

APPLICATION NO	PA/2022/40
APPLICANT	Mr & Mrs Lesley Crowther
DEVELOPMENT	Planning permission to erect a dwelling with garage and vehicle access
LOCATION	67 Haxey Lane, Haxey, DN9 2ND
PARISH	Haxey
WARD	Axholme South
CASE OFFICER	Martin Evans
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from the development plan

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:

Policy H5 (New Housing Development)

Policy RD2 (Development in the Open Countryside)

Policy T1 (Location of Development)

Policy T19 (Car Parking Provision and Standards)

Policy LC14 (Area of Special Historic Landscape Interest)

Policy H5 (New Housing Development)

Policy DS1 (General Requirements)

Policy DS14 (Foul Sewage and Surface Water Drainage)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering more Sustainable Development)

Policy CS3 (Development Limits)

Policy CS6 (Historic Environment)

Policy CS7 (Overall Housing Provision)

Policy CS8 (Spatial Distribution of Housing Sites)

Policy CS19 (Flood Risk)

Housing and Employment Land Allocations DPD:

Inset 23 – Haxey

Inset 75 - Graizelound

Policy PS1 (Presumption in Favour of Sustainable Development)

CONSULTATIONS

Highways: No objection but recommend conditions.

Environmental Protection: Recommend a condition for contamination found during development.

LLFA Drainage: Request details of the surface water tank within the garage.

HER (Archaeology):

- The site is within the Area of Special Historic Landscape Interest of the Isle of Axholme (local plan policy LC14).
- The principle of development on the street frontage and its effect on the historic landscape was considered in a previous appeal decision on this site (APP/Y2003/W/19/3220869).
- No objection subject to standard conditions removing permitted development rights to avoid the unregulated extension of the built environment into the protected historic landscape area at the rear of the dwelling.

PARISH COUNCIL

01/03/2022: Object. 'PA/2020/744 granted technical details consent for this plot, the proposal is noticeably different to the approved planning application. The original dwelling was a small four-bedroom house, with a good layout and reasonable amenity space. The proposed dwelling is a large 4-bedroom Dorma bungalow. Given the size of the plot, it is considered over development. It exceeds the rural villages density level and lacks amenity space for the size of the dwelling. The proposed garage is close to the A161 and forward of the building line and not in keeping with the street scene. It is outside the building envelope of Haxey and Graizelound in the open countryside.'

10/03/2022: 'The reduction in the size of the garage and repositioning are welcomed and it may bring into the development line, it remains forward of number 69. The changes will increase the amenity space by a very small amount and consider it is not sufficient to withdraw our objection relating to over development. The entrance and a number of windows face onto and overlook number 69 and will effect the privacy of number 69 rear garden. The Parish Council agree with HERS comments relating to the removal permitted rights. It is noted a comment by JS on the planning portal and we regret the Parish Council objected to the development in principle and it was granted on appeal, we support the remainder of the comments.'

PUBLICITY

Advertised by site notice. One response has been received, which is summarised below:

- the site is beyond the development limit
- harm to the area of historic landscape interest
- unattractive linear development
- coalescence of Haxey and Graizelound if more development is allowed
- no other outline permission for this plot so no precedent is set for it.

ASSESSMENT

Site

The application site is a roughly rectangular-shaped parcel of land measuring approximately 0.05 hectares in area. It lies directly adjacent to, but outside of, the development boundary of Graizelound and would be accessed via a new dropped kerb onto Haxey Lane (A161), which is subject to a 30mph speed restriction in this location. A footpath runs along the eastern side of Haxey Lane, along the site frontage. The development limit of Haxey begins a short distance to the north at 61 Haxey Lane.

The site is currently grassed. The site frontage (facing Haxey Lane) contains a hedge, behind which is a post and rail fence. To the south is 69 Haxey Lane, with the boundary defined by a panel fence and hedging. To the north of the site is Marshall Farm, comprising a large detached dwelling and large agricultural building.

Existing properties along Haxey Lane involve a mixture of single-storey bungalows; two-storey dormer bungalows; and two-storey houses arranged in a linear pattern of ribbon development.

The site and the surrounding area lies within the Isle of Axholme Area of Historic Landscape Interest and within flood zone 1 of the Strategic Flood Risk Assessment for North and North East Lincolnshire.

