

APPLICATION NO	PA/2020/322
APPLICANT	Mr Colin Addlesee
DEVELOPMENT	Planning permission to erect a bungalow and detached garage
LOCATION	Land adjacent to Addlesee, Carrhouse Road, Carrhouse, Belton, DN9 1PR
PARISH	Belton
WARD	Axholme Central
CASE OFFICER	Brian McParland
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from the development plan

POLICIES

National Planning Policy Framework:

Paragraph 11(d) – Plans and decisions should apply a presumption in favour of sustainable development:

where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: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 this Framework taken as a whole.

Paragraph 12 – The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

North Lincolnshire Local Plan: DS1, DS7, DS14, DS16, RD2, HE2, T2, T19, LC14, LC7

North Lincolnshire Core Strategy: CS1, CS2, CS3, CS5, CS6, CS7, CS8, CS18, CS19

CONSULTATIONS

Highways: No objection but recommend conditions relating to loose material, parking, access and visibility splays.

Drainage: No objection but recommend conditions relating to the submission of surface water drainage details.

Environmental Protection: No objection but recommend a contaminated land condition.

Archaeology: Objects:

- The application site lies within the Area of Special Historic Landscape Interest of the Isle of Axholme (local plan policy LC14) and affects a grade II listed building.
- 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 application site is adjacent to the core historic landscape of Belton Field, one of the best preserved ancient open strip field areas in the Isle.
- The proposed development would be an unacceptable visual intrusion and extension of the built environment into the historic landscape, contributing to adverse character change and affecting the setting of the core historic landscape and the listed building that shares this setting.
- 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 and local planning policies LC14, LC7, HE5 and RD2, and Core Strategy policy CS6.

Conservation Officer: Objects to the application as the proposed bungalow and garage will have a negative impact on the setting of Addlesee Cottage, a grade II listed cottage. It is recommended that the application is refused.

Severn Trent Water: No objection but recommends an informative.

Isle of Axholme Water Level Management Board: The Board maintained Medley Drain, an open watercourse, exists to the south and west of the site, to which byelaws and the Land Drainage Act 1991 applies.

The Board's consent is required for any works that increase the flow or volume of water to any watercourse or culvert within the Board's district (other than directly to a main river for which the consent of the Environment Agency will be required).

Environmental Agency: No objection. The site lies in Flood Zone 1 of the Flood Map for Planning although within Zone 2/3a of the North and North East Lincolnshire Strategic Flood Risk Assessment (SFRA) November 2011, which is currently being updated.

Based on the submitted Flood Risk Assessment, the site at its lowest point is at the critical flood level of 4.1 metres AOD established in the SFRA for this area and floor levels are to be raised to 4.4 metres AOD.

No objection to the application and no further comments to make.

PARISH COUNCIL

No comments received.

PUBLICITY

Advertised by site and press notice as a departure from the local plan. No comments have been received.

ASSESSMENT

Planning history

- 2/1987/0773: Outline planning permission to erect two detached dwellings – approved 16/12/1987
- 2/1988/0796: Approval of detailed particulars reserved for subsequent approval by outline planning permission 2/0773/87 to erect a detached bungalow and garage – approved 17/10/1988
- PA/1999/0189: Outline planning permission to erect three dwellings – approved 18/02/2000
- PA/2003/0069: Outline planning permission to erect three dwellings (renewal of outline planning permission 1999/0189 dated 18/02/1999) – refused 13/03/2003
- PA/2003/1319: Outline planning permission to erect a dwelling – refused 08/12/2003
- PA/2020/1801: Outline planning permission to erect a detached dwelling with appearance, landscaping, layout and scale reserved for subsequent consideration – refused 26/01/2021, but appeal allowed 09/09/2021 (APP/Y2003/W/21/-3274828).

The main issues to be considered are whether adequate justification can be demonstrated regarding the principle of the development, impact on the historic character and appearance of the locality, and on the listed building, the highway and land quality.

The site

The application site lies on the south-west side of Carrhouse Road, towards the edge of Carrhouse, between a vacant plot (which has now gained planning permission for a single dwelling by way of appeal which will be further mentioned within this report) and a vacant, partly derelict, listed farmhouse known as Addlesee Cottage. Opposite the site are other dwellings, accesses and street furniture, including streetlights. As such, the site appears to be within, and part of, the built area of Carrhouse, which is made up of relatively low-density dwellings of a variety of ages, scale, character and appearance. Despite this, the site lies outside the defined settlement boundary.

