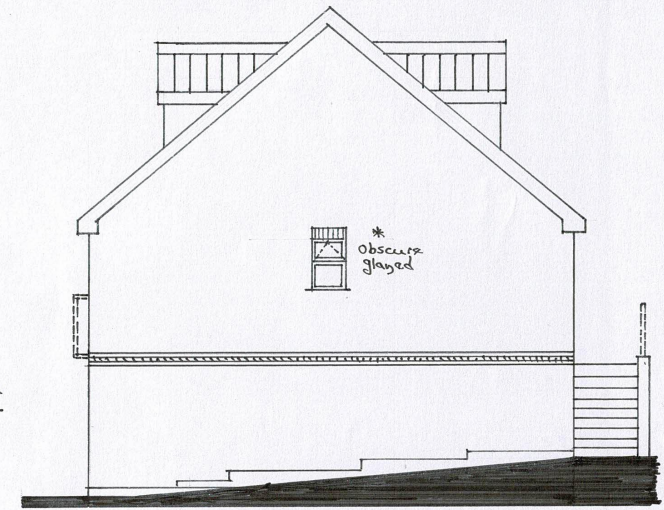
WEST ELEVATION.



NORTH ELEVATION.



SECTION THROUGH



SOUTH ELEVATION.

MR. P. FOX
LAND ADJ. TO IDERRYTHORPE ROAD
HATHORPE
SCUNTHORPE DN17 3JA

PROPOSED DWELLING
HOUSE

DRAWN BY:
JEM MANAGEMENT SERVICES
45 OSWALD ROAD
SCUNTHORPE 01764 922416

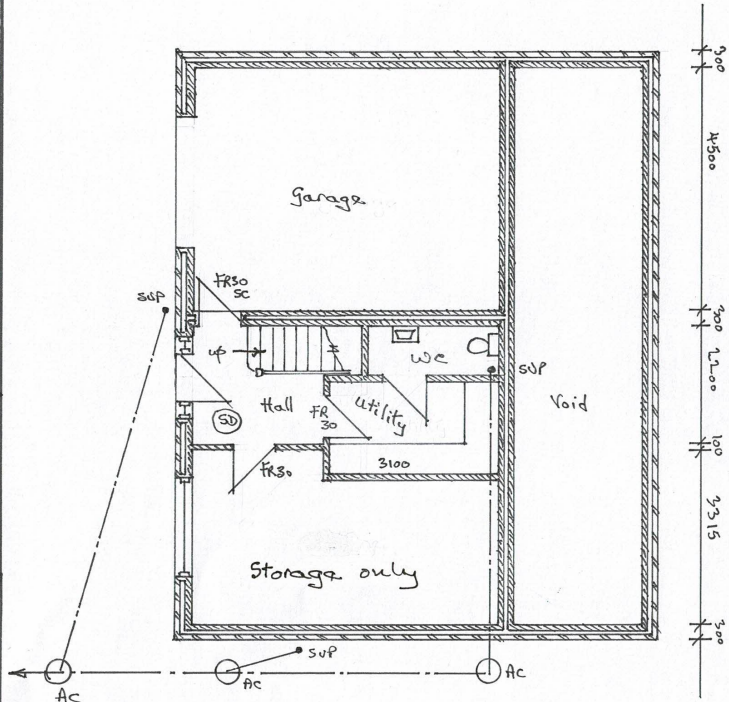
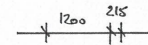
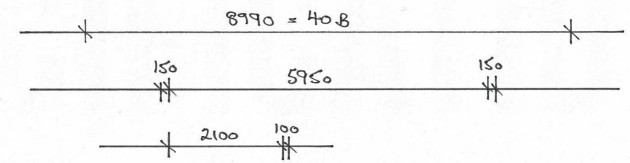
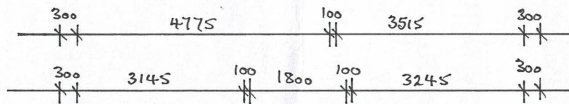
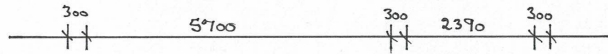
DATE: SEPTEMBER 2023

DRG. NO. PF/23/04

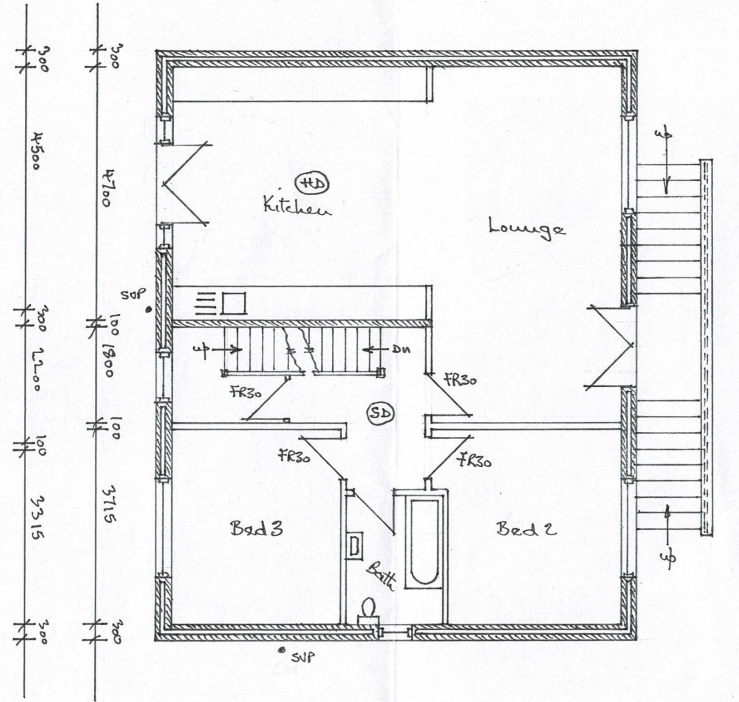
SCALE: 1/100 @ A3

REV. "A"

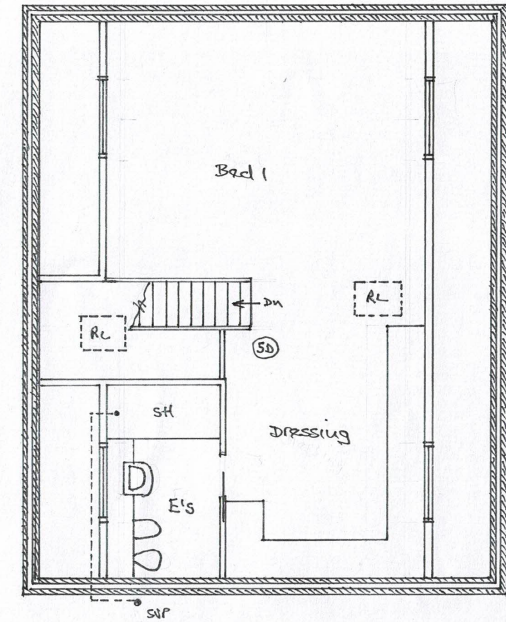
PA/2024/90 Proposed floor plans (not to scale)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



MR. P. FOX
 LAND ADJ TO 1 DERRYTHORPE ROAD
 ALTHORPE
 SCUNTHORPE DN17 3JA

PROPOSED DWELLING
 HOUSE

DRAWN BY:
 JEM MANAGEMENT SERVICES
 45 OSWALD ROAD
 SCUNTHORPE 07764 922416

DATE: SEPTEMBER 2023

DRG. NO: PF/23/03

SCALE: 1/100 @ A3

REV. "H"