Planning history

PA/2018/1705: Planning permission to erect seven dwellings with detached garages – refused 03/06/2019 on the grounds that the development would be out of keeping with the existing pattern of ribbon development along Haxey Lane and that it would have an unacceptable impact on the character and appearance of the Isle of Axholme Area of Historic Landscape Value. The decision to refuse planning permission was subsequently upheld at appeal under reference APP/Y2003/W/19/3220869.

PA/2019/1117: Application for permission in principle to erect one to three dwellings – approved 30/08/2019.

PA/2020/744: Application for technical details consent (pursuant to permission in principle for residential development PA/2019/1117) for the erection of three dwellings – approved 21/07/2020.

Proposal

Planning permission is sought to erect a chalet bungalow with a detached front garage and associated vehicular access. The proposal has been amended to move the garage and dwelling further east.

The main issues for consideration in the determination of this application are:

- **the principle of development;**
- **design;**

- **residential amenity;**
- **highway safety;**
- **flood risk and drainage;**
- **contamination;**
- **ecology.**

The principle of development

Policy CS1 of the CS sets out a spatial strategy for North Lincolnshire, which, amongst other matters, provides that rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing local services to meet local needs and that any development that takes place should be in keeping with the character and nature of the settlement.

Policy CS8 deals with 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. Policy 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.

Policy CS3 provides that development limits will be defined in future development plan documents. Outside these boundaries, development will be restricted to that which is essential to the functioning of the countryside. The development limits were subsequently defined in the HELADPD, and the application site is located outside the designated development limits for Haxey and Graizelound. There are no allocated housing sites within Haxey or Graizelound.

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 part of the development plan, it has largely been overtaken by policies in subsequent plans addressing the same issue (such as policies CS2 and CS3 referenced above).

The application site is located between Haxey and Graizelound, but is outside these boundaries. On this basis the site would normally be considered to be located in the open countryside for the purpose of planning. However, the principle of this location for residential development was considered by the inspector during the determination of the appeal on the site (APP/Y2003/W/19/3220869) who made the following comment:

‘The appeal site and neighbouring dwellings appear to be outside the development boundary of the villages of Haxey and Graizelound as defined in the local development framework. However, there is clearly a well-established ribbon development along the

eastern side of Haxey Lane such that the built form of these villages approach each other at the appeal site. Therefore, notwithstanding the development boundaries the site appears to be located within the village of Haxey and immediately adjacent to the village of Graizelound.'

In this regard the inspector goes on, in his conclusion, to confirm that:

'Policy RD2 refers specifically to development in the open countryside but as I have found that the appeal site is within the village of Haxey, this policy is not directly relevant.'

Therefore the inspector found the application site to be located within the village of Haxey and not to be a site in the open countryside. As such the restrictive policies related to development in the countryside are not considered to apply in this instance.

Furthermore, the council granted permission in principle and technical details consent for residential development on this site.

Notwithstanding these conclusions, the inspector did dismiss the appeal in relation to the proposal for seven dwellings. This was due to identified harm to the character and appearance of the area, and in particular, harm to the historic landscape of the Isle of Axholme. However, it should be noted that the harm identified by the inspector relates specifically to the development at the rear of the site as the appeal site was larger, beyond the existing ribbon development along Haxey Lane. The inspector did not consider that ribbon development on the application site would harm the historic landscape character or its setting.

The current proposal seeks consent for the development of the land fronting Haxey Lane only and the site forms an infill plot between the existing ribbon development and does not extend into a backland position beyond the rear boundaries of the existing properties. Therefore, this proposal addresses the concerns raised by the inspector and would not result in the same harm to the character or appearance of the area that resulted from the refused and dismissed proposal.

With regard to the impact on the historic landscape, the council's historic environment officer has confirmed that the proposal fronting Haxey Lane and continuing the existing pattern of ribbon development would have no unacceptable impact on the character or appearance of the Isle of Axholme Area of Special Historic Landscape Interest.

It is acknowledged that the development of the application site would result in the incremental partial joining of the settlements of Haxey and Graizelound. However, the Inspector did not agree that this constituted a legitimate reason for refusal and did not identify harm in respect of the coalescence of the two settlements. The council has since granted permission in principle to infill this gap in its entirety.

