

APPLICATION NO	PA/2020/1363
APPLICANT	Rebecca Woodhouse
DEVELOPMENT	Planning permission to erect a dwelling and detached garage with associated works
LOCATION	Keepers Hide, Vicarage Lane, Redbourne, DN21 4QW
PARISH	Redbourne
WARD	Ridge
CASE OFFICER	Nick Salt
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from the development plan Objection by Redbourne Parish Council

POLICIES

National Planning Policy Framework:

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

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

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

pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

Paragraph 9 states, 'Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.' It also explains that the three overarching objectives are not criteria against which every decision can or should be judged.

Paragraph 10 states that at the heart of the Framework is a presumption in favour of sustainable development.

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

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

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

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

Section 7 – Ensuring the vitality of town centres

Section 12 – Achieving well-designed places

Section 16 - Conserving and enhancing the historic environment

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Design)

CS6 (Historic Environment)

CS7 (Overall Housing Provision)

CS8 (Spatial Distribution of housing sites)

CS16 (North Lincolnshire's Landscape, Waterscape and Greenscape)

CS17 (Biodiversity)

CS19 (Flood Risk)

CS25 (Promoting Sustainable Transport)

North Lincolnshire Local Plan:

Policy H5 (New Housing Development)

Policy H7 (Backland and Tandem Development)

Policy H8 (Housing Design and Housing Mix)

Policy HE2 (Development in Conservation Areas)

Policy HE5 (Development affecting Listed Buildings)

Policy RD2 (Development in the Open Countryside)

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)

Housing and Employment Land Allocations DPD:

Policy PS1 (Presumption in Favour of Sustainable Development)

CONSULTATIONS

Highways: No objection subject to conditions relating to the details and provision of access and parking.

Drainage (Lead Local Flood Authority): No objection to the proposed development subject to the imposition of relevant planning conditions on managing surface water run-off.

Conservation: Objects – the development is not appropriate for the conservation area. The application does not preserve or enhance the character of the Redbourne conservation area and does not comply with section 72 of the Planning (Listed Building and Conservation

Areas Act) 1990 and policy HE2 of the local plan. The harm to the conservation area is not outweighed by the limited public benefits as required in the NPPF (paragraph 196). [Full response available online.]

Environmental Protection: As the proposal is for a sensitive end use, recommends a condition relating to the mitigation required if unexpected contamination is found during development.

CPRE Northern Lincolnshire: Objects. This proposal is backland development and not only impacts detrimentally on the environment and the existing garden of Keeper's Lodge, but also necessitates the removal of trees and bushes from the site.

The proposed development is at odds with a number of policies, especially policy CS6 – Historic Environment, which places a responsibility on the council to ensure that the district's historic environment is protected, conserved and enhanced. Equally importantly, the application site is outside the defined development boundary for Redbourne (apart from the access) and is therefore at odds with policies CS2, CS3 and CS8 of the Core Strategy and RD2 of the local plan.

The application also does not meet policy CS8 – Spatial Distribution of Housing Sites, which states that housing development will be strictly limited with consideration given to proposals that relate to agriculture, forestry or to meet a special need associated with the countryside. There is also a requirement to ensure that development does not have an adverse impact on the environment or landscape.

This application fails to meet these tests and the proposal is not suitable for this location, and if approved, it would result in a harmful impact on the area's character. As such, the restrictive policies of the Development Plan are not met and the proposal should be refused.

NLC Trees and Landscape: The arboricultural report, method statement and impact assessment seem to show an accurate picture of trees on the site, all of which are within the conservation area only. The tree preservation order that runs along the front of the site is a 1950 order and the trees shown on the arboricultural reports are young or semi mature, which leads to the belief that they are unlikely to have been present in 1950 and therefore would not be protected by the order.

The various reports indicate a loss of several trees, although these are mainly from within the site and should be mitigated by good quality replacement green infrastructure. This can be conditioned as part of the landscaping for the site, especially ensuring that the dwelling is adequately screened on the south side, as it would be very close to the open countryside and the reports suggest the removal of a band of trees along this boundary.