The site is therefore within the open countryside, within a SFRA flood zone 1 (as per North Lincs mapping), is not within a conservation area and there are no tree preservation orders on the site or in the nearby vicinity. It is acknowledged that the site lies within policy LC14 land which is an Area of Special Historic Landscape Interest: The Isle of Axholme and is adjacent to a listed farmhouse known as Addlesee Cottage.

Proposal

Full planning permission is sought to erect a bungalow and detached garage.

Principle of development

The site is located outside the nearest defined settlement boundary of Belton and the proposal would represent a departure from the development plan. In determining whether the principle of residential development outside the settlement boundary is acceptable in this instance, it is necessary to consider whether the proposed development is sustainable in planning policy terms.

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).

Policy CS2 of the Core Strategy states, ‘...any development that takes place outside the defined development limits of settlements or in rural settlements in the countryside will be restricted. Only development which is essential to the functioning of the countryside will be allowed to take place...’ Policy CS3 of the Core Strategy states, ‘...development outside of defined boundaries will be restricted to that which is essential to the functioning of the countryside...’ Policy CS8 of the Core Strategy states, ‘...in rural settlements in the countryside and in the open countryside outside development limits, housing development will be strictly limited. Consideration will be given to development, which relates to agriculture, forestry or to meet a special need associated with the countryside. All development should not have an adverse impact on the environment or landscape...’

Local plan saved policy RD2 restricts development in the open countryside other than in exceptional circumstances. This policy only supports residential development outside defined development limits where it is to meet an essential proven need and the open countryside is the only appropriate location for the development. Whilst this policy remains, it has largely been overtaken by policies in subsequent plans addressing the same issue (such as policies CS2, CS3 & CS8 referenced above).

The aforementioned policies are aimed at focusing housing within settlement limits as defined in the Housing and Employment Land Allocations DPD. The majority of the application site is outside the nearest settlement boundary for Belton and would not meet the criteria for development within the open countryside as outlined in policy RD2 of the local plan. The proposal is thereby considered to conflict with policies RD2 of the local plan, and CS2, CS3 and CS8 of the Core Strategy.

It is acknowledged that the development would provide limited economic benefits during construction, through the spending of future occupiers and the contribution of a single housing unit to overall housing provision. However, the weighting to be attached to these benefits are considered modest given the siting would be within the open countryside and given the strong housing provision within North Lincolnshire. Importantly, North Lincolnshire can demonstrate a five-year supply of deliverable housing sites, as illustrated within the North Lincolnshire Council Five Year Housing Land Supply Statement August 2021. Therefore, in accordance with paragraph 12 of the NPPF, the relevant policies concerning the supply of housing should be considered up-to-date and consequently the ‘tilted balance’ as per paragraph 11 d (ii) of the NPPF is not engaged.

Notwithstanding this, a residential dwelling immediately adjacent to the application site, to the south and between Listria (neighbouring dwelling), was recently approved by the Planning Inspectorate on appeal (APP/Y2003/W/21/3274828). This dwelling is also outside the development limits, like that being considered under this application, and was approved for independent use (no agricultural ties). This is a material consideration for the determination of this application. Allowing the appeal has set a precedent within this area. Importantly, the proposed new dwelling being assessed under this application is comparable to that already approved by the Planning Inspectorate, albeit this proposal would represent more of an infill form of development in the context of the allowed appeal and the siting of Addlesee to the north.

Although the development plans would preclude such type of development in the open countryside, it is considered that significant weight can be given to the Planning Inspectorate's decision regarding the adjacent site to the south. On balance, and considering the context of the previous planning approval, the principle of development is considered to be acceptable, subject to the considerations below.

