

<b>APPLICATION NO</b>	<b>PA/2021/2122</b>
<b>APPLICANT</b>	Mr & Mrs N Hall
<b>DEVELOPMENT</b>	Planning permission to erect a dwelling
<b>LOCATION</b>	Land adjacent to 'The barn', Wakefield Farm, Carr Lane, East Lound
<b>PARISH</b>	Haxey
<b>WARD</b>	Axholme South
<b>CASE OFFICER</b>	Martin Evans
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Haxey 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 47 makes clear that 'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.'

Paragraph 130 states, 'Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

**North Lincolnshire Local Plan:**

DS1 General Requirements

DS7 Contaminated Land

DS14 Foul Sewage and Surface Water Drainage

H5 New Housing Development

H8 Housing Design and Housing Mix

T2 Access to Development

T19 Car Parking Provision and Standards

LC14 Areas of Special Historic Landscape Interest

**North Lincolnshire Core Strategy:**

CS1 Spatial Strategy for North Lincolnshire

CS2 Delivering more Sustainable Development

CS3 Development Limits

CS5 Delivering Quality Design in North Lincolnshire

CS7 Overall Housing Provision

CS8 Spatial Distribution of Housing Sites

CS17 Biodiversity

**Housing and Employment Land Allocations Development Plan Document (DPD)**

PS1 Presumption in favour of sustainable development

Inset 74 – East

**CONSULTATIONS**

**Highways:** Support the proposal subject to conditions.

**LLFA Drainage:** Recommend conditions to prevent surface water flowing from the site onto the highway and vice versa.

**Environmental Protection:** Recommends a contaminated land condition.

**Historic Environment Record (Archaeology):** Summary of advice:

- The proposed development is located within the Area of Special Historic Landscape Interest of the Isle of Axholme (Local Plan, 2003, Policy LC14).
- This area is designated for its unique historic landscape retaining the pattern of ancient open strip fields and enclosures surrounding the villages on the Isle.
- The proposed site is located within the Early Enclosed Land in the historic core of East Lound village.
- The scale and design of the proposed dwelling does not take account of its historic surroundings and is an over-development of the plot that would affect the appearance of the adjacent historic built form and settlement.
- The proposed development would be an unacceptable extension and intrusion of the built environment into the historic landscape, contributing to adverse character change and affecting the setting and legibility.
- The Historic Environment Record recommends refusal of planning permission as the development would adversely affect the character, appearance and setting of the historic landscape contrary to the NPPF, Core Strategy policies CS5 and CS6 and local plan policies LC14 and DS1.

## **PARISH COUNCIL**

Objects stating:

The Planning Statement is well presented and identifies local plan policy. The site is in the rural hamlet of East Lound, the plot is paddock and regarded as agriculture. It is in the building envelope and meets the infill policy of the Local plan and NPPF. It is regrettable that the loss of such spaces within rural hamlets inevitably affects the character of the hamlet, and that local plan policy does not recognise this. It will not affect the street scene but is close to the neighbouring property to the south, concerns of overshadowing or effect on privacy could be allayed by setting the proposed dormer bungalow further from the boundary. The dwelling is proposed to be a dormer bungalow and elderly accommodation is needed in the area in the form of bungalows. We consider it would not meet this need having a second storey. It is not affordable or social housing and does not meet the needs of the area and is considered market housing and has no identified need.

and:

Proposed new local plan policy – policy H5 Housing for older people:

- a. Encourage the incorporation of adaptable features within all new residential development to meet household needs over time; and on large strategic sites developers will be required to deliver specific provision to meet older people's needs including bungalows, level access flats and supported homes; and



NLC new local plan identifies a need for older people housing in the form of bungalows, it clearly recognises level access in flats, and it would seem obvious the same applies to bungalows. Dormers have a second floor which would present issues of access and safety for the elderly.

The parish council's comments have been rejected in the past relating to housing need and in particular social and affordable in favour of market housing for which there is no proven need.