The entrance onto and off the site does appear to impinge on tree roots within the front boundary which is a cause for concern, unless it already exists. If not, a 'no dig' method of constructing the driveway, as suggested, may help prevent damage. The services would also need to be placed outside of root protection areas as much as possible.

The driveway being taken away from the large tree (T6), which appears to be outside its root protection area, is appreciated.

PARISH COUNCIL

Objects to this application on the grounds that it is outside the defined development limits for the village and is in opposition to policy CS3 Development Limits of NLC's Core Strategy; with concerns that if this development were approved it would set a precedent within the village.

This development is also at odds with policies CS2 Delivering More Sustainable Development and CS8 Spatial Distribution of Housing Sites of the Core Strategy, and RD2 Development in the Open Countryside of the North Lincolnshire Local Plan.

Concerns are also raised over access arrangements for the development.

PUBLICITY

Advertised by site notice. Two responses have been received objecting to the application on the following grounds:

- harm to the rural setting in a conservation area
- impact on view
- harm to wildlife.

Six responses supporting the proposal have also been received, noting the following:

- the area is overgrown at present
- it would not have a greater visual impact than neighbouring dwellings
- trees would be retained and protected on site
- no loss of privacy
- the size is commensurate with the rural area character
- natural habitat is conserved
- no impacts on traffic congestion
- the proposed development would remove the likelihood of a deterioration in the surrounding environment
- visual improvement
- an additional dwelling/family would be an asset to the community.

ASSESSMENT

Site description

The application site sits immediately south of the settlement development limit of Redbourne as defined in the Housing and Employment Land Allocations DPD. The site is

wholly within Redbourne conservation area. The Old Vicarage is a listed building situated two properties over to the northeast of the application site. There are open fields to the south, with the existing built development largely screened from the open countryside by mature planting and trees. The site is within SFRA Flood Zone 1 – an area of lower flood risk.

The application site bounds Keepers Hide to the north (the site is part of the existing rear garden of this dwelling), Parkside to the northwest and the rear garden of Vicarage Gate Cottage to the east, beyond which lies two relatively new dwellings in The Old Orchard and Field View.

At present, the site is largely unused, with overgrowth and a number of mature trees around the boundaries, including between the site and Keepers Hide. The open field to the south is itself bounded by trees to the west and south. The rear boundary of the site forms part of a clear visual divide between the settlement of Redbourne to the north and the open farmland to the south.

PA/2010/0905 granted planning approval for a detached house and garage, which is now Fieldside to the west. Approval was also granted (PA/2011/0254) for a detached dwelling between Fieldside and The Old Vicarage.

Proposal

This application proposes a detached one-and-a-half storey dormer bungalow with a separate single-storey garage building. The four-bedroom dwelling would measure approximately 282.45 square metres (gross internal floor area), excluding garaging, on a site area of 0.1979 hectares.

The dwelling would be aligned with a north-facing frontage and a two-storey gable projection to the rear. The eaves height of the main part of the dwelling would be 3.2 metres, with an overall ridge height of 8 metres. The rear projection of the dwelling would be over 9 metres from the rear (south) boundary. The dwelling would be approximately 25 metres west of The Old Orchard and Fieldview, and the same distance southeast of Parkside. The front elevation of the proposed dwelling would be 19 metres from the shared boundary with Keepers Hide, and over 40 metres from the rear elevation of that dwelling.

A new access and driveway along the western side of Keepers Hide from Vicarage Lane is proposed, leading to parking and turning to the front of the dwelling. The proposal seeks the retention of most of the trees on the site, including at the southern boundary and along the western side of the driveway, with the majority of the trees between the site and Keepers Hide retained.