The site is not subject to any statutory or non-statutory nature conservation designation, or within close proximity to any such designations. Furthermore, the site is currently grassed and is not considered to offer any significant biodiversity potential. This was confirmed during the determination of the previous application (PA/2018/1705), when the council's ecologist confirmed that no ecological appraisal of the site would be required.

Haxey is a larger rural settlement and is the largest village in the Isle of Axholme providing a range of local services and facilities and with public transport links to larger centres. The settlement scored 40 points in the North Lincolnshire Settlement Survey (2019 Revision),

ranking 14th out of all of the settlements in North Lincolnshire for sustainability. As well as being sustainable in its own right, the village of Haxey performs an important role in supporting and providing facilities for adjacent, smaller settlements such as Graizelound, East Lound and Westwoodside. Consequently, it is considered that the application site is a sustainable location for residential development with respect to the accessibility of services and facilities.

The principle of development is acceptable for these reasons.

Design

Policy DS1 requires that a 'high standard of design is expected' 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 design entails a modest chalet bungalow with a gable end that addresses Haxey Lane. The dwelling would be set further east than 69 Haxey Lane next door. The amendments secure a greater separation distance between the highway and the front garage which will ensure it has a similar set back to other front garages found in the area. The proposal is well designed and would not harm the character and appearance of the streetscene.

Residential amenity

Policy DS1 requires, '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 requires 'development does not result in overlooking or a loss of privacy to existing developments, or any other loss of amenity to existing dwellings.'

The proposal is located to the north of 69 Haxey Lane so would not cause loss of direct sunlight to this neighbouring property. There would be a gap of approximately 4.7m between the two dwellings which is sufficient to prevent a sense of overbearing impact, particularly from the ground-floor side window near the common boundary.

Ground-floor mutual overlooking is prevented by condition requiring a 2m high fence be erected on the common boundary to the south of the dwelling to a point level with the front (west-facing) elevation. The proposed cross-sections demonstrate the side-facing rooflights have an internal floor to opening measurement of 2.1m which will prevent harmful overlooking.

The impact of the proposal upon residential amenity is acceptable.

Highway safety

Policies T2 and T19 are concerned with the provision of safe access and appropriate vehicle parking.

Two parking spaces and a turning head are proposed with access from a new dropped kerb. Haxey Lane is straight with a speed limit of 30mph and modest levels of traffic. Highways raise no objections to this arrangement subject to conditions. One of these conditions would require the reduction in height of the established roadside hedge to 1.05m which is not supported. The highway verge is sufficiently wide to ensure good visibility without such a condition.

The highway safety impacts of the proposal are acceptable.

Flood risk and drainage

The site is located within Flood Zone 1 in accordance with the North and North East Lincolnshire SFRA, and in Flood Zone 1 in accordance with Environment Agency Mapping. Policy CS19 is concerned with flood risk, whilst policy DS14 of the North Lincolnshire Plan is concerned with foul sewage and surface water drainage. It states that 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 or completing planning agreements to achieve the same outcome.

The Environment Agency has not objected to previous applications on the site given that finished floor levels are well above 4.1metres above Ordnance Datum, which is the critical level for the area. Mains sewerage connection is available from Haxey Lane. A connection is controlled by Section 106 of the Water Industries Act 1991. The council's drainage team queried the water storage tank within the garage; surface water, in any case, will be controlled by building regulations and there are no concerns, given that the proposal relates only to one dwelling. It is therefore considered that the proposal is in accordance with policies CS19 of the Core Strategy as well as DS14 of the North Lincolnshire Local Plan.

Contamination

Policy DS7 requires consideration of contaminated land potential. Environmental Protection recommends a condition to deal with unexpected contamination discovered during the course of development. This is recommended below. Contaminated land matters are acceptable subject to condition.

Ecology

Policy CS17 requires ecological enhancements are secured. Such a condition is recommended.