## **PUBLICITY**

A site notice has been displayed and one response has been received objecting to the proposal on the following grounds:

- the site is within an area of amenity importance and special historic landscape interest contrary to policies LC11 and LC14; harmful design that does not reflect the traditional character of the buildings in the area in terms of height (two-storey instead of one-storey) and lack of symmetry
- harm to residential amenity of The Holt by virtue of size, scale, massing and overshadowing of the proposed dwelling
- loss of privacy to The Holt by overlooking the kitchen and bedroom windows
- inadequate disposal of surface water
- no ecological statement to show how the loss of wildlife habitat will be mitigated.

## **ASSESSMENT**

### **Planning history**

None.

### **Site characteristics**

The application site is located on the west side of Carr Lane and is flat land between the barns serving Wakefield Farm to the north and the single-storey bungalow to the south known as The Holt. The surrounding area is predominantly residential and characterised by dwellings of mixed character. The site is within the East Lound development limit, SFRA flood zone 1 (low risk), and the Area of Special Historic Landscape Interest.

### **Proposal**

This is an application for planning permission for a dormer bungalow with associated access to Carr Lane, turning area and rear garden.

### **The key issues for this proposal include:**

- **the principle of development;**
- **design and character impacts;**

- **impact upon residential amenity;**
- **impact upon highway safety;**
- **land contamination and drainage; and**
- **biodiversity.**

**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).

Central Government places high importance on new homes being delivered throughout the country to address the chronic shortage. 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 guide the supply of housing should not be considered up-to-date. A recent review of the Five-Year Housing Land Position Statement in August 2021 identified that North Lincolnshire Council can demonstrate a five-year housing land supply. There is therefore no tilted balance applied through paragraph 11 of the NPPF.

Policy CS1 sets out that the rural settlement of East Lound will be supported as a thriving sustainable community, with a strong focus on retaining and enhancing existing local services to meet local needs. Development will be limited and should take into account levels of local service provision, infrastructure capacity and accessibility. Any development that takes place should be in keeping with the character and nature of the settlement.

Policy CS2 establishes a sequential approach will be adopted with development focused on Scunthorpe, then market towns, then small-scale developments within the defined development limits of rural settlements to meet identified local needs. Policy CS3 and the Housing and Employment Land Allocations DPD show that the site is within the East Lound development limit. Policy CS5 requires development to be well designed and appropriate for its context. Policy CS7 requires a mix of housing types.

There are no local services within East Lound. However, the settlement is located within the parish of Haxey which has a number of local services including shops, a primary school, playing fields and a village hall a short distance to the west. It is considered that the erection of one dwelling could reasonably result in these local services within Haxey being supported by the occupants of the proposed development. As noted in paragraph 79 of the NPPF, 'Where there are groups of smaller settlements, development in one village may support services in a village nearby.'

The proposal is located within the development limit of East Lound in a relatively sustainable location with access to a range of service and facilities. It is considered the

proposal complies with the development plan policies relevant to the principle of development, namely CS1, CS2, CS3 and the Housing and Employment Land Allocations DPD. There is considered to be a need for all types of housing within the council area. The parish council refers to a need for bungalows and to emerging local plan policy H5. However, this policy requires bungalows on large strategic sites which does not apply to the application site.

### **Design and character impacts**

Policy DS1 expects a 'high standard of design' and identifies that proposals will be considered against two criteria:

- (i) the design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area; and
- (ii) the design and layout should respect and where possible retain and/or enhance the existing landform of the site.

Policy CS5 of the North Lincolnshire Core Strategy is also relevant. 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' and '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 entails a modest chalet bungalow with well proportioned dormer windows and a brick and tile finish. This is in keeping with the character of the adjacent bungalows. The proposal therefore complies with policies DS1 and CS5.