Material considerations

The main issues in the determination of this application are the principle of the development and its impact on the character and appearance of the conservation area. The following are also considerations:

- **drainage and land contamination**
- **access and parking**
- **residential amenity.**

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 saved policies of the North Lincolnshire Local Plan (NLLP), the North Lincolnshire Core Strategy (NLCS) and the Housing and Employment Land Allocations Development Plan Document (HELADPD). Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising National Planning Practice Guidance (NPPG).

Policy CS1 of the Core Strategy sets out a spatial strategy for North Lincolnshire which seeks to support rural settlements as thriving sustainable communities, with a strong focus on retaining and enhancing local services to meet local needs, provided that any development that takes place should be in keeping with the character of the settlement.

Policy CS8 relates to the distribution of housing sites and prioritises development in Scunthorpe and the market towns, with brownfield sites and sites within development boundaries being the primary focus. With regard to rural settlements, the policy states that new housing will create opportunities for small-scale infill development that maintains the viability of the settlement and meets identified local needs without increasing the need to travel. CS8, whilst restricting housing outside development limits, contemplates some greenfield development as it refers to allowing development on such sites where it can be demonstrated that this would bring additional community benefits, contribute to building sustainable communities and be acceptable in terms of its impact on the high quality environment and adjoining countryside. This overall approach is supported by policy CS2 which sets out a sequential approach for development.

Notwithstanding the development plan policies set out above, the NPPF is a material consideration when determining planning applications. Central Government places high importance on new homes being delivered throughout the country to address the chronic shortage. Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development, which gives increased weight where a five-year housing land supply has not been identified. The five-year housing land supply statement sets out North Lincolnshire Council's assessment of its supply of housing land from 1 April 2016 to 31 March 2021, having regard to Government guidance on how this is calculated. This report states that North Lincolnshire has a 3.9 year housing land supply of deliverable sites during the period April 2016 to March 2021. North Lincolnshire does not have an identified five-year housing supply, and therefore a tilted balance is applied in support of this application for a new housing unit.

The site is outside the development boundary of Redbourne as shown in the Housing and Employment Land Allocations DPD. Whilst local plan policy RD2 provides for exceptions to the presumption against development in the open countryside, the erection of a new market dwelling as proposed is not one of them. As such, residential development in this location is contrary to the adopted Development Plan. However, in applying the tilted balance outlined above, there is a presumption in favour of the development provided that it meets the tests of sustainability and that there are no identified adverse impacts likely which would be so severe as to tip the balance against the acceptability of the proposal.

In considering the sustainability of a site, consideration must be given to the dimensions as outlined in paragraph 8 of the NPPF: economic, social and environmental.

The investment in construction and related employment would represent a small economic benefit, as would the support which the additional population would have the potential to produce for the local economy. The proposal would support the local settlement of Redbourne in accordance with policy CS1.

The proposed scheme would result in the delivery of a net increase of one dwelling at the site which would help to contribute to the mix of housing types within the locality and would contribute towards meeting local need in North Lincolnshire more broadly.

The site is a socially sustainable location for residential development as it is within walking distance of the centre of the village. Redbourne contains two out of the seven key facilities and services and is ranked 47th on the settlement hierarchy of North Lincolnshire (as of 2019). Whilst the settlement is rural and not highly sustainable in terms of supporting large development, a residential development of one dwelling is considered sustainable with regard to transport and services access. The site is also located near to a bus route to Brigg, which connects with rail services and Scunthorpe. The location of the proposal as, in effect, infill development, is also a consideration. Two dwellings in close proximity have been built close to the southern boundary of Redbourne but outside the defined settlement boundary since it was defined (as set out in the site description section of this report), and this proposal is similar.

Environmentally, sufficient landscaping and protection of existing trees and planting, where possible, could provide protection and/or enhancement for biodiversity on the site. Careful design and landscaping could ensure environmental benefit.

It is considered that the proposal would meet the test of the three sustainability dimensions and would be a sustainable and suitable form of development contributing to overall housing provision within North Lincolnshire.

The overall acceptability of the proposal therefore depends on a detailed assessment of impacts as below. Unless impacts are identified which would be so severe as to outweigh the benefit of a new dwelling in a sustainable location, the application should be approved.