Impact on the locality (including the Historic Landscape Area: The Isle of Axholme)

Policies DS1 and RD2 of the North Lincolnshire Local Plan and policy CS5 of the Core Strategy are concerned with quality of design and amenity. In respect of impact on character, policy DS1 states that the design and external appearance of a proposal should reflect or enhance the character, appearance and setting of the immediate area. Policy LC14 states that 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 council's archaeologist outlined an objection to the application and provided the following comments:

- '...the effect of constructing the proposed bungalow within the garden of Addlesee would be to extend the built environment further into the surviving and well-preserved area of the historic landscape of the AOSF and EEL character zones.'
- '...the single-storey modern bungalow would not be in keeping with the historic appearance and roadside orientation of the listed farmhouse, detracting from its character and setting...'
- '...the proposed dwelling would be clearly visible and intrusive in the open landscape of the core historic landscape types. It would interrupt and reduce the view of the EEL character associated with the historic hamlet. This would result in further loss and erosion of the setting of the historic landscape, including from within one of the most important areas of AOSF in the Isle...'
- '...the visual intrusion of the proposed dwelling into the historic plot of the farmhouse that lies on the edge of the EEL zone surrounding Belton Field AOSF would result in a loss of the legibility of the historic landscape at this location...'

Notwithstanding this, and with regard to the appeal to the south, the Planning Inspectorate commented:

‘...whilst I note the suggestion that the site affords open views when travelling along the lane, I do not consider that development of the site would lead to the loss of any significant views or undermine the overall appreciation of the scale and nature of the special landscape in which the site and settlement sits. Particularly as essentially the same views, particularly those which frame the settlement in its landscape context, are available and much more easily appreciated further along Carr House Road.’

‘... given the location of both the farmhouse and the dwellings on the opposite side of the road, I am also satisfied that the site does not play a key role as a buffer between the settlement and the open setting beyond, or that its development would interrupt and reduce views of, or wider understanding of the special landscape.’

‘...in light of the appearance of the site and its relationship to the wider open countryside and special landscape as well as the wider built environment, particularly in views into and out of the settlement when travelling along Carr House Road, I do not find that the proposal would destroy, damage or adversely affect the character, appearance and setting of the historic landscape.’

‘...the site relates more to the settlement than the open, special landscape in which it lies, I am satisfied that the proposal would not be harmful to that special landscape.’

Whilst this application site is to the north of the appeal site, it is considered that the Planning Inspectorate’s comments and conclusions are materially relevant in this instance and apply also to this application. Furthermore, the proposed dwelling would be a modest single-storey bungalow design within a well-balanced plot that would not appear at odds with the surrounding locality. Materials and boundary treatments can be secured through conditions.

In addition, the proposal would not adversely impact the character, appearance and setting of the historic landscape, in line with the comments and conclusions provided as part of the appeal. The proposal would therefore accord with the NPPF; policies CS1, CS2, CS5, CS7 and CS8 of the Core Strategy; and DS1 and LC14 of the North Lincolnshire Local Plan.

Impact on the listed building

Policy HE5 states, ‘the council will seek to secure the preservation, restoration and continued use of buildings of special architectural or historic interest. When applications for planning permission relating to a listed building or listed building consent are being assessed, the primary consideration will be the need to preserve or enhance the fabric and character of the building. Permission or consent will not be granted unless it has been demonstrated that the proposed works would secure this objective. The council will encourage the retention and restoration of the historic setting of listed buildings. Proposals which damage the setting of a listed building will be resisted. Whenever appropriate, proposals which would entail the loss of historic fabric from a listed building will be conditional upon a programme of recording being agreed and implemented.’ Section 66 of the (Listed Buildings & Conservation Areas Act) 1990 and policy CS6 of the Core Strategy are also considered relevant.

The conservation officer outlined an objection to the application and provided the following comments:

‘...there is an excellent view of Addlesee Cottage from its southern aspect from Carrhouse Road. The proposed bungalow and a garage will impede this view. Addlesee Cottage will

not be able to be seen from the south in its original landscape setting of the Area of Special Historic Landscape Interest of the Isle of Axholme.

What will be seen is a modern bungalow in the foreground and only a partial view of the farmhouse and partial views of the historic landscape to the rear.

Presently, as you travel northward up Carrhouse Road, you can see Addlesee Cottage with green space in front of it and open landscape behind it. This is its original setting and if this application is approved this will no longer be the case. In addition, this view will be despoiled by the introduction of a modern dwelling into a sensitive historic site.

