

Officers Report

Planning Application No: 142772

PROPOSAL: Planning application for extension & remodelling of existing bungalow, and erect 1no. 1.5 storey bungalow including garaging & home offices.

LOCATION: Land at 8 Mill Lane Saxilby Lincoln LN1 2QD

WARD: Saxilby

WARD MEMBER(S):

APPLICANT NAME: J & J Cook

TARGET DECISION DATE: 25/05/2021

DEVELOPMENT TYPE: Minor - Dwellings

CASE OFFICER: Ian Elliott

RECOMMENDED DECISION: Grant permission subject to conditions

Planning Committee:

This application is considered necessary to present to planning committee due to third party objections from the Parish Council and neighbours. This includes the Parish Council objecting on neighbourhood plan grounds.

Description:

The application site is an unoccupied bungalow with a flat roof rear projection with garden space to the south side and rear. The rear garden includes a double garage accessed via a driveway off Mill Lane. The site is set just back from and below the level of the highway. The site gently slopes downwards from north to south. The front half of the site is screened to the north boundary by a low brick wall and vegetation with high/medium height hedging to the east boundary. The south boundary to the front half is screened by low fencing and vegetation. The rear half of the site is screened to the north, south and west boundaries by high hedging and fencing. Neighbouring dwellings are adjacent or opposite each boundary. The site is in a Sand and Gravel Minerals Safeguarding Area.

The application seeks permission for extension & remodelling of existing bungalow, and erect 1no. 1.5 storey bungalow including garaging & home offices.

The development would increase the height of 8 Mill Lane by approximately 1.2 metres to add a first floor and rooflight openings. The new build bungalow with roof accommodation would sit between 8 and 6 Mill Lane. The existing vehicular access would be widened to serve a driveway running to the back of the site where the main off street parking would be situated alongside the detached garages with home office space in the roof. Each dwelling would have its own enclosed rear garden space.

Relevant history:

141920 - Pre-application enquiry for 3no. dwelling - 24/11/2020

Concluding Statement:

Therefore the principle of the submitted development is highly unlikely to be supported in accordance with Local Policy LP2 of the CLLP, the policies of the SINP and the provision of the NPPF.

Recommendation:

It is recommended that a development which introduces two frontage facing bungalows which respect the existing building line would be likely to be supported in principle in accordance with Local Policy LP2 of the CLLP, the policies of the SINP and the provision of the NPPF.

Representations

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

Saxilby with Ingleby Parish Council: Objections

Loss of light to neighbouring properties, which can also be seen on 3D visuals as a shadow:

- Overbearing nature, in size and massing
- Extension is not subservient to the existing building
- Insufficient amenity space for dwellings
- Difficulty in accessing onto Mill Lane, as traffic backs up from the A57 junction vehicles should be able to enter and leave in forward gear; lack of car parking space as there needs to be a turning circle
- Not in-line with NDP policy 2 (a, b, c and g) or NDP 17 - does not respect existing pattern of existing development, use of materials in relation to development context – red brick is the pre-dominant material choice along Mill Lane and not white brick (Character Assessment Area G)
- If planning goes ahead CIL would be required

Local residents: Objection received from:

6 Mill Lane, Saxilby:

- The distance between No 6 and proposed new dwelling is estimated to be only around 1.5 metres which in the view of the objectors does not provide a reasonable separation level to ensure privacy levels.
- There are three windows within No 6 facing the proposed new dwelling. One of the windows is a cupboard but the other windows are a bedroom and kitchen.
- The ridge height of the proposed new dwelling is not shown on the plans but as indicated above the 3D visuals suggest the new dwelling would have a higher ridge height than No 6 and this taken together with closeness to boundary with No 6 would result in an overbearing effect on No 6.

