

Officers Report

Planning Application No: 138812

PROPOSAL: Planning application for erection of 1 no. dwelling with detached garage and home office.

LOCATION: Land off Back Lane Brattleby Lincoln LN1 2SQ

WARD: Scampton

WARD MEMBER(S): Cllr R Patterson

APPLICANT NAME: Mr & Mrs Sleight

TARGET DECISION DATE: 31/05/2019

DEVELOPMENT TYPE: Minor - Dwellings

CASE OFFICER: Richard Green

RECOMMENDED DECISION: Grant with conditions attached.

This application is reported to planning committee due to the level of objections received and the perception the application is contrary to the Brattleby Neighbourhood Plan.

Description:

The application site is a plot of grass land with several trees within the built foot print of Brattleby to the south of Back Lane. To the north of the site across Back Lane is a two storey detached property (The Garden House), to the west of the site is a two storey detached dwelling (Red Brick House) and to the north east of the site is a traditional two storey detached cottage (Corner Cottage) which is a Conservation Area Important Building. Corner Cottage has extensive grounds and outbuildings; one of the outbuildings has been given permission (136601) to be converted and extended into a single dwelling. To the south of the site is a two storey detached dwelling (Carpenters Cottage). Further to the west of the site is a Grade II Listed Building (Public Telephone Box Cottage otherwise known as Gramarye Cottage).

The site is within a 30 mph zone and there is a sharp bend in the road by the north eastern corner of this single carriageway lane. There is no existing vehicular access, however immediately to the west of the site is a strip of land that could provide access to east lane or to the rear of the site. The site is set slightly above Back Lane and there are trees on its northern boundary and other trees within the site and on or adjacent its boundaries. The site is screened to the northern boundary by low wire fencing and high trees. The eastern boundary is screened by a low stone wall, agricultural style gate, trees and hedges. Part of the east boundary is open. To the south is a high brick wall and high fence. The west boundary has an open wire fence on it.

The site is situated within the Brattleby Conservation Area and in the setting of a Grade 2 listed building (Public Telephone Box Cottage and attached

outbuilding). It is additionally close to a conservation area important building (Corner Cottage) and in an area of great landscape value. The site is approximately 0.4 to 0.5 metres above Back Lane and there is an informal foot path located to the west of the site.

It is proposed to build a two storey four bed detached house on this large plot and is approximately 8.4 metres to the ridge. The proposed dwelling is located fairly centrally in this large plot approximately 25 metres from the southern boundary and approximately 21 metres from the northern boundary (Back Lane).

Access is taken towards the north eastern corner of the site which leads to an area of hardstanding to the front of the dwelling and a detached single storey garage and home office located on the western boundary of the site in front (to the north west) of the proposed dwelling.

Landscaping is provided at the front (north of the site) and the main private amenity space is located to the rear (south) of the dwelling. Several trees will be retained mainly towards the northern boundary of the site and new trees are also proposed to be planted mainly close to the northern boundary. New native hedgerows are proposed for the western and eastern boundaries with the existing boundary treatments retained on the southern boundary.

The proposals have gone through several amendments following advice from the Planning Officer and Conservation Officer.

Relevant history:

134542 – Full planning application for erection of 1no. dwelling with detached garage and home office granted 05/08/2016.

138408 - Pre-application enquiry for one [contemporary] dwelling. Positive advice given 05/11/2018.

139102 - Request for confirmation of compliance with conditions 2-7 of planning permission 134542 granted 05 August 2016. Conditions discharged 12/4/2019.

Representations:

Chairman/Ward member(s): No representations received to date.

Brattleby Parish Council: Brattleby Parish Council would ask West Lindsey Planning Authority to take note of the following observations and concerns regarding application 138812 Building Plot Back Lane Brattleby, not being in accordance with the 'Brattleby Neighbourhood Plan, approved and accepted by West Lindsey District Council December 2017. Furthermore, it is my Parish Council's opinion, the application fails to fulfil many requirements of the Central Lincolnshire Structure Plan 2016 regarding Conservation Areas.

The representation then goes on to quote various policies and paragraphs from the NPPF, Central Lincolnshire Local Plan and Neighbourhood plan with no explanation of why the proposal is contrary to these policies.

It is stated that various sections of the submitted Heritage Report are wrong.

Further Representation states 'At a Brattleby Parish Council meeting held on 04/02/19, it was requested by all members and five residents, application 138812 be decided by 'Committee' and not through delegated Powers.

Representation received on the latest amended plans objects for the following reasons:

- Despite modifications to the previously submitted plan (January 2019) it is the opinion of my Parish Council and many residents, the proposed dwelling still remains too 'Modernist' and would be totally out of character with the Brattleby Conservation Area, particularly that of Back Lane.
- The height of the proposed dwelling (8.5 metres to ridge) has become a particular issue with many residents. The site (the highest point in the 'built up' area of the village) is approximately 1m above the road level of Back Lane, resulting in the proposed building having, in reality, 'a ridge height of 9.5m in relationship to its surroundings. It would, without doubt, 'overwhelm' and dominate the majority of the surrounding dwellings.
- Despite modifications to the previously submitted plan (January 2019) it is the opinion of my Parish Council and many residents, the proposed dwelling still remains too 'Modernist' and would be totally out of character with the Brattleby Conservation Area, particularly that of Back Lane.
- Under no circumstances should any surface water from the site be permitted to drain to the inspection chamber adjacent to 'Corner Cottage' gate. During the village flooding of 2007/8, the section of 100mm salt glazed drain connecting this chamber to the chamber in the rear garden of 'The Garden House' was inspected by a Highways camera team and found to be 'Partially collapsed and full of tree roots.' It remains in a similar condition today.