Conclusion

The proposal is located beyond, but immediately adjacent to, the development limit of Graizelound. The proposed market housing is contrary to development plan policies relevant to the principle of development. However, the proximity of the site to Haxey and the services and facilities it provides means the site is considered to be a sustainable location for housing development and it is noted there is permission for residential

development on the site. The sustainable location, coupled with the absence of identifiable significant harm, means there are material considerations that outweigh the policy conflict such that the principle of development is acceptable. No harm to residential amenity, the character of the area or highway safety would arise, and the ability to address technical matters such as land contamination and ecological enhancements via condition mean it is recommended that planning permission is granted subject to conditions.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans:

- GA(SE)001 Sections
- GA(SL)001 Site layout Rev 2
- GA(BP)001 Block plan Rev 2
- GA(EL)001 Elevations Rev 3
- GA(GF)001 Ground floor plan
- GA(FF)001 First floor plan.

Reason

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

3.

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.

4.

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.

5.

Prior to occupation of the dwelling, a 2m high fence shall be erected to the south of the dwelling on the common boundary with the neighbouring dwelling to a point level with the front (west-facing) elevation. The fence shall thereafter remain in place.

Reason

To prevent ground-floor mutual overlooking.

6.

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 policies T2 and T19 of the North Lincolnshire Local Plan.

7.

Within three months of the first occupation of the dwelling hereby permitted, a scheme of ecological enhancements shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full within six months of the date it is approved and shall thereafter be retained.

Reason

To secure ecological enhancements in accordance with policy CS17 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.