Design, heritage and landscape impact

Policy context

Policy CS5 of the North Lincolnshire Core Strategy is concerned with delivering quality design in North Lincolnshire. It 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.’

This is reinforced within the local plan in policies H5, which requires development to be in keeping with the character of its surroundings, and DS1 which also relates to good residential design. Policy H7 relates to backland development such as that in question, and requires that such development does 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; or c) leading to an unacceptable proliferation of vehicular accesses to the detriment of the street scene and/or road safety.

Policy CS6 of the Core Strategy states that the council will seek to protect, conserve and enhance North Lincolnshire's historic environment, as well as the character and setting of areas of acknowledged importance, including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains. All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value. Policy HE2 of the local plan reinforces this and seeks to protect and enhance the character and appearance of the conservation area. The above policies are also considered relevant in the assessment of this application.

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

Siting and scale

As noted, the proposed dwelling would be outside the defined HELADPD settlement boundary of Redbourne, although it would adjoin it to the north. The site is not open countryside, however, and forms part of the curtilage of Keepers Hide. The southern boundary of the site follows a fairly uniform line extending from a modern housing development to the west through to the newly constructed 'Field View' to the east. The siting of the dwelling behind this line would ensure that Redbourne does not extend into the farmland to the south. The site is of sufficient scale to comfortably accommodate a detached dwelling as proposed, whilst ensuring the retention of adequate amenity space and separation distances between dwellings in this semi-rural location.

The low eaves height and dormer bungalow design of the dwelling would be appropriate in the context of the surrounding built development and the open landscape to the rear. With the majority of the trees on the site being retained, this will ensure that a dominant and incongruous aspect is not introduced when viewing the conservation area from the south. The dwelling would be largely screened from the landscape, and also screened from the road by the presence of Keepers Hide as existing.

Overall, the siting and scale of the proposed dwelling is considered acceptable in visual terms in that the sensitive nature of the surrounding built and natural context has been taken into account. The dwelling would not be closer to the open countryside than Field View further west and would not result in unacceptable overspill of development into the countryside.

Design and materiality

The dwelling is designed largely in arts and crafts style and would feature modest pitched roof dormers throughout with a low eaves height. This would be appropriate for the conservation area in that it would not be out of keeping with the surrounding dwellings. There are newly constructed dwellings to either side along the southern part of Redbourne from Vicarage Road, and the proposed form of the dwelling would not introduce a new or unacceptable type of design into the area. As noted, it would be partly screened from the street, thus limiting impact on the conservation area appearance from the north.

Materials will be conditioned to ensure that they respect the existing character and appearance of the area.

Whilst the objection from the Conservation Officer is noted, it is not considered that there would be any substantial adverse impact on the character and appearance of Redbourne conservation area resulting from the proposal. The key aspect in preserving the area character is the retention of tree screening, which is discussed below.

The proposed garage would follow the design of the house and would not be inappropriate for the site, being of a modest height and scale and sited between the proposed dwelling and Keepers Hide.

Trees and landscaping

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

Policy LC12 relates to the protection of trees, woodland and hedgerows. The site, and this area of Redbourne in general, is characterised by a clear buffer of mature trees forming the boundary between the conservation area and the open countryside to the south. Trees also form a key part of the street scene from Vicarage Lane.

The applicant has submitted an arboricultural impact assessment and method statement in support of the application. These have been reviewed by the council's Trees and Landscape Officer who accepts their accuracy. Some low quality trees would be removed to the centre and south of the site. However, the key mature trees of quality would be retained, which would retain natural screening for the site when viewed from the south, and between the proposed dwelling and Keepers Hide. Suitable conditions are proposed which would ensure that the development is carried out in accordance with the proposed tree protection measures.

Overall, the majority of trees on the site would be preserved. Subject to their protection, the verdant nature of the site would be protected and impact on the surrounding landscape and the conservation area minimised.