Local residents: Carpenter's cottage, East Lane, Andromeda, East Lane, Manor Farm, School Lane, The Yews, Back Lane, Brattleby, Sunnyside, East Lane, Manor Ley, School Lane, The Old Rectory, Thorpe Lane (x2), Wellspring House, Lincoln Road, Robindale, Back Lane (x2), Red Brick House, Back Lane, Stone Well House, Lincoln Road, Mulberry House, Back Lane, Carpenters Cottage, Back Lane, Danebury, Back Lane, Glebe Farm, The Bungalow, Lincoln Road, Lion House, Lincoln Road, Gramarye Cottage Lincoln Road and Kersey Coates, Lincoln Road, Brattleby. Object to the proposal for the following reasons:

- Totally contravenes the neighbourhood plan as it does not follow the set guidelines in the plan.

- It is not in keeping with Brattleby a conservation village and looks like a factory or office block.
- Heritage statement is for previous application (134542).
- This dwelling by the very design, its height and the amount of glass (way above average for the size) will never ever blend in with existing properties of stone and pantiles, old stone walls and green lanes of this old conservation village. It would always be out of character and have a negative impact on the whole village.
- It has an adverse effect on Carpenters Cottage, which lies beyond the south boundary. It will overlook across the entire width and length of the rear garden taking away virtually all privacy, because of the very large expanse of glass windows to the upper floor (none of which are opaque) spanning the width of the proposed dwelling.
- Due to its excessive height and the size of the upper windows it also effects the privacy of Sunnyside, Kersey Coates and The Bungalow all lying in line to the south.
- If this application is granted I will be able to see this building from my home and consider it to be inappropriate and incongruous with the rest of the properties locally. It has no place in a conservation area
- The proposed dwelling appears to be of a contemporary and sustainable design, which is laudable in itself, provided such a building is appropriately sited. Whilst materials included in the design bear some relation to materials used in the village, the overall design including the way materials have been used, the massing and form of the building neither retain nor reinforce local distinctiveness. The design and materials used do not in form, colour and texture work in harmony with the traditional buildings in the Conservation Area. The proposed building would in fact stand out in a discordant and incongruous fashion and its architectural merits would not be sufficient to counter this impression.
- The application is contrary to Brattleby Neighbourhood Plan (Policy 1 g, h & i) and the Central Lincolnshire Local Plan (Policy LP25 m, n & o) and paragraph 192 of the NPPF.
- There has been several new dwellings built over the last twenty or so years, all have been absorbed into the surroundings. The proposed application would stick out like a sore thumb.
- It resembles an industrial/factory type building and is in my opinion an eye sore.
- Whilst I applaud the eco-friendly concept I do NOT feel this property enhances the conservation village of Brattleby. It certainly does not "reflect yet reinterpret the local vernacular".
- The original plans passed in 2016 were much more in keeping.
- For the owners to take advantage of the " long views to the south" would surely involve the properties at the rear of them (carpenters cottage, Sunnyside, Kelsey Coates, and The Bungalow) being overlooked particularly with so much glass.
- There is nothing like this design of property locally as far as I'm aware, this design would surely look more at home in an urban setting.

- The Brattleby neighbourhood plan states that any new development within the village should be in keeping with the surrounding neighbourhood and this property certainly is not.
- I think this design of property is far too modern for a conservation village. It will not in any way enhance the appearance of the surrounding area. It will dwarf Corner Cottage which is a building of historical interest.
- The design is too tall and too industrial in appearance for the said location on Back Lane and would be far too domineering in this central location of the village and set a concerning precedent for any possible future development.
- The southern aspect resembles a small office block. Brattleby is a village of 45 dwellings of which 11 are listed buildings and 9 are of historic interest. The proposed design, in the central location of the village on Back Lane is totally OUT of keeping with the village and would overpower and detract from the historic beauty of Brattleby.
- Although some local stone is proposed there is a large area of glass and modern materials used.
- Although we do not object to the erection of a dwelling on this plot and we applaud the applicants and their agent for applying for a contemporary dwelling, rather than submitting a pastiche property that would have undoubtedly failed to deliver the quality that is achieved by the 2 directly adjacent properties. We feel that the palette of materials and style of the property takes a step too far from those preferred by the locals and referred to in the neighbourhood plan.
- The plot topography is higher by circa 450mm higher than Red Brick House, which could make the detached building/ dwelling appear elevated and could also dwarf Corner Cottage. We are also concerned about the boundary treatments, the plot currently has an open feel that is very pleasant on the corner of back lane. Without due consideration and in order to achieve the desired/ required levels of private amenity, it would be very easy to make the new village footpath a dark enclosed rat run, if bounded on both sides by car ports outbuildings and fences.
- The proposal is a step too far from the vernacular style preferred by the locals and referred to in the neighbourhood plan.
- The palette of materials should be more respectful and honour the local style and perhaps the contemporary style of the property be pulled back, a little.
- Numerous new build properties have been built throughout the village over recent years which have been able to achieve a design and appearance sympathetic to the village.
- On such a sensitive spot being one of the last remaining green areas in the village it would be a real shame to miss this rare opportunity to design and build a home which is both sympathetic and enhancing to the beauty of the village.
- I can see this is a high quality design and could make a wonderful family home, but sadly it doesn't sit naturally on the proposed plot, or complement or enhance the conservation area within Brattleby.