- Given the scale and mass of the proposed new dwelling this would result in a dominant, oppressive and intrusive feeling for the residents of No 6.
- Outlook from kitchen and bedroom would be a brick wall about 1.5m away which is undesirable.
- Ambient light during the course of a day would be seriously affected particularly in relation to the (child's) bedroom but also the kitchen.
- Garages and home offices in roof space plans and 3D visuals show each garage to have two velux style windows in the home offices. The objectors are concerned that their rear garden amenity value will be affected.
- Given the location of the proposed garages, and particularly given the inclusion of home offices in the garages roof space the design does not retain the linear form of the western side of Mill Lane and could also be regarded as an introduction of an unwelcome precedent for backland housing.

3 Mill Lane, Saxilby:

- The proposed planning will not be in line with the current properties on that side of Mill Lane, the Ridge height of the proposed dwellings will be much higher than the existing properties and will look totally out of place.
- The tiny amount of space between number 6 and 8 will give the outside a very over crowded look.
- Main concern is the 9 cars/vans that will be coming and going into number 8 as the traffic situation on Mill Lane is already a huge concern for us mainly in a morning and late afternoon,
- Adding all those extra cars so close to the junction will cause more accidents.

LCC Highways/Lead Local Flood Authority: No objections with advice 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.

LCC Minerals and Waste: No objections

LCC Archaeology: No representations received to date

Canal and River Trust: No objections

IDOX checked: 25th May 2021

Relevant Planning Policies:

Planning law¹ requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2017), the

¹ [Section 38\(6\)](#) of the Planning and Compulsory Purchase Act 2004 and [section 70\(2\)](#) of the Town and Country Planning Act 1990

Saxilby with Ingleby Neighbourhood Plan (made May 2017) and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

- **Central Lincolnshire Local Plan 2012-2036 (CLLP)**

Relevant policies of the CLLP include:

LP1 A Presumption in Favour of Sustainable Development

LP2 The Spatial Strategy and Settlement Hierarchy

LP3 Level and Distribution of Growth

LP10 Meeting Accommodation Needs

LP13 Accessibility and Transport

LP14 Managing Water Resources and Flood Risk

LP17 Landscape, Townscape and Views

LP25 The Historic Environment

LP26 Design and Amenity

<https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/central-lincolnshire-local-plan/>

- **Lincolnshire Minerals and Waste Local Plan (Core Strategy and Development Management Policies)**

The site is within a Sand and Gravels Minerals Safeguarding Area. Policy M11 (Safeguarding of Mineral Resources) applies.

<https://www.lincolnshire.gov.uk/residents/environment-and-planning/planning-and-development/minerals-and-waste/88170.article>

- **Saxilby with Ingleby Neighbourhood Plan (SINP)**

Relevant policies of the NP include:

Policy 1 Housing Mix

Policy 2 Design of New Development

Policy 17 Traffic and Movement around the Village

Character Assessment - Area G

<https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/saxilby-with-ingleby-neighbourhood-plan-made/>

National policy & guidance (Material Consideration)

- **National Planning Policy Framework (NPPF)**

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

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions.

The most recent iteration of the NPPF was published in February 2019.

Paragraph 213 states:

"Existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of

consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

- **National Planning Practice Guidance**

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

- **National Design Guide (2019)**

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

Other:

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

<https://www.legislation.gov.uk/ukxi/2015/596/made>

Main issues:

- Principle of the Development
Central Lincolnshire Local Plan 2012-2036
Saxilby with Ingleby Neighbourhood Plan
Concluding Statement
- Flood Risk
- Minerals Resource
- Visual Impact
- Residential Amenity
- Highway Safety
- Drainage
Foul Water
Surface Water
- Archaeology
- Landscaping

Assessment:

Principle of the Development

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Central Lincolnshire Local Plan 2012-2036:

Local policy LP2 states that '*development should create strong, sustainable, cohesive and inclusive communities, making the most effective use of previously developed land (except where that land is of high environmental value)*', and enabling a large number of people to access jobs, services and facilities locally'.