### **Impact upon the Area of Special Historic Landscape Interest**

The historic landscape of the Isle is a heritage asset of historic interest as defined in the NPPF and is clearly identified as such in the local plan (Landscape and Conservation section), as well as on the relevant area inset and proposals maps. Within the LC14 policy area the Ancient Open Strip Fields (Miller, AOSF) form the historic character core of the Isle of Axholme historic landscape. The Early Enclosed Land (Miller, EEL), created by piecemeal enclosure of blocks of former strips into small irregular fields, buffers the AOSF together with the surrounding Recent Enclosed Land (Miller, REL) on the low-lying former wetlands. These three historic landscape character zones encompass the majority of the LC14 policy area, together with other discrete character areas, such as the important Turbaries and Moorland Allotments (Miller, RM&T), Designed Landscape (Parkland), and the Settlement and Building Types.

The historic landscape character of the Isle of Axholme is the sum of these historic landscape character zones and types. The LC14 policy area includes all the character zones and types within the designated area and seeks to protect the character, appearance and setting of the historic landscape as a whole. The essential character and appearance of the AOSF historic landscape type is of open unenclosed agricultural land and the lack of any physical boundary features, including hedgerows and fences; other characteristics of this landscape include the roads, common ways and access tracks known locally as meres; a general absence of farms in the open fields, these being located in the built-up settlement areas; and the presence of visual reference points such as church, mill and water towers that afford legibility to the core historic landscape and form part of its setting. Also

characteristic of the ancient open field landscape are areas of piecemeal enclosure, frequently found around the fringes of the open strip fields and the settlements where they form the immediate setting of the AOSF. This 'Early Enclosed Land' (EEL) comprising amalgamated blocks of strips within the former open fields served as 'home closes' for stock-keeping and mixed farming, and date from the late-medieval period onwards. Early, in this context, does not necessarily refer to the period at which the enclosure happened, but to the character of an individual strip, or group of strips, enclosed directly from the open field. These early enclosed fields are typified by their narrow long or irregular shape, with sinuous boundaries that retain the S-shaped ploughing curve of the former cultivated strips; often hedged, the character of the EEL is in marked contrast to the unenclosed, AOSF that they frequently buffer.

Elsewhere enclosures with regular straight boundaries, frequently formed by ditches, were laid out when the marshlands surrounding the Isle were drained to create farmland from the 17th century onwards. The enclosures of this 'Recent Enclosed Land' (REL) are largely devoid of upstanding boundary features and maintain the characteristic open aspect of this historic landscape, even where such enclosures are combined into blocks of large modern fields. The enclosed landscape character types are important in their own right and in terms of their spatial associations with each other, and with the remaining areas of the open strip fields at the core of the historic landscape, surrounding the villages of the Isle, and also with the Turbaries. The individual historic landscape character areas share their settings with the other character type areas, and together they form the overall setting of the historic landscape character. The evolution over time of these distinctive historic character types with their differing and contrasting physical features and appearance that add to their legibility are what make the Isle of Axholme a 'Special Landscape'. The persistence of these elements of the former landscape and the resultant openness of the core area remains the dominant characteristic of the contemporary landscape of historical importance.

This remnant landscape is acknowledged as the best example of very few surviving landscapes of this type in the country, with the Isle of Axholme being by far the largest of the three best-known survivors. For these reasons the Isle of Axholme historic landscape is of national importance, however is not capable of formal designation as a heritage asset under current legislation, which relates specifically to Listed Buildings, Conservation Areas and Scheduled Monuments. Historic landscape assessment policy LC14 states the Isle of Axholme is designated as an area of Special Historic Landscape Interest. Within this area, development will not be permitted which would destroy, damage, or adversely affect the character, appearance or setting of the historic landscape, or any of its features.