- There is also a danger the proposed garage (which backs onto the existing garage at Red Brick House) encloses the footpath to its rear and cause a 'tunnel' like feel to the amenity.
- I fail to see how a dwelling of this design can possibly be acceptable in the beautiful conservation village of Brattleby. It goes completely against the Village Plan as outlined in detail by the Parish Council of Brattleby's response.
- Not only would it be an eyesore in the heart of this beautiful village, it would also have a great adverse impact on my property with regards to a complete loss of privacy by overlooking across the full width and length of my rear garden at Carpenters Cottage and to a lesser extent Sunnyside, Kersey Coates and The Bungalow. This is due to the large expanse of glass to the rear of the upper floor (none of which are opaque) all looking directly into my garden.
- We have two trees identified as T19 and T20 on the tree report which will have to be removed within 12 months due to damage to the foundations of the boundary wall. I ask that these trees are not taken into consideration regarding the privacy/overlooking issues.
- I feel it will look out of place in the village if it was going to be built of brick and cement wouldn't have a problem with that but as this is a conservation village I think it would look stupid and wouldn't fit into the look of the village.
- Will not conform with the neighbourhood plan. I would consider it appropriate that the answer to my question ('why not follow the Neighbourhood Plan and be fair?') is considered when a decision is taken concerning this application.
- As a contemporary residential design I quite like it however, I am not convinced that it would sit well in this particular plot between the 2 other existing properties & surely appears to be in conflict with the Brattleby Neighbourhood Plan.
- It appears it would have a significant impact on several surrounding properties which it would almost certainly overlook and compromise the privacy of other residents.
- The Architects have simply re-submitted the previous Heritage Statement which was part of the original application which was lodged in June 2016.
- The application conflicts with the Brattleby Neighbourhood Plan that was adopted in November 2017 and it 'drives a coach and horses' through the Plan.
- The proposed dwelling is too high in my view, particularly as skylights in the roof are proposed on the southern elevation, which will affect the privacy of a number of nearby properties.
- The design, whilst attractive in its own right, is not appropriate in the context of the nearby dwellings and the conservation status of the area, being too modern/ industrial and clashing with the more traditional properties nearby.
- It is clearly in contravention of policy LP25 in that it does not "preserve or positively contribute to the area's character, appearance and setting".

- In view of the large number of comments that have been made already about this application, together with the concerns expressed by the Parish Council, I think it would be totally inappropriate for the application to be determined by Delegated Powers and the decision should be referred to a full Planning Committee meeting.
- I don't think the design of the proposed building is at all in keeping with the architectural style of the village. It's far too modern and imposing.
- We're going to see it every day from our kitchen window and I fear it will be something of an eyesore.
- The proposed building may well have good 'green' and environmental benefits not mentioned in the plans and some of the appearance of the house may well be because of that however if that is the case then we feel these can still be achieved whilst still keeping the design in line with those houses around it.

Letter from Savills on behalf of a Resident (Corner Cottage, Back Lane, Brattleby):

- My client has a number of concerns in relation to the design, appearance and materials used for this proposal which we consider will not be in accordance with the pattern of development adjacent the development or respect the Conservation Area.
- Corner Cottage has been identified as an important building in the Conservation Area Appraisal and needs to be cherished and preserved.
- Our client retains the land to the east of the proposal and has concerns on how the proposed design will affect his property and privacy.
- Our client was granted permission (134542) which had a condition on it that seeks to control materials and we consider to be in line with planning policies at the time
- The proposed design for this development is not in line with the Brattleby Neighbourhood Plan (Policy 1 and 6) and Policy LP17, LP25 and LP26 of the Central Lincolnshire Local Plan.
- The proposed design should be sympathetic in both scale, size, materials and architecturally to contribute to the character and appearance of the area.

Objections to latest amended plans:

The Old Rectory, Thorpe Lane (x2), Graymare Cottage, Lincoln Road (x2), Sunnyside, East Lane, Andromeda, East Lane, The Garden House, Back Lane, Manor Ley, School Lane, Dacres Lodge, East Lane, Robindale, Back Lane, Carpenters Cottage, Back Lane (x2), Danebury, Back Lane, Shepards Farm, Back Lane, Sunbury House, Back Lane, The Yews, Back Lane, The Pantiles, Back Lane, The Garden House, Back Lane, Corner Cottage, Back Lane, Wellspring House, Lincoln Road (x2), Kersey Coates, Lincoln Road, Manor Farm, School Lane and Red Brick House, Back Lane, Brattleby.