Should the application be approved, a key view on approach to Addlesee Cottage will be spoiled. As you get closer you will see both buildings together. The proposed bungalow, by virtue of its form and style, i.e. a very wide building with a large expanse of roof, will be clearly seen as a modern style building in close proximity to a historic building of a very different style, i.e. a slim two-storey 18th century farmhouse.

This building will be seen as a modern discordant feature in the historic setting and detract from the appreciation of the listed farmhouse. The modern styled building will detract from the original setting and significantly impede the appreciation of the building and its heritage values. ...considering the extent of the harm, the public benefits of a single property do not outweigh the harm in this instance.

There was a recent appeal decision that was recently given for a new dwelling to the south of the application site. However, the application site is much closer to the listed building and the impact greater in this instance. Therefore, less weight should be given to the appeal decision when considering the application.'

The comments from the conservation officer have been acknowledged and it is recognised that the proposed dwelling would be set closer to the listed building than that approved by way of appeal. However, it is considered that substantial weight can be given to the appeal decision and that the proposed dwelling would not significantly prejudice the character of the listed building 'above and beyond' what has been approved by way of the appeal.

Impact on residential amenity

In terms of impact on residential amenity, the proposal would be of a modest single-storey design and would not benefit from first-floor fenestrations. Additionally, the dwelling (including the garage) would be set in from site boundaries, which is favourable. As such, the proposal would not prejudice neighbouring amenities. The proposal would therefore accord with the NPPF; policies CS1, CS2, CS5, CS7 and CS8 of the Core Strategy; and policy DS1 of the North Lincolnshire Local Plan.

Highways

In terms of access, this could be from Carrhouse Road as shown on the block plan. Parking provision of two spaces could be provided which meets planning guidance requirements and can be controlled by condition.

Highways have raised no objections to the proposal subject to conditions. The proposal would therefore accord with policies T2 and T19 of the North Lincolnshire Local Plan.

Drainage

Policy CS19 of the Core Strategy is concerned with flood risk, whilst policy DS14 of the local plan is concerned with surface water drainage. The application site is located within flood zone 1 and therefore is a preferred place for development in terms of flood risk. The council's drainage team have been consulted and have no objections to the location of the dwelling but recommend conditions relating to surface water run-off. As such, subject to conditions, the development would be in accordance with policies DS14 and CS19.

Land quality

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 council's Environmental Protection team has recommended a contaminated land condition given the proposed development of residential properties is a sensitive end use and the historic mapping shows evidence of considerable accumulations of waste, including a tank and metal drum containers that may be a source of land contamination.

No supporting information has been provided by the applicant that demonstrates the land has not been impacted by contamination, and that any potential risks can be reduced to an acceptable level.

Pre-commencement conditions

These have been agreed with agent/applicant.

Conclusion

Whilst the proposal is outside development limits, the proposal is a justified departure from the development plan. Additionally, it is acknowledged that the council's archaeologist and conservation officer have both objected to the proposal in terms of impact on historic land and upon the listed building to the north. However, in light of the recent appeal there would be no significantly adverse impact on the historic landscape, nor would the proposal significantly prejudice the character of the listed building 'above and beyond' what has been approved by way of the appeal. Each application must be assessed on its individual merits.

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:

- 1086 4 of 4 Location Block and Site Plans;

- 1086 3 of 4 Garage;
- March 2018 Floor Plan;
- March 2018 Elevations;
- Design & Access Statement.

Reason

For the avoidance of doubt and in the interest 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 policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework.

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 policy T19 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraph 163 of the National Planning Policy Framework.

5.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken to the satisfaction of 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) Order 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

To ensure the provision/retention of adequate parking commensurate with the nature of the proposed development and to comply with policy T3 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 facilities serving it have been completed in accordance with details to be submitted to and approved in writing beforehand with the local planning authority and once provided, the vehicle parking and turning facilities 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 above-ground works 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 in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

9.

The dwelling shall not be occupied until details of the positions, design, materials and type of boundary treatment to be built/planted have been agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted before the dwelling is occupied and once built/planted it shall be retained.

Reason

To provide an appropriate level of screening in accordance with policy DS1 of the North Lincolnshire Local Plan.

10.

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

A Phase 1 desk study shall be carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the local planning authority for approval prior to proceeding to further site investigation.