The proposed dwelling lies within the ASHLI covered by the LC14 policy area (Inset 74, Local Plan, 2003) with an adjoining Area of Amenity Land (Local Plan policy LC11). The proposed house plot lies within the historic core of East Lound within the Early Enclosed Land (EEL) historic character zone that encompasses the village of East Lound. The characteristics of the EEL zone are clearly legible across this area south of the village. These can be appreciated from the Brackenhill Road frontage looking across the Area of Amenity Land towards the proposal site and from within the historic landscape to the south-west of the site including from the public right of way. There are also views across the site from Carr Lane looking out across the historic landscape. Carr Lane is a narrow road off the main village street. At the north end where the plot is located there are a number of 19th century buildings including the historic barns to the rear of Wakefield Farm adjacent to the plot and several traditional roadside properties fronting onto the lane opposite the site and extending further down the east side of the lane. South of the proposed plot there are three

modern bungalows. The proposed plot is a narrow rectangle sandwiched between the historic barns to the north and the single-storey bungalow to the south.

The council's archaeologist objects to the proposal and recommends refusal based primarily on the scale and design of the proposed dwelling which they consider does not take account of its historic surroundings and is an over-development of the plot that would affect the appearance of the adjacent historic built form and settlement.

The site is located in an area with a variety of property designs, ages, heights and finishing materials. There is no prevailing building line in the area. The scale, mass and design of the proposals for a modest dormer bungalow are considered appropriate within this context. Development of this infill plot would have minimal impact upon the Area of Special Historic Landscape Interest.

The design and impact upon the ASHLI are considered acceptable and the site is not within an area of amenity importance, contrary to received objections.

### **Impact upon 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'.

The proposed block plan shows a separation distance of approximately 2m between the side elevation of The Holt and the proposed dwelling. The side elevation of The Holt contains a clear glazed utility room window and door and an obscure glazed utility window; an obscure glazed bathroom window; clear glazed bedroom/office window; and an obscure glazed en-suite. There are also two rooflights.

These side openings currently benefit from a relatively low side fence which provides outlook and light from the undeveloped application site. However, it should be noted a 2m high fence could be erected along this common boundary without planning permission which would do much to remove this outlook and the level of light received by these rooms. These openings are north-facing meaning they would not receive direct sunlight. The only habitable room opening is the clear glazed bedroom/office window. The proposed dwelling would be located further east than The Holt which means an element of outlook and light is likely to be retained for this room. The impact upon these side openings is not considered to amount to a reason for refusal, particularly given fence permitted development rights as a fall-back position. The proposal has ground and first-floor side bathroom windows that are to be obscure glazed, as well as a ground-floor clear glazed utility room door and window. It is considered necessary to condition that all of these side openings are obscure glazed to prevent harmful mutual overlooking. The projection of the proposal beyond the front elevation of The Holt is considered acceptable, noting the presence of the garage of The Holt directly to the front. The dwelling known as 'The Barn' to the north of the site is more distant with a separation distance of approximately 10m.

The proposal would not result in unacceptable harm to residential amenity despite objections to the contrary. The proposal is therefore considered to be acceptable in this regard with policies DS1 and H5 of the North Lincolnshire Local Plan.

## **Impact upon highway safety**

Policy T2 of the North Lincolnshire Local Plan states that all development should be served by a satisfactory access. Policy T19 is concerned with appropriate parking provision.

The proposal entails a suitable access with garaging, parking and turning for three or more cars which is acceptable. Highways raise no objection and recommend the following conditions:

- to secure improvements to the existing vehicular access [the existing access is not being used, making this condition unnecessary];
- no loose material on the driveway [this is necessary and recommended];
- no item above 1.05m in height across and 2m into the site frontage [this is necessary and recommended];
- the provision of vehicle facilities prior to occupation [this is necessary and recommended].

The details are considered suitable and the impact on highway safety is acceptable.

## **Land contamination and drainage**

Policy DS7 relates to contaminated land. Environmental Protection recommend a condition for contaminated land which is necessary given previous uses of the site.

Policy DS14 states, 'The council will require satisfactory provision to be made for the disposal of foul and surface water from new development, either by agreeing details before planning permission is granted, or by imposing conditions on a planning permission.' The LLFA raises no objections subject to conditions regarding the flow of water from the highway to the site and vice versa. Foul drainage is proposed to mains sewer and surface water to soakaway. Foul and surface water drainage details are secured by condition.