- This design has little regard for the historic village of Brattleby, its residents or the Brattleby Neighbourhood Plan.
- As a standalone design, I have no problem with it and applaud some of the features, however, it is simply not suited to the proposed plot on Back Lane.
- The sheer scale of the proposed dwelling in the very heart of the village, means that the modern features would dominate rather than complement the existing properties nearby.
- The proposed dwelling, vast in size, would stand 8.5 metres high. The land on which it would sit is roughly 1 metre higher than the surrounding land, making the proposed development 9.5 metres high in total in real terms. This would totally overshadow and dramatically change the charm of this well preserved village, completely dwarfing the surrounding cottages in the heart of the village. Furthermore, this would contradict and be totally at odds with policy LP25 as it would not "preserve or positively contribute to the area's character, appearance and setting"; it would instead do the opposite.
- I very much hope that this application is referred to a full planning committee, given the amount of time, dedication and funds [Neighbourhood Plan] that have already been contributed to the preservation of Brattleby from the local community.
- I am pleased to see that the materials now proposed are more traditional and in keeping with the surrounding properties, but I am still concerned about the scale of the building which I think is too big for the site, and particularly in relation to the adjacent dwellings.
- It is not just the footprint of the property but the height which I think is an issue, as I feel it is too tall in relation to the neighbouring properties and will end up dominating this part of the village.
- We find it difficult to fathom why we are here again! as so little of the design has changed. It is still too tall at 8.5 metres pitch height, dwarfing our own cottage by nearly double the size. The exterior (the stone is welcome) with 'Pigmento Red Zinc' windows is hardly in keeping with existing dwellings in the village.
- The exterior and indeed the height has to be sympathetic to it's surroundings and respect Brattleby as a conversation area. Also to suggest a build on this vast scale (with of course sky lights) would compromise not only privacy but natural light for dwellings on all sides, which in turn would impact on so many families everyday lives.
- The new design is an improvement aesthetically speaking but I think the building is still far too tall and imposing to really be in keeping with the style of the village.
- Firstly I would like to acknowledge that the owners of this plot have made some attempts to compromise after the numerous and valid issues were raised flowing the first application. However in my opinion the changes do not go far enough.
- It has too many windows and the rear will afford Carpenters cottage very little privacy, also Corner cottage and the Garden house will be overlooked.
- Surely an eco-property could be achieved within a traditional design?

- To achieve solar heating; a building of 8.5 metres is proposed. It is laudable to want an eco-building but not at the expense of the dwellings that surround it which are mainly of a small scale, indeed some of them are of historic value.
- The height and mass of the proposed building, standing on a rise directly to the south of this house, will obscure the sun as it lowers during the winter.
- The Neighbourhood Plan drawn up following this consultation, and passed by West Lindsey in 2017, states that "buildings should be of appropriate scale and density in relation to their setting" Policy 1 Design and Housing Development.
- A modern building of this nature is alien to the agricultural heritage of Brattleby.
- This property would be far too high and the Zinc addition seems a strange choice, there are too many windows and the design is generally overpowering, as is the garage/home office.
- This is a prime piece of land and as such great care should be given to getting the right building that will still look good for many years to come. There was some disastrous architecture allowed in the 1970's, let's not add this one to the list.
- I would estimate that the site is approximately 450mm/ 600mm above road level and as such should be shown such. This will demonstrate even further that the proposed ridge height of the new dwelling will be significantly higher than corner cottage.
- The height of the RIDGE is 8.5 metres high and the EAVES 5.3 metres from the ground level. The Red House immediately to the right of this plot is a high Victorian house but sits on land 1 metre LOWER than the proposed plan. Corner Cottage immediately to the left is a very low dwelling. Therefore this proposal will stand far higher than even The Red House, dominating and dwarfing all property around it. This house is basically far too high in design for the area.
- There is far too much glazing to the rear upper floor. This when viewed from the rear gardens of Carpenters Cottage, Sunnyside and Kelsey Coates would give the impression of a suspended commercial greenhouse.
- The proposal will affect the privacy of surrounding dwellings.
- It completely detracts from the historic and rural character of the village, is certainly not in keeping in size or scale and definitely does not respect surrounding buildings.
- The developer has changed little from the original plans. The south elevation now has even more glass windows - all over 1.5m in height - on a building of over 8.5m high and all overlooking the entire width and length of the gardens of Carpenters Cottage and to a slightly lesser extent Sunnyside and Kersey Coates, giving a complete lack of privacy.
- This new proposal still goes against The Neighbourhood Village Plan which clearly states that any new developments should be built sympathetically and blend in with surrounding properties. I fail to see how a building of this scale and design does that.