Drainage and land contamination

The site lies within flood zone 1 according to the council's SFRA. Whilst in principle it is not considered that flood risk on and off the site would be significantly increased, or that there is significant risk to life for future occupants through flooding, the following is noted.

With regard to localised flooding and drainage, the council's Drainage team have been consulted. They recommend conditions controlling surface water run-off, which would ensure that any risk of localised or surface flooding within the site or to the immediate neighbours is addressed, in accordance policies CS19 of the Core Strategy and DS16 of the local plan.

Policy DS7 of the 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.

The Environmental Health team note that the application for residential development is a sensitive end use. As such, a condition requiring suitable mitigations to be agreed with the council in the event of any unexpected contamination being discovered during development shall be included, should permission be granted. Subject to there being no insurmountable contamination issues, there is no objection in this regard.

Access and parking

Policy T2 of the North Lincolnshire Local Plan states that all development should be served by a satisfactory access. Policy T19 is concerned with parking provision as well as general highway safety. Both policies are considered relevant.

The council's highways team have reviewed the submitted plans and have no objections subject to conditions requiring implementation of the access and parking as appropriate, prior to occupation, and to ensure no loose material can enter the highway.

The existing access has safe visibility onto the highway onto what is a residential road only, and there is sufficient space within the application site for appropriate levels of parking for the dwelling.

Residential amenity

Local plan policy DS1(iii) 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 states that development will only be permitted where it does not result in overlooking or a loss of privacy to existing developments, or any other loss of amenity to existing dwellings. This is reiterated by policy H7 which seeks to ensure that there is no adverse effect on the amenities of any residential premises or adjoining use through overlooking and loss of privacy or loss of amenity area to the adjoining dwellings.

With regard to overshadowing, the height of the proposed dwelling at 8 metres and the proposed main eaves height of 3.2 metres have been considered in relation to the scale and positioning of the proposed dwelling relative to the neighbouring dwellings and gardens/amenity spaces. Over 19 metres would be retained to the boundary with the host dwelling at Keepers Hide and the new dwelling, thus negating any risk of substantial mutual shadowing between these properties. There would be over 30 metres separation distance between the proposed dwelling and the other neighbouring dwellings. There would be no overshadowing impact on the habitable room windows of the neighbouring dwellings and therefore no loss of light into the dwellings themselves. The proposal would not result in an unacceptable loss of amenity in this regard.

In terms of overlooking, the proposed dwelling would have two windows at first floor level, one serving a bathroom and one which would face into the site and not directly towards any neighbouring dwelling within 21 metres. The first floor front elevation dormer windows would serve primary rooms but due to the distance of 19 metres to the boundary with Keepers Hide, and around 40 metres to the rear elevation of that property, in addition to the retention of the mature trees between, it is not considered likely that any unacceptable overlooking would result.

The primary garden area serving Keepers Hide would be retained, with the property still enjoying an appropriate level of outdoor amenity space. The loss of the site area to the south would not have a significant impact as it is largely underused at present.

The level of noise likely to be generated by the residential use of the proposal would not likely be unusual for a residential area. It would also be dampened by the separation distances to surrounding dwellings and the retention of trees, planting and walls to the boundaries. Overall noise in the immediate area is unlikely to significantly increase.

Overall, it is not considered that the proposal would result in any unacceptable impacts on the residential amenity of neighbours. The application would therefore accord with local plan policies DS1, H5 and H7 with regard to amenity.

Other matters

The building would be on an area of largely rough overgrowth which is not considered likely to house significant wildlife habitats. The retention of the mature trees along the boundaries will be key to preserving nesting areas etc. for birds. No objections have been received from the council's ecologist.

Loss of view has been raised as a concern by neighbours. This is not a material planning consideration, although impact on the landscape more generally is, and has been considered above.

Conclusion

This application requires a careful balance between the need for housing within North Lincolnshire and the need to preserve the character and appearance of the conservation area and the landscape appearance.