Local policy LP2 sets out a spatial strategy and settlement hierarchy from which to focus housing growth. This policy identifies Saxilby as a large village and '*to maintain and enhance their role as large villages which provide housing, employment, retail and key services and facilities for the local area,*

the following settlements will be a focus for accommodating an appropriate level of growth'. LP2 states that most of the housing growth in Saxilby will be 'via sites allocated in this plan, or appropriate infill, intensification or renewal within the existing developed footprint. In exceptional circumstances, additional growth on non-allocated sites in appropriate locations outside of, but immediately adjacent to, the developed footprint of these large villages might be considered favourably, though these are unlikely to be of a scale over 25 dwellings'

Local policy LP2 states that *'throughout this policy, the term 'appropriate locations' means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan (such as, but not exclusively, Policy LP26). In addition, to qualify as an 'appropriate location', the site, if developed, would:*

- *retain the core shape and form of the settlement;*
- *not significantly harm the settlement's character and appearance; and*
- *not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement'.*

Saxilby with Ingleby Neighbourhood Plan (SINP):

Policy 1 (Housing Mix) provides guidance on housing mix with older and younger housing welcomed.

Policy 2 (Design of New Development) sets out criteria for the acceptable design of new development.

Policy 17 (Traffic Movements around the Village) provides protection from new development having an unacceptable traffic impacts on the village.

Character Area G (Mill Lane) (summarised):

- Most of the west side of Mill Lane is bungalows.
- 1960's builds yet embrace traditional vernacular.
- One of spinal routes through character area.

Concluding Statement:

The application proposes 2 bungalows with first floor accommodation in the roof space (no dormer windows). One bungalow is a remodelling of the existing bungalow (8 Mill Lane) and the other is new build bungalow to the front adjacent the existing bungalow to be remodelled.

The application is an infill and intensification development within the developed footprint of Saxilby. The character along the immediate area of Mill Lane is detached linear bungalows with similar front building lines. There are more modern dwellings to the rear of the bungalows to the east of Mill Lane as part of modern residential developments (Daubeney Avenue and Hilton Court). The bungalows to the west side of Mill Lane retain the linear form and similar plot sizes. The application site differs to the other plots around it because of its greater width.

As identified below there is an example of hipped roof bungalows and a higher gable end front facing bungalow sat side by side in the Mill Lane street scene.

Nearby along east of Mill Lane



3D Visuals



It is considered given the example nearby that the proposed gable end front facing one and a half story dwellings adjacent lower hipped roof bungalows would not have a significant harmful impact on the character of the settlement, the surrounding countryside or the rural setting and would retain the core shape and form of the settlement.

Therefore the principle of the development is considered to be acceptable as it accords with Local Policy LP2 of the CLLP, policy 2 of the SINP and the provision of the NPPF.

It is considered that policy LP1, LP2 and policy 2 are consistent with the sustainability and housing growth guidance of the NPPF and can be attached full weight.

Flood Risk

The site is identified as being in flood zone 1 (low probability) on the Environment Agencies flood risk maps (see below extract²).

² <https://flood-map-for-planning.service.gov.uk/confirm-location?easting=489770&northing=375604&placeOrPostcode=mill%20lane%2C%20saxilby>



Minerals Assessment

Guidance contained within paragraph 203-211 of the NPPF sets out the needs to safeguard mineral resources through local plan policies ‘to support sustainable economic growth and our quality of life’.