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;
 - 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, 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 that the 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 works, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

Informative 1

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

Informative 2

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

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

Informative 3

The proposals indicate a new connection into an 'off-site' watercourse. This must be consented by the local Internal Drainage Board through an Ordinary Watercourse Consent and appropriate discharge rates must be agreed. Please contact the LLFA Drainage team via email to llfadrainageteam@northlincs.gov.uk for further details. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

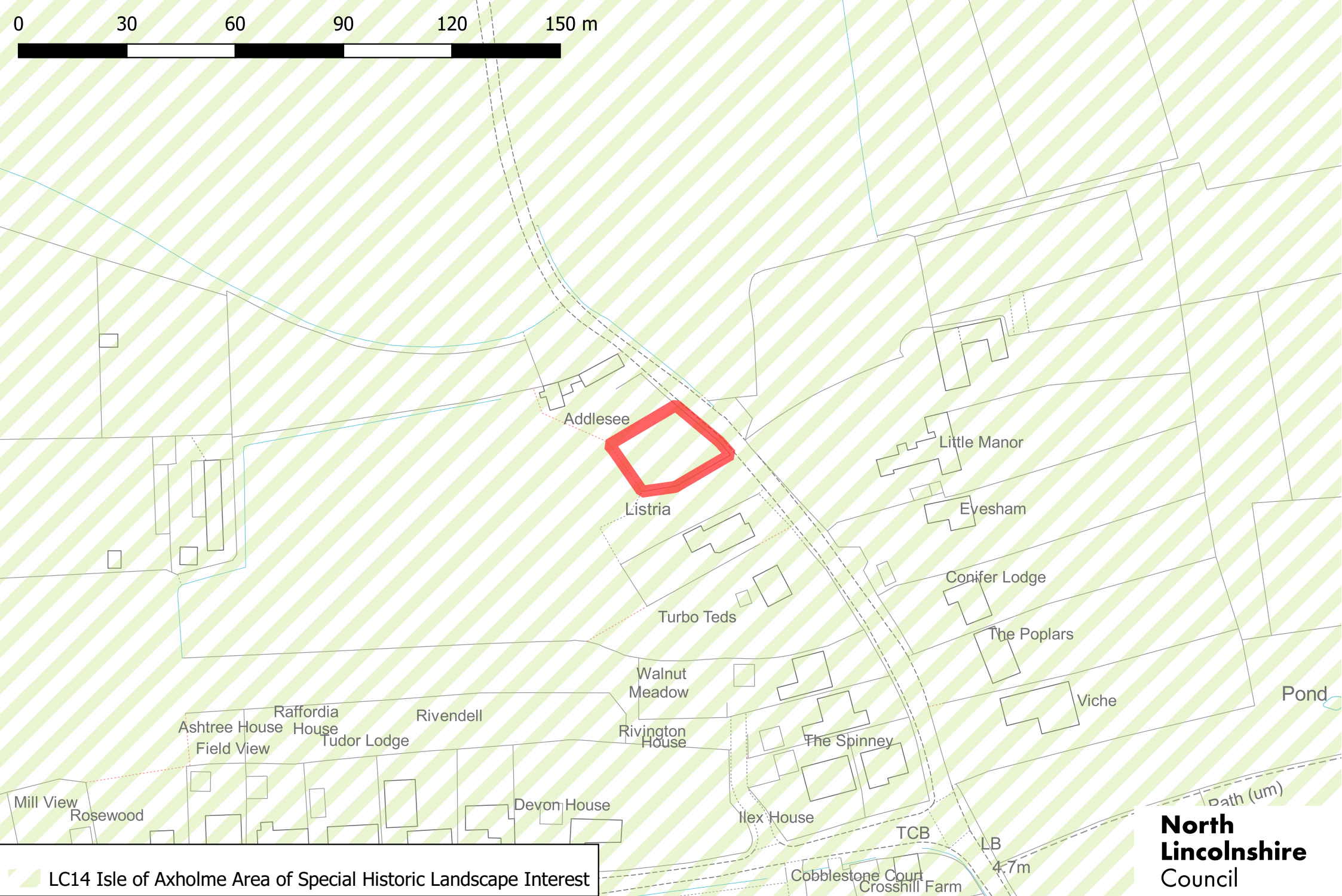
Informative 4

The Board's consent is required irrespective of any permission gained under the Town and Country Planning Act 1990. The Board's consent will only be granted where proposals are not detrimental to the flow or stability of the watercourse/culvert or the Board's machinery access to the watercourse/culvert which is required for annual maintenance, periodic improvement and emergency works. The applicant should therefore note that the proposals described within this planning application may need to be altered to comply with the Board's requirements if the Board's consent is refused.