 LC14 Isle of Axholme Area of Special Historic Landscape Interest

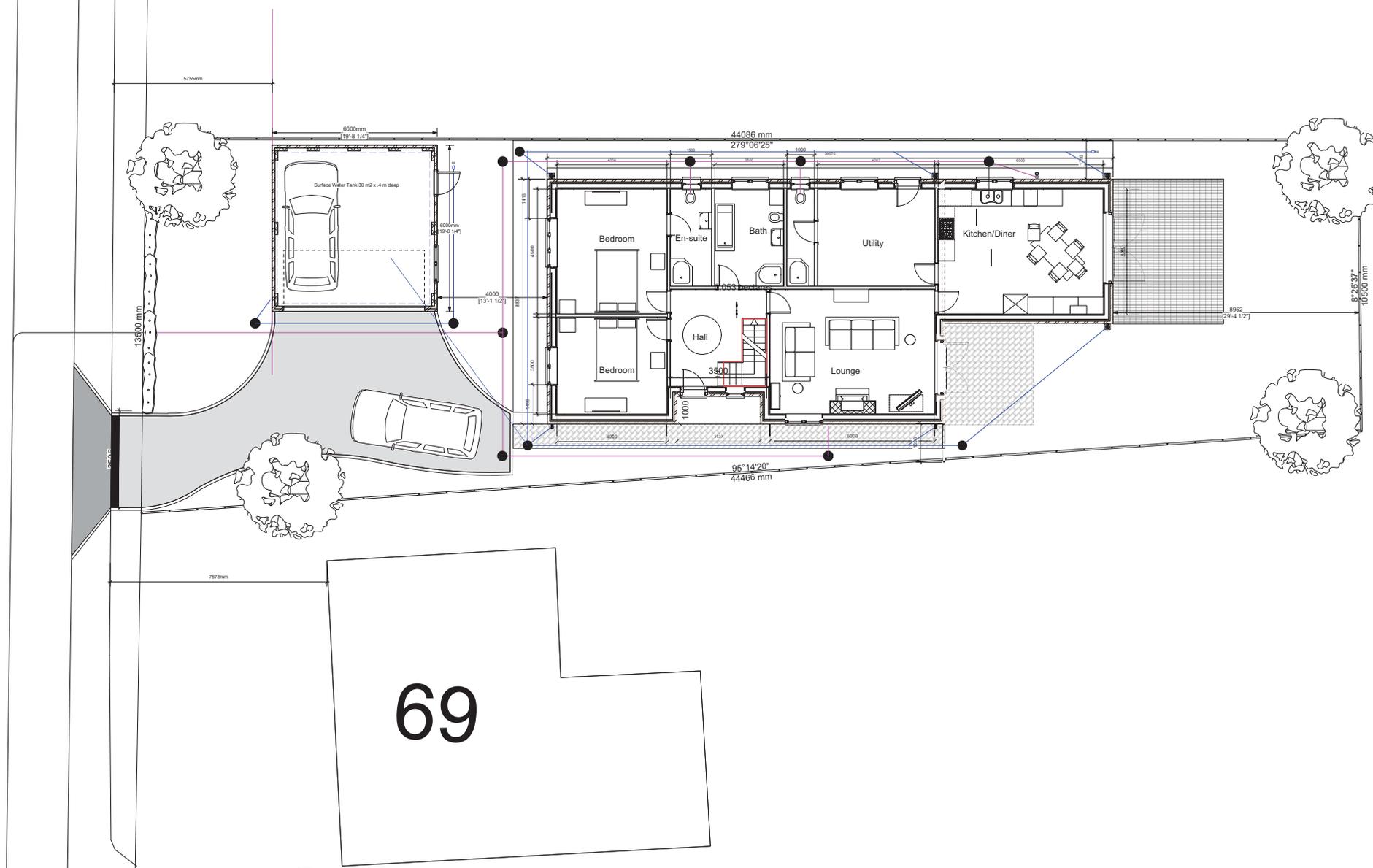
 Development Boundary

**North
Lincolnshire
Council**

PA/2022/40 Proposed layout (not to scale)

12/02/2022 Rev 1
 Proposed and Change will show to Face of Building Line
 12/02/2022 Rev 2
 Proposed and Change will show to Face of Building Line

3901
 CL 4.60
 IL 2.46
 Depth 2.14m



1 Site Layout
 Scale: 1:100

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Date: No. Revision Notes
 12/02/2022 Rev 1
 Dimensions and Change will show to Face of Building Line
 12/02/2022 Rev 2
 Change Increased in size 0.00m x 0.00m

Date: No. Issue Notes



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Proposed Two Storey Detached Dwelling 67 Haxey Lane, Haxey, DN9 2ND for Mr and Mrs L Crowther.

Sheet Title
General Arrangement - Site Layout

Sheet Scale: 1:100
 Drawing No: DJK

Sheet Date: 1 - A2
 Date Issued: Feb 2022

File Name
 Drawing at 67 Haxey Lane Haxey DN9 2ND for Mr and Mrs L Crowther

Sheet No.
 100 L.DJK - Plans - A2 - GA(SL)001

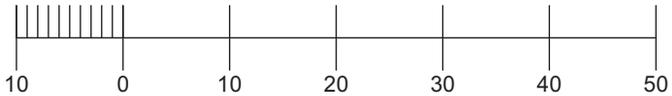
Industry:
 Planning Application

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PA/2022/40 Proposed block plan (not to scale)



1 Block Plan
Scale: 1:500



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Date	No.	Revision Notes
22/02/2022	Rev 1.	Bungalow and Garage set Back to Face of Building Line.
28/02/2022	Rev. 2.	Garage increased in size 6.00m x 6.00m.

Date	No.	Issue Notes
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Project Title
Proposed Two Storey Detached Dwelling 67 Haxey Lane, Haxey. DN9 2ND for Mr and Mrs L Crowther.

Sheet Title
General Arrangement - Block Plan.

Sheet Scale 1:500 th	Drawn By DJK
Total Sheets 1 - A3	Reviewed By Feb 2022

File Name
Dwelling at 67 Haxey Lane Haxey DN9 2ND for Mr and Mrs Crowther.

Sheet No.
1001-DJK- Plans - A3- GA(BP)001

Suitability
Planning Application

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PA/2022/40 Proposed elevations (not to scale)



South Elevation



West Elevation



East Elevation



North Elevation

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Date: No. Revision Notes:
 20/02/2022 Rev 1
 Surplines and Gaps and Back to Face of Building Line
 28/02/2022 Rev 2
 Garage increased in size 6.0m x 6.0m.
 03/03/2022 Rev 3
 First Floor height revised to West Elevation raised approximately 200 mm.