Policy M11 of the Lincolnshire Minerals and Waste Local Plan (Core Strategy and Development Management Policies) states that:

‘Applications for non-minerals development in a minerals safeguarding area must be accompanied by a Minerals Assessment. Planning permission will be granted for development within a Minerals Safeguarding Area provided that it would not sterilise mineral resources within the Mineral Safeguarding Areas or prevent future minerals extraction on neighbouring land. Where this is not the case, planning permission will be granted when:

- *the applicant can demonstrate to the Mineral Planning Authority that prior extraction of the mineral would be impracticable, and that the development could not reasonably be sited elsewhere; or*
- *the incompatible development is of a temporary nature and can be completed and the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed; or*
- *there is an overriding need for the development to meet local economic needs, and the development could not reasonably be sited elsewhere; or*
- *the development is of a minor nature which would have a negligible impact with respect to sterilising the mineral resource; or*
- *the development is, or forms part of, an allocation in the Development Plan.*

The site is within a Sand and Gravels Minerals Safeguarding Area. A Minerals Assessment has been submitted by CDM dated May 2021. The Minerals Officer at Lincolnshire County Council has no objections to the development.

The development would not sterilise a mineral resource in West Lindsey and accords with policy M11 of Lincolnshire Minerals and Waste Local Plan (Core Strategy and Development Management Policies) and the provisions of the NPPF.

It is considered that policy M11 is consistent with the minerals guidance (chapter 17) of the NPPF and can be attached full weight.

Visual Impact

Objections have been received in relation to the scale and material finish of the development and its impact on the pattern of development.

Local policy LP17 states that *'To protect and enhance the intrinsic value of our landscape and townscape, including the setting of settlements, proposals should have particular regard to maintaining and responding positively to any natural and man-made features within the landscape and townscape which positively contribute to the character of the area, such as (but not limited to) historic buildings and monuments, other landmark buildings, topography, trees and woodland, hedgerows, walls, water features, field patterns and intervisibility between rural historic settlements'*.

Developments should also *'be designed (through considerate development, layout and design) to preserve or enhance key local views and vistas'*

Local policy LP26(c) states *'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:*

(c) Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;'

Criteria a), b) and c) of Policy 2 of the SINP sets out criteria in relation to the scale, appearance, density and respecting the existing pattern of development.

The Identity chapter (pages 14-17) of the National Design Guide places importance on the need for development to either reflect its local character or create a sense of character through the built form.

The proposed detached dwellings (amended No.8 Mill Lane and new build) would be one and a half storey in height with accommodation in the roof space. The detached garages include office accommodation in the roof space. The proposed dwellings and garages would be approximately (measurements taken from submitted plans):

No.8 (Amended)

- 7 metres in height (flat roofed rear structure 3.1 metres in height)

- 3.0 metres eaves height
- 17.8 metres in length (includes 6.4 metres flat roofed rear structure)
- 9.4 metres in width

New Build

- 7 metres in height
- 3.0 metres eaves height
- 17.8 metres in length
- 9 metres in width

Detached garages

- 6.2 metres in height
- 2.5 metres eaves height
- 7.8 metres in length
- 9 metres in width

The elevation and floor plans for the dwellings and the garages include a legend of materials. The immediate area to the east and west of Mill Lane has a mix of material finishes including different brick, roof tile types and render colours. The external materials listed in the legends are considered to be acceptable in terms of the immediate residential context.

The proposed increase height of 8 Mill Lane by approximately 1.2 metres and the height of the new build has already been assessed and considered acceptable in terms of character earlier in the report.

The proposal would split the existing site into two but this would create two plot sizes which would be much more in keeping with the plot sizes of the dwellings in the immediate area along the west of Mill Lane. The development through its scale, position, massing and form would relate well to the site and its surroundings and would not have a harmful visual impact on the character and appearance of the area. Therefore the proposal is deemed to accord to local policy LP17 and LP26 of the Central Lincolnshire Local Plan, policy 2 of the SINP and the provisions of the NPPF and the National Design Guide.

It is considered that policy LP17, LP26 and policy 2 are consistent with the visual amenity guidance of the NPPF and can be attached full weight.

Residential Amenity

Objections have been received in relation to privacy, loss of light and overbearing impact plus the lack of amenity for the potential future residents.

Local policy LP26 of the CLLP protects the living conditions of existing and proposed neighbouring dwellings from harmful impacts.