The applicant is advised that they are likely to have a riparian responsibility to maintain the proper flow of water in any riparian watercourse which borders or flows through land owned or occupied by them.

Informative 5

Severn Trent Water advise that although their statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you in obtaining a solution which protects both the public sewer and the building.



LC14 Isle of Axholme Area of Special Historic Landscape Interest

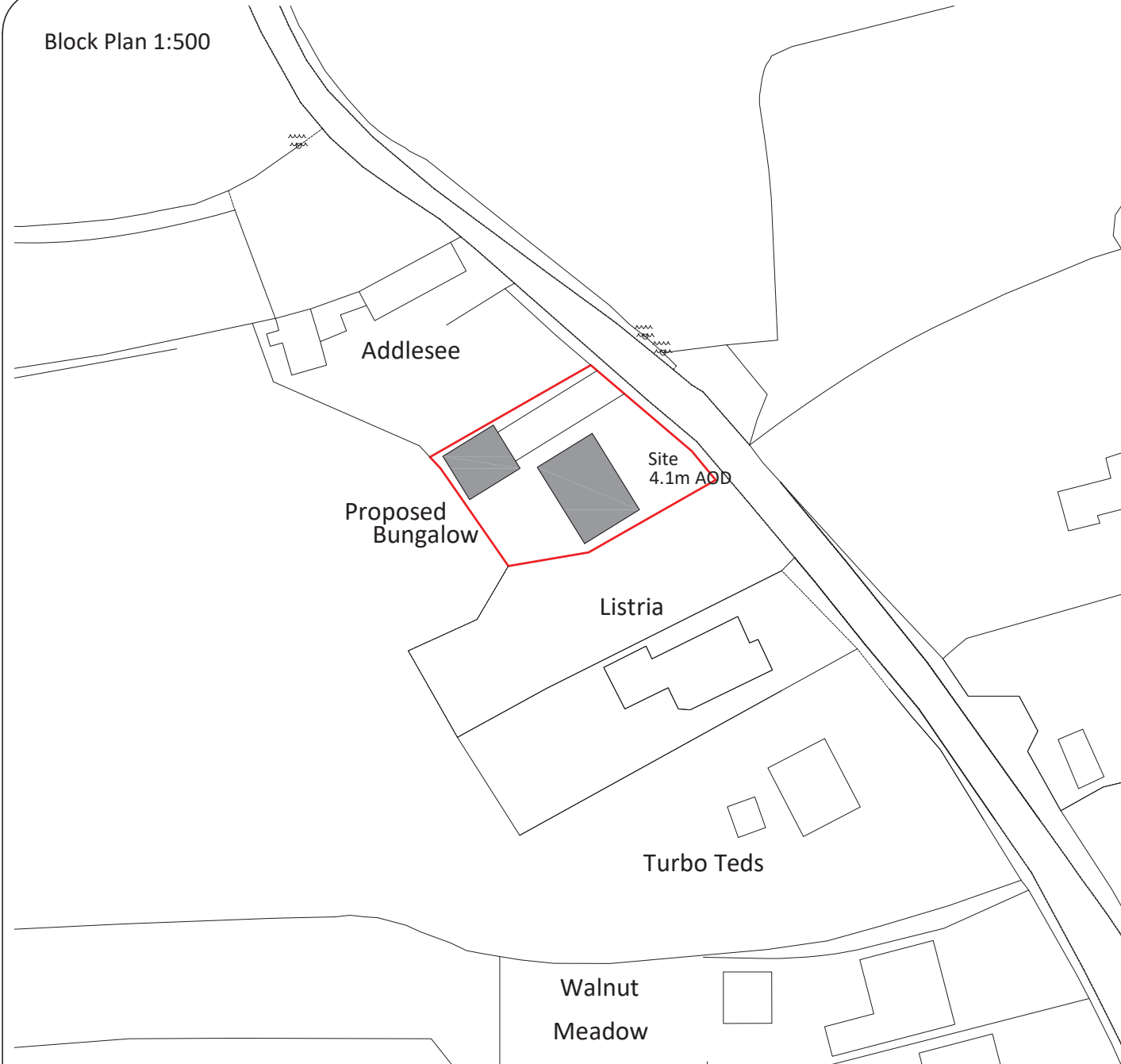