Date: No. Issue Notes:



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**Proposed Two Storey
 Detached Dwelling 67
 Haxey Lane, Haxey,
 DN9 2ND for Mr and
 Mrs L. Crowther.**

Project Title:
**General Arrangement -
 Elevations.**

Drawn By: DJK
Checked By: Feb 2022

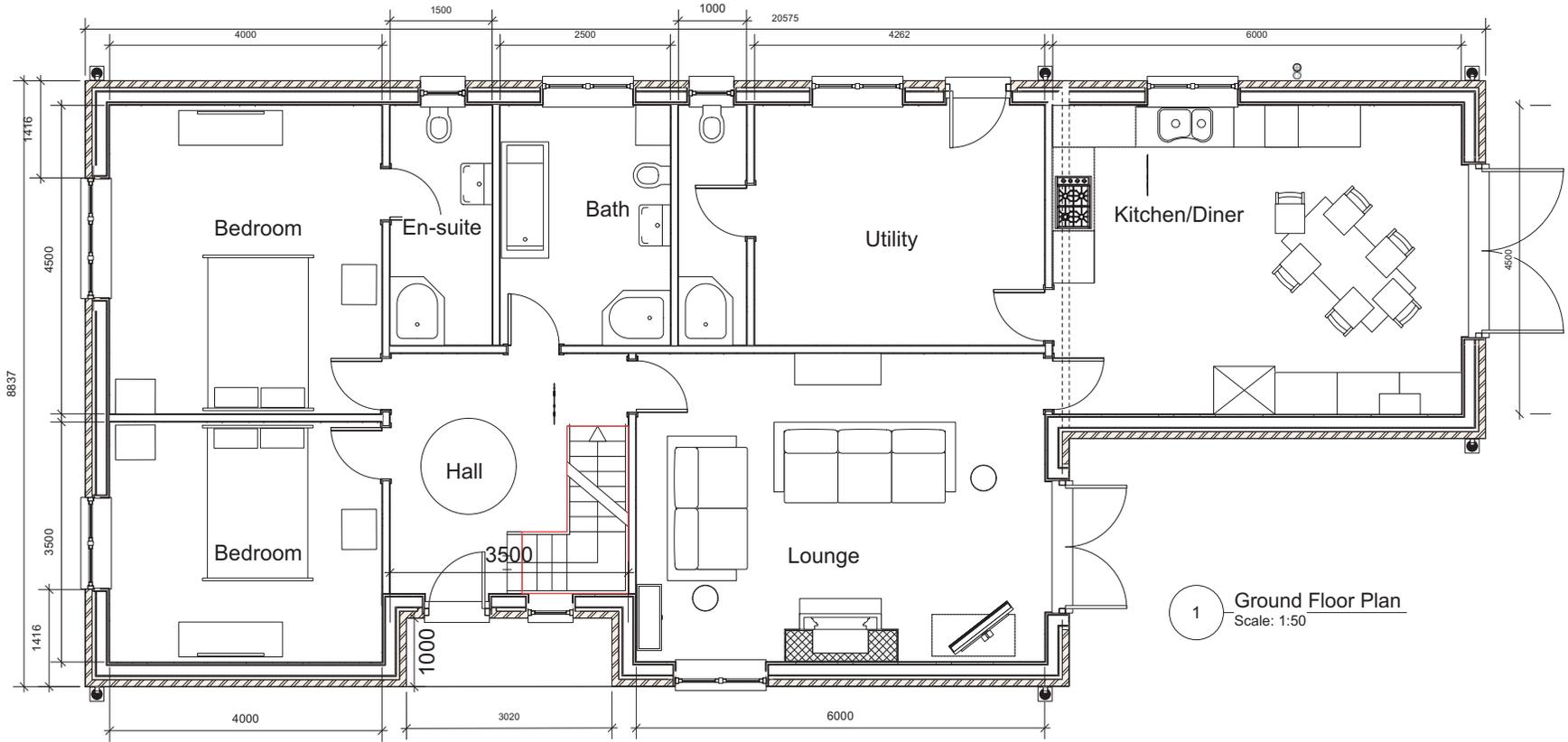
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Planning Application

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PA/2022/40 Proposed ground floor (not to scale)



1 Ground Floor Plan
Scale: 1:50

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Date	No.	Revised Notes



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Project No:
Proposed Two Storey Detached Dwelling 67 Haxey Lane, Haxey, DN9 2ND for Mr and Mrs L Crowther.

Project Name:
General Arrangement - Ground Floor Plan.