- The village the land where the house is to be build is farm land has been grazed by animals for years so i would like to see it used as grazing land for many years to come.
- The applicants Mr and Mrs Sleight have engaged the services of Paul Testa Architecture. A practice which specialises in contemporary design using modern materials. This immediately appears to be at odds with the requirements of a site in a conservation village where traditional materials and a local vernacular style need to be respected.
- The red zinc is not appropriate.
- Because of the proposed building's size and the extent of the front elevation it will have a major impact on the environment of Back Lane.
- We are pleased that the Planning and Heritage Statement includes the proposal to plant native hedgerow on the property boundaries. Hedges or stone walls are desirable, as tall fences are quite suburban and would detract from the rural atmosphere of the village.
- This dwelling, as such, is more appropriate in a modern urban development. We would welcome new villagers in a sympathetically designed property respecting the ethos of the village. The surface water sump overflow appears to be feeding into a drain that has given difficulty in past roadway and garden flooding.
- This over large, imposing property will not only block natural light but also overlook our garden [Corner Cottage] and outdoor space from the window and door on the side elevation which will ultimately compromise the privacy of the cottage.
- We are also very concerned with the impact of flooding (a regular occurrence after a heavy rainfall) on the road immediately in front of the proposed build and on the driveway of Corner cottage. I note that the boundary line of the house will not include the drainage pipes that often become blocked with debris and cause disruption at various times of the year.
- The grey finish to the window frames will look great against the proposed new stone cladding but as the stone matures and weathers over the next 30 years it will look very dull against the more traditional finishes of the existing properties.
The original consented application was for a 1 1/2 storey property and the present application is of substantial height that has impact on both townscape and landscape.
- Contrary to policies within the Central Lincolnshire Local Plan (in particular LP25 M an N) and Neighbourhood Plan.
- Unfortunately i can't see how this revised proposal addresses the previous issues the design and massing of the dwelling would create to the street scene, loss of privacy and light to neighbouring properties.

LCC Highways and Lead Local Flood Authority: Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application. Two informatives are suggested and the site is

within an area at risk of Surface Water Flooding so therefore a Flood Risk Assessment should be submitted in accordance with the NPPF is required which also considers the provision of appropriate mitigation works.

Archaeology: The impacts on below ground archaeology will be the same as the previous application 134542, so we would recommend the same conditions for a scheme of works for the archaeological monitoring and recording of groundworks. But this Written Scheme of Investigation [submitted as part of this application] would be suitable for meeting these requirements, and if permission is granted could be used to discharge the first condition.

Conservation Officer: The revised proposals are very much an improvement on the previously approved plans [134542]. There is no reason why a more contemporary approach would not work in this location. The proposed design takes the form, size and scale of a traditional barn as a design ethos and uses contemporary fenestration. Care and consideration has been given as to how local distinctiveness can be expressed through modern materials as well as local stone and pantiles. Although the site is one that I would not originally have recommended for approval, there is an extant consent. I am content that the development will not harm the character of the conservation area and I am happy to support this application.

Trees and Landscape Officer: The Amended Tree Report and Arboricultural Method Statement received on the 10 April 2019 are acceptable and a condition will be required to secure full boundary treatments i.e. the native hedgerow shown on the amended proposed site layout/block plan (the boundary treatment details will need to clarify hedge species, plant sizes and planting layout and density).

Building Control: The scheme/details submitted for foul and surface water drainage are acceptable.

Relevant Planning Policies:

National guidance:

National Planning Policy Framework (NPPF)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

National Planning Practice Guidance (NPPG)

<https://www.gov.uk/government/collections/planning-practice-guidance>

Listed Building Legal Duty

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

CA Legal Duty

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Local Policy:

Central Lincolnshire Local Plan 2012-2036

LP1: A Presumption in Favour of Sustainable Development

LP2: The Spatial Strategy and Settlement Hierarchy

LP3: Level and Distribution of Growth

LP4: Growth in Villages

LP13: Accessibility and Transport

LP14: Managing Water Resources and Flood Risk

LP17: Landscape, Townscape and Views

LP25: The Historic Environment

LP26: Design and Amenity

The CLLP is available to view here: <https://www.n-kesteven.gov.uk/centrallincolnshire/local-plan/>

Brattleby Neighbourhood Plan:

Policy 1: Design of New Developments

Policy 3: Housing Mix & Type

Policy 4: The Historic Environment

Main issues

- Principle of the Development
- Residential Amenity
- Visual Impact
- Conservation Area and Listed Buildings
- Design
- Area of Great Landscape Value
- Highway Safety
- Foul and Surface Water Drainage
- Surface Water
- Landscaping and Boundary Treatments
- Archaeology
- Amenity Space
- Other Matters

Assessment:

Principle of Development

The principle of development on this site has been established by the extant planning permission (134542).

The Brattleby Neighbourhood plan also shows that this site was one of three sites within the village which were preferred by local residents through a questionnaire and are considered as suitable by local residents for development in the future.

Residential Amenity

Local Plan Policy LP26 states that planning permission will be granted for new development provided the proposal will not adversely affect the residential amenity of neighbouring properties by virtue of overlooking, overshadowing, loss of light or over dominance. The policy also applies to future occupants of development proposals under consideration.

It is proposed to build a two storey four bed detached house on this large plot and is approximately 8.4 metres to the ridge (the pictures supplied by the Parish Council with a large stick the height of which is unknown are misleading). The proposed dwelling is located fairly centrally in this large plot approximately 25 metres from the southern boundary and approximately 21 metres from the northern boundary (Back Lane).