**North
Lincolnshire
Council**

PA/2020/322

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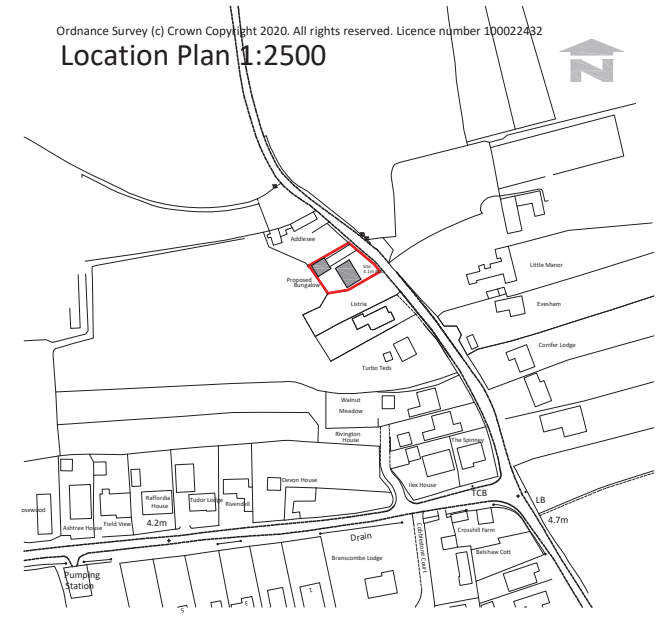
PA/2020/322 Proposed layout (not to scale)

Block Plan 1:500

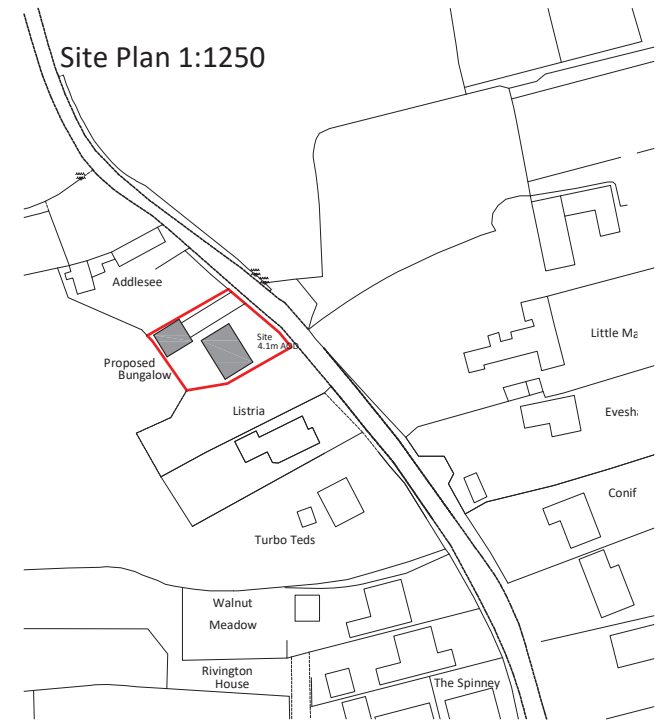


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Location Plan 1:2500



Site Plan 1:1250



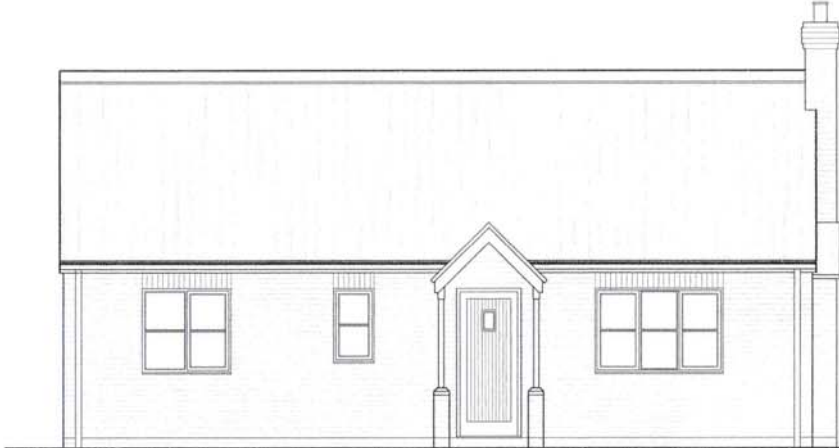
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Client	Mr Colin Addlesee		
Date	20/2/20	Dwg No	4 of 4
Scale	As noted	Ref No	1086