Drawn By	Checked By
DJK	DJK
1 - A2	Jan 2022

File Name:
 Drawing of 67 Haxey Lane Haxey DN9 2ND for Mr and Mrs Crowther

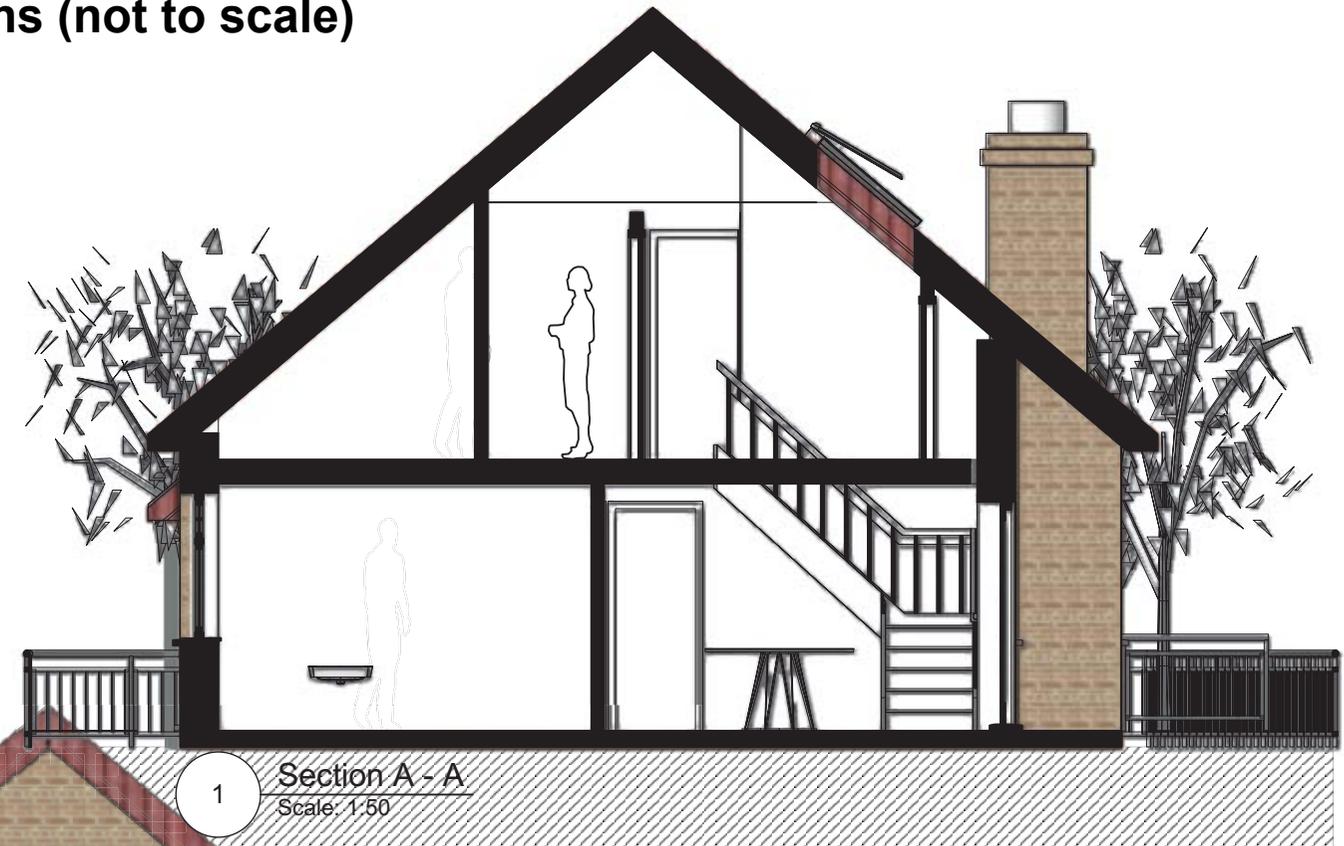
Project No:
 1001-DJK- Plans - A2-GA(GF)001