The proposed dwellings would have neighbouring dwellings adjoining each boundary. These are:

- 10 Mill Lane adjacent to the north boundary
- 6 Mill Lane adjacent to the south boundary
- 9 and 11 Mill Lane opposite to the east boundary
- 7, 8 and 9 Queensway adjacent to the west boundary

10 Mill Lane:

The relationship between 8 Mill Lane and 10 Mill Lane would only be changed by the increase in height of 8 Mill Lane and the introduction of the garage to the rear. The alteration to 8 Mill Lane would increase the roof height by approximately 1.2 metres. The north roof slope of 8 Mill Lane would be modestly closer to 10 Mill Lane and have a modestly steeper roof angle. The alteration to the roof could potentially have a modest harm in terms of light received to the south elevation of 10 Mill Lane but this elevation only comprises an obscurely glazed window and a small secondary window. The north roof slope of 8 Mill Lane would include a single rooflight serving an ensuite. This will be conditioned to be obscurely glazed.

The proposed garage to 8 Mill Lane would site adjacent the rear outbuilding in 10 Mill Lane. The angle of the rooflights to the front east roof plane and their cill height of 1.8 metres above floor level would stop any overlooking into the rear garden of 10 Mill Lane as shown by the line of sight annotated onto the garage section plan.

Therefore the development would not be expected to harm the living conditions of 10 Mill Lane.

6 Mill Lane

The new build dwelling will be positioned along the south shared boundary with 6 Mill Lane. The north elevation of 6 Mill Lane has three windows. As stated in the objection from 6 Mill Lane the three windows serve a:

- Bedroom - This window is nearest to the principal elevation and the sole window to the bedroom.
- Cupboard - This is the middle window, is obscurely glazed, installed at a high level and does not serve primary habitable living space.
- Kitchen - This window is nearest the rear elevation and installed at a high level. The kitchen is served by a second window on the south side elevation which benefits from direct sunlight from the south.

The Parish Council and neighbour have based comments on overshadowing on the 3D visuals submitted with the application. The agent has responded to this by stating that *“the 3d visuals are not a light/shadow study – they are a 3d visual of the site to indicate how the buildings relate to each other and their surroundings. The shadows are for artistic reasons only. The sun tracks across the horizon from the south, and not the north as is currently suggested on these images”*.

This explanation is accepted – the visuals depict shadow being cast to the south – which is inaccurate in the northern hemisphere. The 3D visuals are purely for illustrative purposes and do not accurately reflect shadow cast..

In terms of direct sunlight the sun rises from the east then moves round to the south before falling to the west. The windows on the north side elevation of 6 Mill Lane therefore would be unlikely to benefit from direct sunlight at any time of the day.

The position of the new build bungalow approximately 1.2 metres away to the north, would have some impact on the amount of daylight received by these windows. In particular it would affect the outlook from the bedroom window. However it has to be considered that 2 metre high boundary treatments such as fence panels could currently be installed on the shared boundary closer to 6 Mill Lane by the owners of 8 Mill Lane without the need for planning permission in accordance with Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The new build dwelling would have no first floor openings on the gable ends. The position and angle of the rooflights to the side south roof plane plus their cill height of 1.8 metres above floor level would stop any overlooking into the rear garden of 6 Mill Lane as shown by the line of sight annotated onto the section plan.

The proposed garage to the new build would site in the rear south west corner of the site adjacent the shared south boundary with 6 Mill Lane. The gable end of the garage would cause some loss of light to the end of the garden to 6 Mill Lane. 6 Mill Lane has a rear garden measuring approximately 29 metres long and 10 metres wide therefore the loss of light would be minimal. The south gable end of the garage would be in clear view but would not cause an overbearing impact. The angle of the rooflights to the front east roof plane and their cill height of 1.8 metres above floor level would stop any overlooking into the rear garden of 6 Mill Lane as shown by the line of sight annotated onto the garage section plan.