## **Biodiversity**

Policy CS17 requires 'Ensuring development seeks to produce a net gain in biodiversity by designing in wildlife'. The site is of negligible ecological value. Ecological enhancements are secured by condition in accordance with this policy.

## **Conclusion**

The proposal is acceptable in principle. The proposal is suitably designed and would not harm the area of historic landscape interest. No harm to residential amenity or highway safety would arise, and the ability to address technical matters such as land contamination, drainage and ecological enhancements by condition mean it is recommended that planning permission is granted subject to conditions.

## **Pre-commencement conditions**

Pre-commencement conditions have been agreed by the 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:

CWX-HALL-2021-01A

CWX-HALL-2021-02.

Reason

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

3.

Unless otherwise agreed by the local planning authority, development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until Parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until Part 4 has been complied with in relation to that contamination.

#### Part 1: Site Characteristics

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health,
  - property (existing or proposed), including buildings, crops, livestock, pets, woodland, and service lines and pipes;
  - adjoining land;
  - groundwaters and surface waters;
  - ecological systems; and
  - archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and a proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

#### Part 2: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

#### Part 3: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks' written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the local planning authority.

#### Part 4: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary, a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.

#### Reason

To ensure the site is safe for future users and construction workers.

4.

Before the dwelling is first occupied all south-facing openings shall be obscure glazed to a minimum of Privacy Level 3 in accordance with the Pilkington Scale of Obscuration and retained in that condition thereafter.

#### Reason

To protect the living conditions presently enjoyed by the occupants of adjoining properties and the privacy of future occupants of the dwelling in accordance with policy DS1 of the North Lincolnshire Local Plan.



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.

Nothing shall at any time, whether permitted by The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or not, 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.

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.

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 paragraphs 159 to 169 of the National Planning Policy Framework.

9.

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

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 paragraphs 159 to 169 of the National Planning Policy Framework.

10.

No development shall take place until a detailed foul and surface water drainage strategy have been submitted to and approved in writing by the local planning authority. SuDS should be considered. Full ground investigations must be carried out along with a feasibility assessment for infiltration. Infiltration tests should comprise full-scale tests to demonstrate long-term effectiveness and suitability. Reference should be made to North Lincolnshire Council's SuDS and Flood Risk Guidance Document. The drainage scheme shall be implemented in accordance with the approved submitted details, completed prior to the occupation of any dwelling or building within each phase or sub-phase of the development on site, and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the local planning authority.

**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, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

11.

No development above ground level shall take place until proposals for ecological enhancements have been submitted to and approved by the local planning authority. The approved enhancements shall be installed within 12 months of development being completed and shall thereafter be retained.

**Reason**

To secure biodiversity enhancements in pursuance of policy CS17 of the North Lincolnshire Core Strategy.