The tilted balance in favour of the provision of an additional housing unit in North Lincolnshire applies, and is considered to tip the planning balance in favour of the proposal, despite its location outside the defined settlement boundary. No significant adverse impacts have been identified which would outweigh this as the dwelling would be sympathetic to its natural and built context, and the proposal is therefore recommended for approval.

Pre-commencement conditions

The pre-commencement conditions below have been agreed with the agent/applicant.

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:

J1911 00101 A - Site Location Plan
J1911 00103 A - Proposed Site Plan
J1911 00104 - Proposed Floor Plans
J1911 00105 - Proposed Elevations
J1911 00106 - Proposed Landscape Plan
J1911 00107 - Proposed Site Sections
J1911 00108 - Proposed Section
J1911 00109 - Proposed Site Plan and Drainage Scheme
J1911 00110 - Proposed Garage Elevations and Floor Plan.

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 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 policies DS16 of the North Lincolnshire Local Plan, CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 155, 157, 163 and 165 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 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 policies T19 of the North Lincolnshire Local Plan, CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraph 163 of the National Planning Policy Framework.

5.

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.

6.

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.

7.

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.

8.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings and the wider conservation area in the interests of visual amenity, in accordance with policies DS1 and HE2 of the North Lincolnshire Local Plan, and CS5 and CS6 of the North Lincolnshire Core Strategy.

9.

No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include soft boundary treatments to the south of the site in addition to the retained trees.

Reason

In the interests of the visual amenity of the conservation area, the application site and the adjacent open landscape.

10.

No trees shown as retained on the submitted Arboricultural Method Statement (Delta-Simons Project No. 19-0945.02, April 2020) shall be wilfully damaged or destroyed or uprooted, felled, lopped or topped nor any other works carried out which would cause damage to the root systems or otherwise threaten the lives of the trees without the previous written consent of the local planning authority. Any trees removed without such consent, or dying or being severely damaged, or becoming seriously diseased, shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason

To protect the existing trees on the site.