The development would have some harm on the living conditions of 6 Mill Lane in terms of some loss of daylight to the side windows, and outlook from the bedroom window, but given the direction of the sun these windows do not receive direct sunlight and it would not be considered to a degree that would have an unduly adverse affect upon the amenities enjoyed at the neighbouring property, to the extent that planning permission should be refused.

9 and 11 Mill Lane:

These three dwellings are on the opposite side of Mill Lane and significantly separated from the site. Therefore the development would not harm the living conditions of 9 and 11 Mill Lane.

7, 8 and 9 Queensway:

These three dwellings share the rear boundary of the site. The proposed garages would be around 1 metre from the shared boundary. The rear gardens of 7, 8 and 9 Queensway are 33-35 metres in length. The position and height of the garages would only have a minor impact on sunlight received to the end of the garden areas of 7, 8 and 9 Queensway. The impact would be reduced by the roof slopes falling away from the boundary. The only first floor openings on the garages would be to the front east roof slope so no overlooking would occur onto the rear gardens of 7, 8 and 9 Queensway.

Therefore the development would not harm the living conditions of 7, 8 and 9 Queensway.

It is important to assess the living conditions of the future residents of the proposed amended and new build dwelling. It is considered that acceptable living conditions would be experienced due to the position of the proposed dwellings and garages and their openings.

The shared driveway does run adjacent the side south elevation of the amended dwelling and the north side elevation of the new dwelling. These elevations include limited openings and any noise or headlight disturbance caused would be modest due to the level of vehicle movements generated by the development.

Therefore the development accords to local policy LP26 of the Central Lincolnshire Local Plan 2012-2036 and the provisions of the National Planning Policy Framework.

It is considered that policy LP26 is consistent with the Residential Amenity guidance of the NPPF and can be attached full weight.

Highway Safety

Objections have been received based on highway safety grounds.

The development would widen the existing vehicular access to 4.1 metres wide which would allow two vehicles to pass stopping the need for a vehicle to wait on Mill Lane (30mph). The observation views when entering Mill Lane appeared acceptable at the officer's site visit. The proposed development provides more than sufficient off street parking for the future residents. The Highways Authority at Lincolnshire County Council has no objections to the development.

Therefore the development would not have a harmful impact on highway safety and accords to local policy LP13 of the Central Lincolnshire Local Plan 2012-2036, policy 2 of the SINP and the provisions of the National Planning Policy Framework.

It is considered that policy LP13 and policy 2 are consistent with the Highway Safety guidance of the NPPF and can be attached full weight.

Drainage

Foul Water:

The application form states that foul water is to be disposed of to the mains sewer and a known mains sewer is identified on site plan 055C.2021.05a dated March 2021. The use of the mains is considered acceptable, however connection to the new dwelling has not been submitted.

Surface Water:

The application form states that surface water is to be disposed of to soakaways. The use of a sustainable urban drainage system (SuDs) for surface water is encouraged, however the suitability of the sites ground conditions for soakaways has not been detailed or established. A comprehensive drainage strategy has not been submitted or any percolation tests to demonstrate the porous nature of the ground.

It is therefore considered that foul and surface water would be capable of being addressed by condition and subject to these details is likely accord with local policy LP14 of the CLLP, policy 2 of the SINP and the provisions of the NPPF.

It is considered that policy LP14 and policy 2 are consistent with the drainage guidance of the NPPF and can be attached full weight.

Archaeology

To date there has been no comment received from the Historic Environment Officer at Lincolnshire County Council. The site is already occupied by a dwelling, a brick effect driveway and garaging therefore some disturbance of the ground has already occurred.

Therefore the development would not have a harmful archaeological impact and accords to local policy LP25 of the Central Lincolnshire Local Plan 2012-2036 and the provisions of the National Planning Policy Framework.

It is considered that policy LP25 is consistent with the Heritage guidance of the NPPF and can be attached full weight.