**Informative 1**

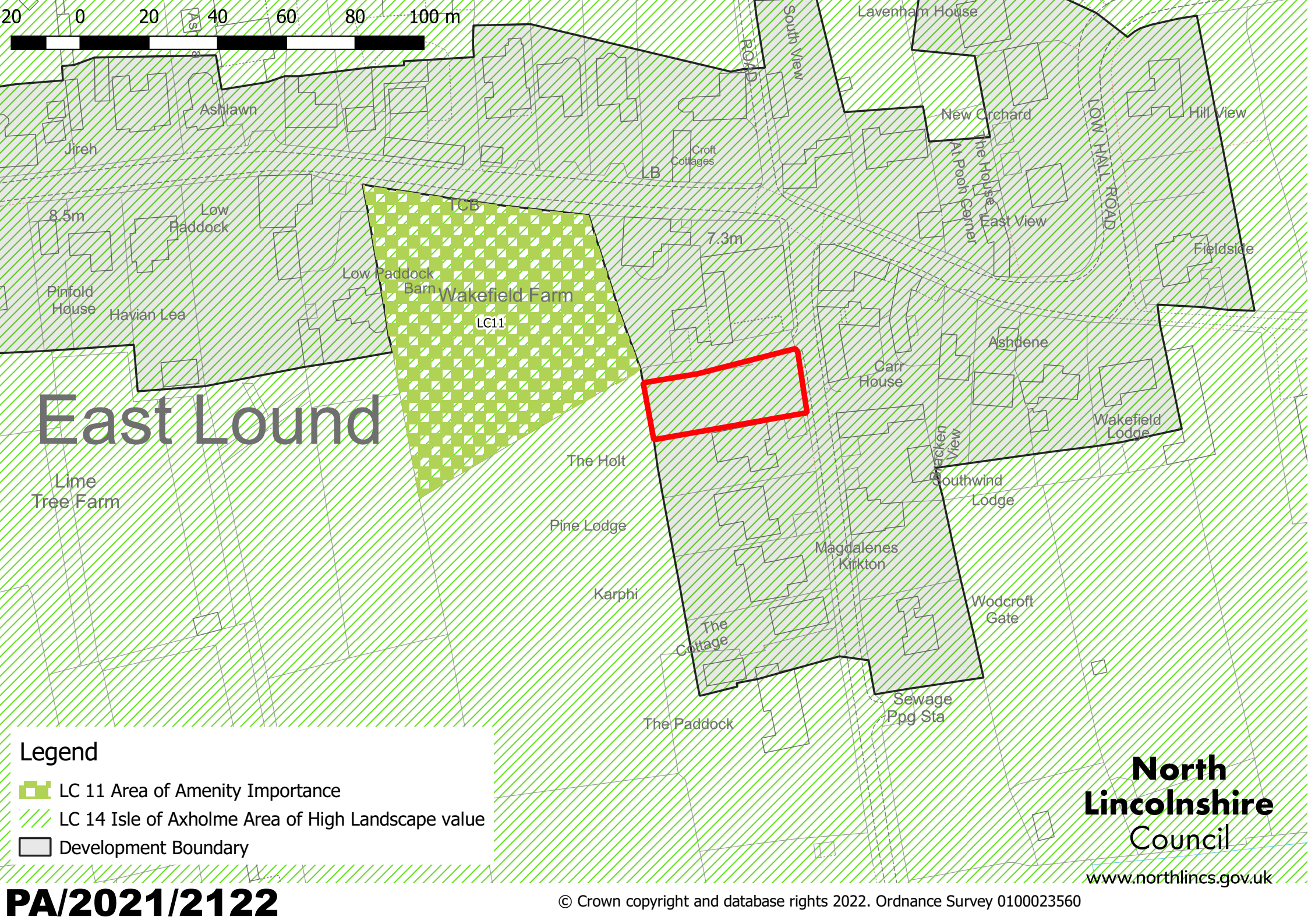
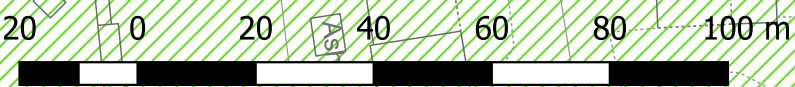
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

**Informative 2**




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

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





# East Lound

- Legend**
-  LC 11 Area of Amenity Importance
  -  LC 14 Isle of Axholme Area of High Landscape value
  -  Development Boundary

**North  
Lincolnshire  
Council**

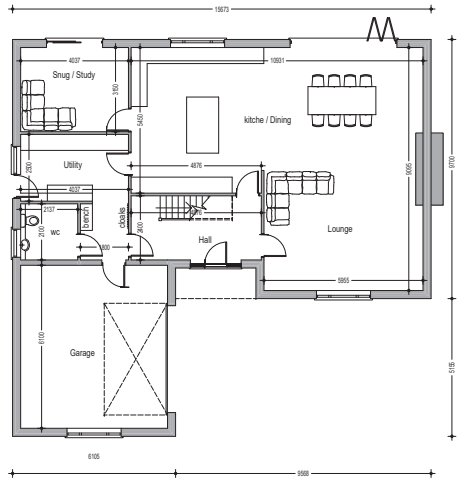
[www.northlincs.gov.uk](http://www.northlincs.gov.uk)