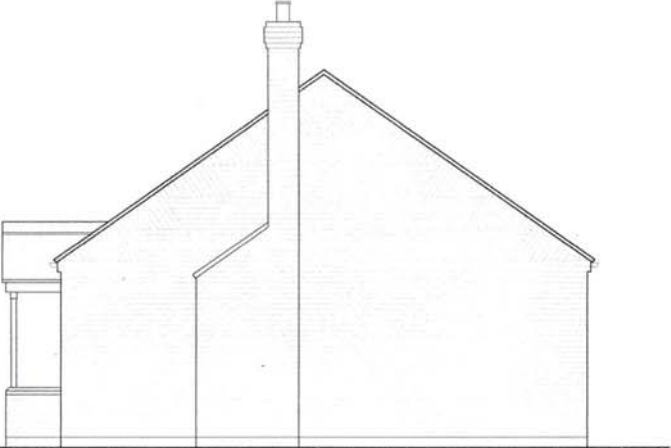
Proposal	Detached Bungalow and garage adjacent
	Addlesee, Carrhouse Road, Belton, DN9 1PR.
Drawing	Location Block and Site Plans



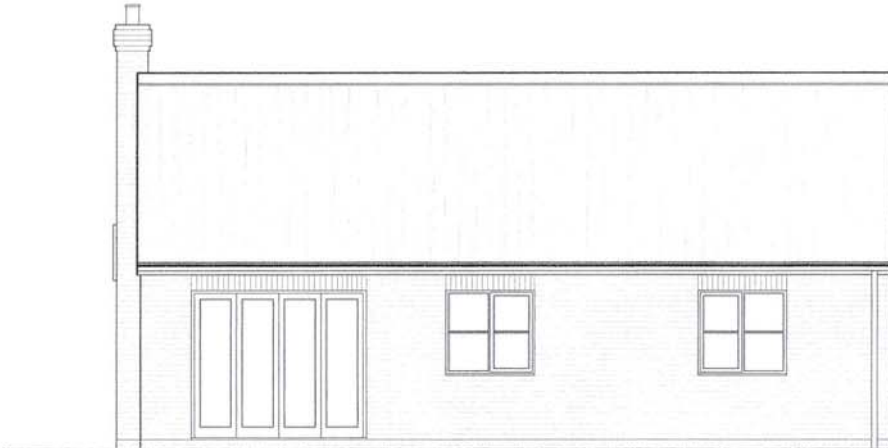
PA/2020/322 Proposed elevations (not to scale)



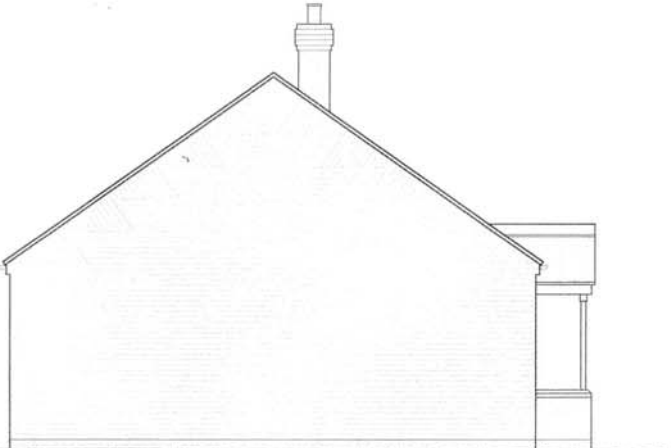
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

Proposed Bungalow
Adjacent to
'Addlesee'
Carrhouse Road
Belton
Nr Doncaster
DN9 1PR

Scale. 1:100
Date. March 2018