Landscaping

Site plan 055C.2021.05a dated March 2021 provides some detail on landscaping, particularly the retention of existing hedgerows to all boundaries. However the landscaping is not comprehensive enough and it is necessary to include a landscaping condition on the permission.

It is therefore considered that subject to further details the development would not have a harmful visual impact through landscaping and accords to local policy LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036, policy 2 of the SINP and the provisions of the National Planning Policy Framework.

It is considered that policy LP17, LP26 and D1 are consistent with the tree protection guidance of the NPPF and can be attached full weight.

Other Considerations:

Community Infrastructure Levy

West Lindsey District Council adopted a Community Infrastructure Levy (CIL) which will be charged from 22nd January 2018. Details in relation to CIL have not been received from the agent. The site is within charging zone 1, where the charge would be £25 per square metre for houses which is due prior to commencement of the development.

Conclusion and reasons for decision:

The decision has been considered against policies LP1 A presumption in Favour of Sustainable Development, LP2 The Spatial Strategy and Settlement Hierarchy, LP3 Level and Distribution of Growth, LP10 Meeting Accommodation Needs, 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 2012-2036, Policy 1 Housing Mix, Policy 2 Design of New Development and Policy 17 Traffic and Movement around the Village of the Saxilby with Ingleby Neighbourhood Plan and policy M11 of the Lincolnshire Minerals and Waste Local Plan in the first instance.

Consideration has additionally been given to guidance contained within the National Planning Policy Framework, National Planning Practice Guidance and the National Design Guide. In light of this it is considered that the principle of the proposal is acceptable and will provide one new dwelling towards the housing supply of Central Lincolnshire. The development would not have a harmful visual impact on the site or the street scene and would not harm the living conditions of neighbouring dwellings and the future residents. It would not have a harmful impact on highway safety, drainage, a minerals resource and archaeology. This is subject to the approval and adhering to a number of conditions.

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report

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

1. The development hereby permitted must 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 must be carried out in accordance with the following proposed drawings:

- 055C.2021.05 dated March 2021 – Site Plan
- 055C.2021.03a dated 27th March 2021 – 8 Mill Lane (remodelling) Elevation, Floor and Section Plans
- 055C.2021.01 dated March 2021 – New Dwelling Elevation, Floor and Section Plans
- 055C.2021.04 dated March 2021 – Garage/Office Elevation, Floor and Section Plans

The works must be carried out in accordance with the details shown on the approved plans including external materials and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, local policy LP17, LP26 of the Central Lincolnshire Local Plan 2012-2036 and policy 2 of the Saxilby with Ingleby Neighbourhood Plan.

3. No construction works above ground level must take place until details of a scheme for the disposal of foul/surface water (including any necessary soakaway/percolation tests) from the new build dwelling and a plan identifying connectivity and their position has been submitted to and approved in writing by the local planning authority. No occupation of the new build dwelling must occur until the approved scheme has been carried out.

Reason: To ensure adequate drainage facilities are provided to serve each dwelling, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework, local policy LP14 of the Central Lincolnshire Local Plan 2012-2036 and policy 2 of the Saxilby with Ingleby Neighbourhood Plan.

4. No occupation must take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. Details to include:

- Type, height and position of all boundary treatments.
- Material finish of all hardstanding (access road, driveways, patios and paths).

The scheme of landscaping must be completed in strict accordance with the approved scheme prior to occupation of each individual dwellings.

Reason: To ensure that appropriate landscaping is introduced and will not adversely impact on the character and appearance of the site or the surrounding area to accord with the National Planning Policy Framework, local policies LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036 and policy 2 of the Saxilby with Ingleby Neighbourhood Plan.

5. No occupation of each individual dwelling must take place until the shared driveway and individual turning space identified on site plan 055C.2021.05 dated March 2021 has been fully completed and retained for that use thereafter.

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety to accord with the National Planning Policy Framework and local policy LP13 and LP26 of the Central Lincolnshire Local Plan 2012-2036.

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

NONE