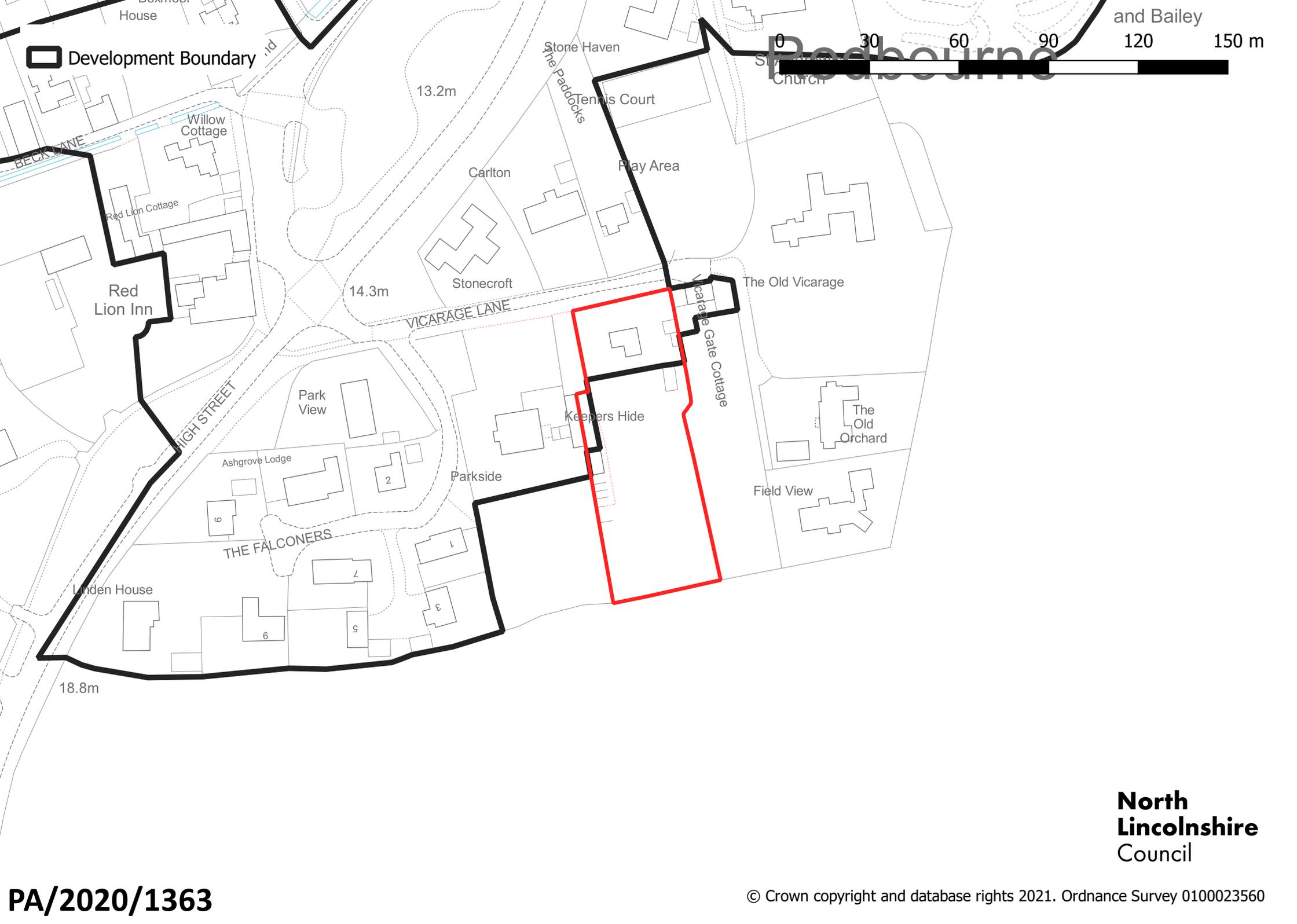
Informative 1

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

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

Informative 2

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



 Development Boundary



PA/2020/1363

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**North
Lincolnshire
Council**

PA/2020/1363 Aerial view/context (not to scale)

RH/KPB/J1911 JULY 2020

DESIGN AND ACCESS STATEMENT:

APPLICATION FOR PLANNING PERMISSION FOR A PROPOSED DWELLING AT LAND TO THE REAR OF KEEPERS HIDE, VICARAGE LANE, REDBOURNE, NORTH LINCOLNSHIRE



Aerial view illustrating how the proposed development integrates within the local context. New houses located to the east of the subject site (set within the grounds of the Old Vicarage) illustrate how good design can produce excellent results within a very sensitive location or "backland" setting.



PA/2020/1363 Proposed elevations (not to scale)

Do not scale off this drawing - All dimensions and setting out to be verified on site. If in doubt contact the originator for clarification.

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NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SECTION A-A



Rev	Revision note	Date	Drawn by
	PROPOSED SINGLE DWELLING AT LAND TO THE REAR OF KEEPERS HIDE, REDBOURNE		
	Drawn by BN	Checked	Date FEB 2020
	PROPOSED ELEVATION & SECTION	Dwg No J1911 00105	Scale 1:100@A2
			Rev

PA/2020/1363 Proposed landscaping (not to scale)

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PROPOSED LANDSCAPE PLAN
 0 5 10 15 20 25m
 Scale bar 1:250.



Rev	Revision note	Date	Drawn by
1	PROPOSED SINGLE DWELLING AT LAND TO THE REAR OF KEEPERS HIDE. REDSCOURE		
	Drawn by	Checked	Date
	IG		JULY 2020
	Scale		1:250 @ A1
	PROPOSED LANDSCAPE PLAN	Dwg No	Rev
		J1911.00/06	

Framework Architects

2 MARINE ROAD, BARTON LANE END, BARTON MARSH, LINCOLN, LN4 2DA
 T: 0202 02081 E: info@framework.co.uk W: framework.co.uk

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