Access is taken towards the north eastern corner of the site which leads to an area of hardstanding to the front of the dwelling and a detached single storey garage and home office located on the western boundary of the site in front (to the north west) of the proposed dwelling.

Landscaping is provided at the front (north of the site) and the main private amenity space is located to the rear (south) of the dwelling. Several trees will be retained mainly towards the northern boundary of the site and new trees are also proposed to be planted mainly close to the northern boundary. New native hedgerows are proposed for the western and eastern boundaries with the existing boundary treatments retained on the southern boundary.

There are no residential amenity concerns with the proposed single storey home office/garage. The only openings proposed are in the western elevation facing into the site and the southern elevation facing into the proposed site.

The proposed western (side) elevation will have one window at ground floor level and no windows at first floor level. The proposed eastern (side) elevation will have one solid door at ground floor level and one small window (which will be conditioned to be obscure glazed) at first floor level. There are no residential amenity concerns with these elevations.

The proposed front (north) elevation will have a series of windows and doors at ground and first floor level as well as a glazed floor to eaves element with one large roof light in the roof. This elevation is set back approximately 21 metres from Back Lane. Landscaping in the form of existing and new trees is also planned to the front (north) of the site. This elevation is located approximately 22 metres from Corner Cottage and the proposed dwelling is set to the west of this neighbouring dwelling. As such there are no residential amenity concerns regarding this elevation.

The proposed (rear) south elevation will have three large sliding doors at ground floor level and a glazed floor to eaves element. There are no residential amenity concerns with these proposed openings and the ground floor element of the proposed floor to eaves element. At first floor there will be three large windows and three smaller ones and the first floor glazed element of the floor to eaves opening. There will also be one large roof light in the roof.

The floor to eaves element and roof light will light a proposed dining room on the ground floor level. The other openings (windows) will be to bedrooms with there being a large separation distance of approximately 25 metres to the blank elevation of Carpenters Cottage to the south and its outside amenity space. This neighbouring property has a northern boundary made up of a brick wall and fence (approximately 1.8 to 2 metres in height) and there are trees on this boundary either side of the neighbouring property. As such there are no residential amenity concerns regarding this elevation.

There are also no concerns over loss of light. It is considered that the site is large enough to accommodate the proposed dwelling without affecting the residential amenity of neighbouring properties or the residential amenity of proposed future occupants of the proposed dwelling.

Visual Impact

Local Plan Policy LP26 states that all development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place. As such, and where applicable, proposals will be required to demonstrate, to a degree proportionate to the proposal, that they are well designed in relation to siting, height, scale, massing and form. The policy also states that the proposal should respect the existing topography, landscape character, street scene and local distinctiveness of the surrounding area and should use appropriate, high quality materials which reinforce or enhance local distinctiveness. Any important local view into, out of or through the site should not be harmed.

The proposed dwelling is located fairly centrally in this large plot approximately 25 metres from the southern boundary and approximately 21 metres from the northern boundary (Back Lane). Access is taken towards the north eastern corner of the site which leads to an area of hardstanding to the front of the dwelling and a detached single storey garage and home office located on the western boundary of the site in front (to the north west) of the proposed dwelling. Landscaping in the form of existing and new trees is provided to the front (north) of the dwelling and new native hedgerows are proposed for the western and eastern boundaries with the existing boundary treatments retained on the southern boundary.

The proposed dwelling at 8.4 metres is approximately 0.4 metres higher than the extant permission (134542).

The proposed dwelling will have a natural red clay pantile roof (with a much smaller section of red zinc) and will be built from coursed limestone. The garage will also have a natural red clay pantile roof and will be built from coursed limestone.

As such it is considered that this large plot can accommodate the proposal and with the use of appropriate materials (which will be conditioned) it is considered that the proposal to build one dwelling in this location will not harm the character and appearance of the street-scene.

Conservation Area and Listed Building

The site is located within a Conservation Area and the proposed dwelling is located approximately 34 metres to the north east of a Grade II Listed Building (Public Telephone Box Cottage/Gramarye Cottage) and approximately 22 metres to the south west of Corner Cottage (a Conservation Area Important Building).

S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a legislative requirement that when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the Act contains similar requirements with respect to buildings or land in a conservation area. In this context, "preserving", means doing no harm.

Policy LP25 of the Central Lincolnshire Local Plan states that *'Development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire'* and provides a breakdown of the required information to be submitted as part of an application in a heritage statement. In the Listed Building section of LP25 it states that *'Development proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building. Permission that results in substantial harm to or loss of a Listed Building will only be granted in exceptional or, for grade I and II* Listed Buildings, wholly exceptional circumstances. Development proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building.'*

In the Conservation Area section of LP25 it states that *'Development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting'*. Criteria (j) through to (o) provides a base to assess the impact on the Conservation Area.

Paragraph 193 of the NPPF states that *'great weight should be given to the [designated] asset's conservation'*. Paragraph 194 goes on to state that *'Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting'*.

Paragraph 195 provides guidance that *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent'*.

The proposals have gone through several amendments following advice from the Planning Officer and Conservation Officer (who is now supportive of the application subject to conditions). The large rear garden to Red Brick House and various boundary treatments and outbuildings are located between the proposed dwelling and the listed building which is also separated from the site

by approximately 34 metres. The proposed dwelling is located approximately 22 metres from the Conservation Area Important Building and to the west of the this neighbouring dwelling.