**PA/2021/2122**

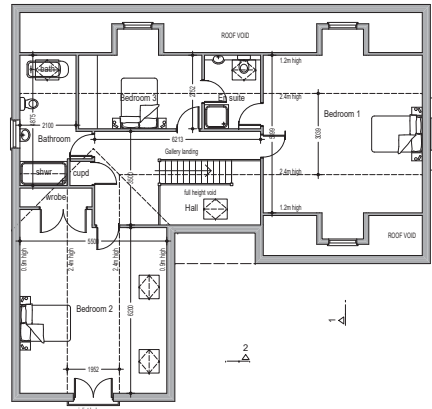
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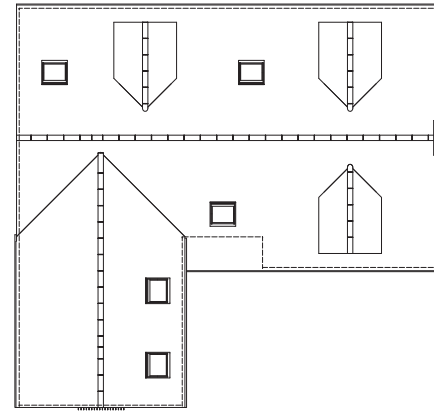
# PA/2021/2122 Proposed plans (not to scale)



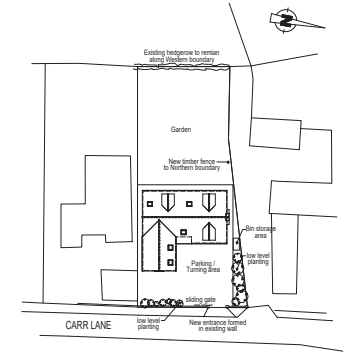
PROPOSED GROUND FLOOR PLAN  
1:100



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN



PROPOSED SIDE - NORTH - ELEVATION



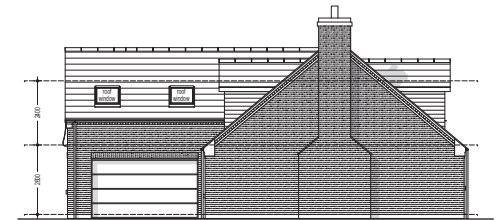
PROPOSED FRONT - EAST - ELEVATION  
1:100



PROPOSED SIDE - SOUTH - ELEVATION



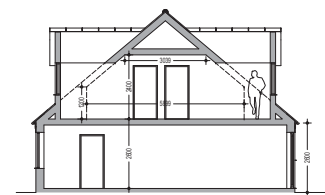
PROPOSED REAR - WEST - ELEVATION



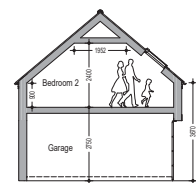
PROPOSED FRONT IMAGE



PROPOSED REAR IMAGE



PROPOSED SECTION 1 - 1  
1:100



PROPOSED SECTION 2 - 2



facing bricks - Wienerberger Hathaway Brindled



Roof Tiles - Wienerberger Rivius



Windows - upvc cream mock sash

### PROPOSED MATERIALS

facing bricks - Wienerberger Hathaway Brindled  
 Roof Tiles - Wienerberger Rivius  
 Dorma Cheeks - Anthracite cladding  
 Windows - upvc cream mock sash with stone cills and brick headers  
 Guttering - upvc black half round



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- Project
- PROPOSED NEW DWELLING
- THE BARN, WAKEFIELD FARM
- CARR LANE
- EAST LOUND

Title:  
 PROPOSED PLANS AND ELEVATIONS

Scale 1:100 @ A1	Date 11-2021	Drawn DS
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Drawing No. CWX-HALL-2021-01A

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