Application:
 Planning Application

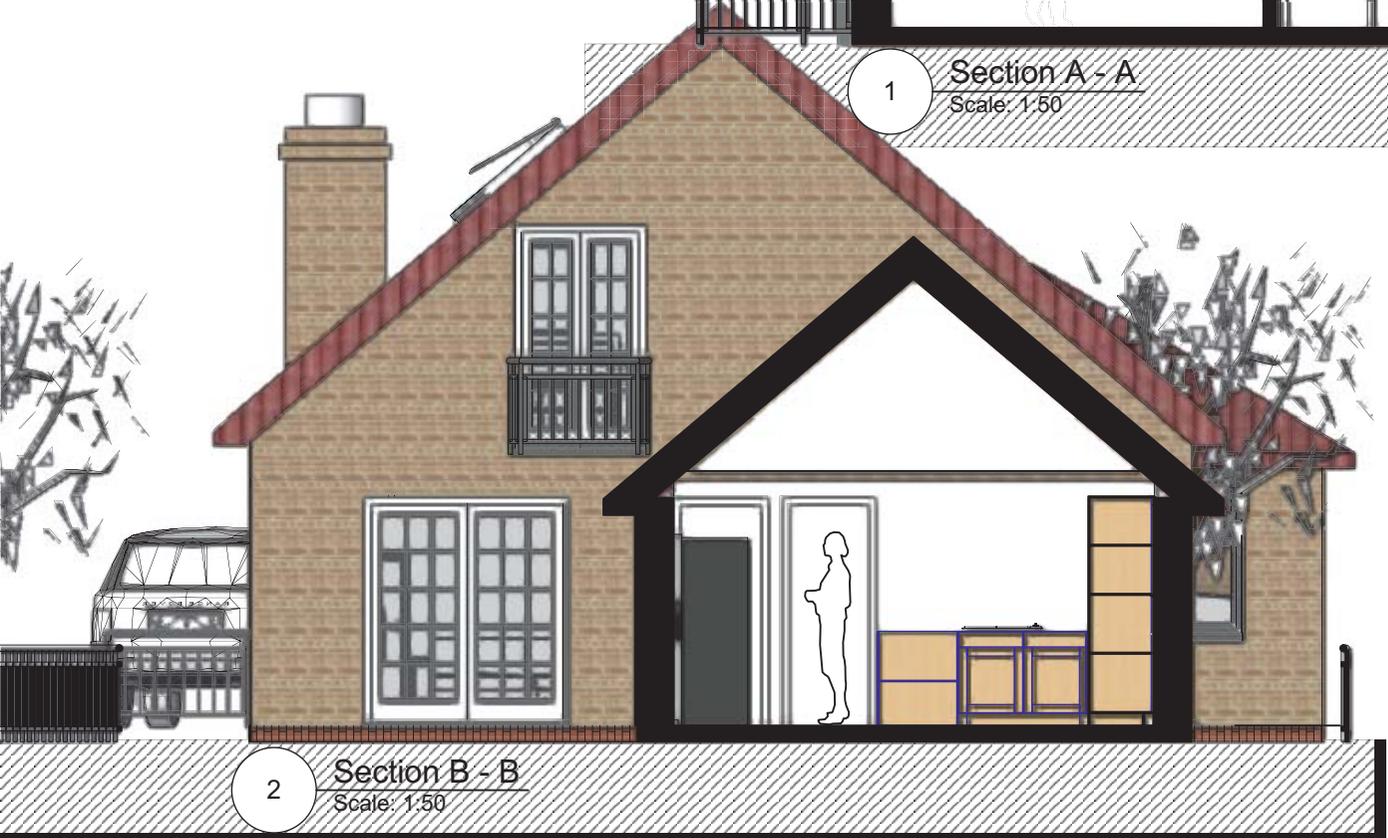
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PA/2022/40 Proposed sections (not to scale)



1 Section A - A
Scale: 1:50



2 Section B - B
Scale: 1:50

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Date	No.	Revision Notes

Date	No.	Issue Notes



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Project Title
Proposed Two Storey Detached Dwelling 67 Haxey Lane, Haxey, DN9 2ND for Mr and Mrs L. Crowther.

Sheet Title
General Arrangement - Sections

Drawn By 1:50 DJK	Drawn By DJK
Plot Number 1 - A3	Revised By Jan 2022

Site Name
Building at 67 Haxey Lane Haxey DN9 2ND for Mr and Mrs Crowther.

Sheet No.
1001-DJK- Plans - A3-GA(SE)01

Application
Planning Application

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