The proposed dwelling will have a natural red clay pantile roof (with a much smaller section of red zinc) and will be built from coursed limestone. The garage will also have a natural red clay pantile roof and will be built from coursed limestone. The proposal is located fairly centrally on a large plot and will have landscaping in the form of existing and new trees towards its northern boundary fronting Back Lane. Native hedgerows are planned on the western and eastern boundaries. The proposed dwelling is approximately 8.4 metres to the ridge approximately 0.4 metres higher than the extant permission (134542).

It is therefore considered that the proposal will protect the setting of the Listed Building and will also preserve the character and appearance of the Conservation Area including the Conservation Area Important Building. The proposal is therefore considered to conform with the NPPF, LP25 of the Central Lincolnshire Local Plan and Policy 4 of the Neighbourhood Plan and Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Design

The proposals have gone through several amendments following advice from the Planning Officer and Conservation Officer (who is now supportive of the application subject to conditions).

Paragraph 131 of the NPPF states that 'in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Policy LP26 of the Central Lincolnshire Local Plan states that development proposals shall 'duly reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style.'

The proposal is also considered to conform with Policy 1 of the neighbourhood plan in that it will deliver good quality design whilst respecting existing patterns of development, will use materials appropriate to its context and will preserve or enhance the conservation area, listed buildings and other heritage assets.

It is considered that the proposal is an improvement on the extant permission (134542) and that the proposed design takes the form, size and scale of a traditional barn as a design ethos and uses contemporary fenestration combined with modern materials as well as local stone and pantiles. It is

considered that this more contemporary approach works in this location on this large plot and will not detract from its surroundings.

Area of Great Landscape Value

The proposal will have no effect on the Area of Great Landscape Value as it is located within the built footprint of Brattleby surrounded by existing residential dwellings.

Highway Safety

Access is taken towards the north eastern corner of the site which leads to an area of hardstanding to the front of the dwelling and a detached single storey garage and home office located on the western boundary of the site in front (to the north west) of the proposed dwelling. Lincolnshire County Council Highways have no objection to this proposal subject to two informatives which will be attached to the decision notice if it is minded to grant permission.

Foul and Surface Water Drainage

Foul sewerage will be dealt with by way of the mains sewer and surface water will be dealt with by way of a soakaway. Building Control have approved the scheme/details submitted for foul and surface water drainage.

Surface Water

The site is within an area at risk of Surface Water Flooding so therefore a Flood Risk Assessment should be submitted in accordance with the NPPF is required which also considers the provision of appropriate mitigation works.

A flood risk assessment has been submitted as part of this application and comes to the conclusion that the flood risk to the site is low, reasonable and acceptable.

Landscaping and boundary treatments

Landscaping is provided at the front (north of the site) and the main private amenity space is located to the rear (south) of the dwelling. Several trees will be retained mainly towards the northern boundary of the site and new trees are also proposed to be planted mainly close to the northern boundary. New native hedgerows are proposed for the western and eastern boundaries with the existing boundary treatments retained on the southern boundary.

The Tree and Landscape Officer states that the amended Tree Report and Arboricultural Method Statement received on the 10 April 2019 are acceptable. The application will be conditioned appropriately to secure full boundary treatments and the proposed landscaping scheme.

Archaeology

Any remaining conditions from the extant permission 134542 will be attached to the decision notice.

Amenity Space

The proposed four bedroom dwelling will have more than sufficient garden space to serve the future occupants.

Other Matters

A right to a view is not a material planning consideration.

The proposal will not cause a tunnelling effect to the informal foot path to the west of the development.

Balancing evaluation and conclusion:

The decision has been considered against policy LP1: A Presumption in Favour of Sustainable Development, LP2: The Spatial Strategy and Settlement Hierarchy, LP3: Level and Distribution of Growth, LP4: Growth in Villages, LP13: Accessibility and Transport, LP14: Managing Water Resources and Flood Risk, LP17: Landscape, Townscape and Views, LP25: The Historic Environment and LP26: Design and Amenity of the adopted Central Lincolnshire Local Plan and policies contained within the Brattleby Neighbourhood Plan (Policy 1: Design of New Developments, Policy 3: Housing Mix & Type and Policy 4: The Historic Environment) and the guidance contained in National Planning Policy Framework and National Planning Practice Guidance and against Section 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In light of this assessment it is considered that the principle to build one dwelling in this location is acceptable as the site is subject of an extant planning permission (134542). Furthermore, the proposal will not have a negative impact on the living conditions of future occupiers and neighbouring dwellings and will not have an adverse effect on the street scene. It is also considered that the proposal will protect the setting of a Listed Building and will also preserve the character and appearance of the Conservation Area.

Recommendation

It is recommended that Planning Committee delegate powers to officers to approve the application subject to the conditions below:

Conditions stating the time by which the development must be commenced:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

None.

Conditions which apply or are to be observed during the course of the development:

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings: PT215-PTA-00-ZZ-DR-A-00102, PT215-PTA-00-ZZ-DR-A-00103, PT215-PTA-00-ZZ-DR-A-00104, PT215-PTA-00-ZZ-DR-A-00110, PT215-PTA-00-ZZ-DR-A-00120 and PT215-PTA-00-ZZ-DR-A-00124. All revised plans dated 02/05/2019. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans in the interests of proper planning.

3. The building hereby permitted shall not be occupied until the first floor window on the eastern elevation (PTA-00-ZZ-DR-A-00120 Revised plan dated 02/05/2019) has been fitted with obscure glazing and retained as such thereafter.

Reason: To prevent unacceptable levels of overlooking on neighbouring properties, in accordance with the National Planning Policy Framework and Policy LP26 of the Central Lincolnshire Local Plan.

4. No development, other than to foundations level shall take place until the proposed new walling, roofing, windows, doors (including garage doors) and other external materials have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details. The details submitted shall include; the proposed colour finish, rainwater goods and type of pointing to be used.

Reason: To ensure the use of appropriate materials to safeguard the character and appearance of the Conservation Area and the setting of a Listed Building in accordance with the NPPF and Policies LP25 and LP26 of the Central Lincolnshire Local Plan.

5. No development, other than to foundations level shall take place until full details of all external doors and windows at a scale of no less than 1:20 with sections through

vertically and horizontally and glazing bars at scale of 1:1 to include method of opening, cills, headers and lintels, thresholds, colour and finish are submitted and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the use of appropriate materials to safeguard the character and appearance of the Conservation Area and the setting of a Listed Building in accordance with the NPPF and Policies LP25 and LP26 of the Central Lincolnshire Local Plan.

6. No development, other than to foundations level shall take place until a 1m square sample panel of the proposed new stonework, showing the coursing of the stonework, colour, style and texture of the mortar and bond of the stonework have been provided on site for the inspection and approval in writing by the Local Planning Authority (the sample is to be retained on site until the new development is completed). The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the use of appropriate materials to safeguard the character and appearance of the Conservation Area and the setting of a Listed Building in accordance with the NPPF and Policies LP25 and LP26 of the Central Lincolnshire Local Plan.

7. No development, other than to foundations level shall take place until a scheme of landscaping including details of the size, species and position or density of any trees and hedging to be planted and boundary treatments (including boundaries within the site) and hardstanding (driveway) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: To ensure the site is visually softened by appropriate methods and to enable any such proposals to be assessed in terms of their impact on the character and appearance of the Conservation Area and the setting of a Listed Building in accordance with the National Planning Policy Framework and Policies LP17, LP26 and LP25 of the Central Lincolnshire Local Plan.

8. The archaeological site work shall be undertaken only in full accordance with the approved written scheme of investigation.

Reason: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework.

9. Following the archaeological site work referred to in condition 8 a written report of the findings of the work shall be submitted to and approved in writing by the local planning authority within 3 months of the said site work being completed.

Reason: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework.

10. Development on the site shall proceed wholly in accordance with the recommendations of the Flood Risk Assessment (29/05/2018), Drainage Report (Received April 2019) and Drainage Strategy (05/04/2019) and be in accordance with the plans stated under condition No.2 in terms of flood risk mitigation and a strategy for surface water drainage and foul sewerage. The development shall only be carried out in accordance with the approved details and prior to occupation of the dwellings and retained thereafter.

Reason: To ensure adequate drainage facilities are provided to serve the development in accordance with Policy LP14 of the Central Lincolnshire Local Plan and to reduce the risk and impact of flooding on the approved development and its occupants in accordance with National Planning Policy Framework and National Planning Policy Guidance and Policy LP14 of the Central Lincolnshire Local Plan.

Conditions which apply or relate to matters which are to be observed following completion of the development:

11. The report referred to in condition 9 and any artefactual evidence recovered from the site shall be deposited within 6 months of the archaeological site work being completed in accordance with a methodology and in a location to be agreed in writing by the local planning authority.

Reason: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework

12. All planting and turfing approved in the scheme of landscaping under condition 7 shall be carried out in the first planting and seeding season following the completion of the development, whichever is the sooner; and any trees or hedging which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The landscaping should be retained thereafter.

Reason: To ensure the site is visually softened by appropriate methods and to enable any such proposals to be assessed in terms of their impact on the character and appearance of the Conservation Area and the setting of a Listed Building in accordance with the National Planning Policy Framework and Policies LP17, LP26 and LP25 of the Central Lincolnshire Local Plan.

13. Notwithstanding the provisions of Classes A, B, C, D, E, F, G and H of Schedule 2 Part 1 and Class A of Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, or any Order revoking and re-enacting that Order, the buildings hereby permitted shall not be altered or extended (including the installation of solar panels), no new windows shall be inserted, and no buildings or structures shall be erected within the curtilage of the host dwelling, no new hardstanding, chimney's or flues, microwave antenna and gates, walls or fences unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable any such proposals to be assessed in terms of their impact on the character and appearance of the Conservation Area and the setting of a Listed Building and on the living conditions of the host dwelling/the resulting amount of space around the host dwelling and to safeguard the character and appearance of the building and its surroundings in accordance with Policies LP25 and LP26 of the Central Lincolnshire Local Plan.