

Officers Report

Planning Application No: 145118

PROPOSAL: Planning application to erect 1no. dwelling - resubmission of 143877

LOCATION: Land adj 5 Beck Hill Tealby Market Rasen LN8 3XS

WARD: Market Rasen

WARD MEMBER(S): Cllr McNeil, Cllr Bunney, Cllr McCartney

APPLICANT NAME: Mr Nik Ferrier-Hanslip

TARGET DECISION DATE: 12/08/2022

DEVELOPMENT TYPE: Minor - Dwellings

CASE OFFICER: Vicky Maplethorpe

RECOMMENDED DECISION: Grant permission

The application is presented to the planning committee due to the planning history of the site.

Description:

The application site comprises the rear garden of no. 5 Beck Hill. The site is within Tealby Conservation Area and is within the setting of The Brick House, a grade II listed house. To the east of the site is a play park and garden to Tennyson d'Eyncourt Memorial Hall which is covered by a woodland group TPO. The rest of the site is surrounded by a mix of modern and traditional dwellings. The site is also located within an Area of Outstanding Natural Beauty.

The application seeks permission to erect a detached 3 bedroomed dwelling with accommodation spread over 2 floors.

Town and Country Planning (Environmental Impact Assessment) Regulations 2017:

The development is within a 'sensitive area' as defined in Regulation 2(1) of the Regulations (the Lincolnshire Wolds Area of Outstanding Natural Beauty) and has therefore been assessed in the context of Schedule 2 of the Regulations. After taking account of the criteria in Schedule 3 it has been concluded that the development is not likely to have significant effects on the environment by virtue of its nature, size or location. Therefore the development is not 'EIA development'.

Relevant history:

139079 - Planning application to erect 1no. dwelling, Refused, 10/5/19 for the following reasons –

1. The proposal will have an adverse impact on the street scene as it is considered to be over development of the site in terms of its design, siting, scale and mass. It would dominate the host cottage and neighbouring bungalow causing harm to the

setting and context of the Conservation Area. The proposal is therefore contrary to the NPPF and policies LP17, LP26 and LP25 of the Central Lincolnshire Local Plan.

2. No Tree Survey has been submitted as part of this application. Without this information it is considered that the proposal has the potential to harm the trees adjacent to the site that are subject to a Tree Preservation Order. These trees are important in the street scene and to the public park area to the rear of the site. The impact of any tree loss would have a detrimental impact on the character and amenity of the area, and the dwelling would intrude into the green character of the area. The development is therefore contrary to the NPPF and policies LP17 and LP26 of the Central Lincolnshire Local Plan.

It was then dismissed at appeal, 29/10/19. Grounds for refusal summarised below:

'...due to its height and form, it would appear similar if not larger in scale than No 5 when viewed from the street and dominant over the adjacent bungalow

at No 5A where a jarring disparity in height would be evident.'

'In terms of layout, the proposal would result in a new dwelling with limited garden space and a much reduced garden to No 5, in contrast with the site surroundings which are generally characterised by dwellings set in spacious plots with mature gardens providing an attractive, verdant character to the CA. Given the size of the proposed dwelling and its proximity to Nos 5 and 5A, it would appear squeezed between the existing buildings in a contrived manner, with loss of existing planting and insufficient space for meaningful new planting, particularly trees. In this regard, there would be conflict with the requirements of the Tealby Village Design Statement.'

'As a result of its composition and orientation, the dwelling would appear discordant in comparison to the attractive symmetry of the front elevation of No 5.'

140646 – Pre-application for 1 dwelling

143877 - Planning application to erect 1no. dwelling, Refused at Planning Committee, 31/3/22 refused for the following reason –

The proposed dwelling would result in the over-development of the site. It would, as a result of its scale, mass and positioning, be overbearing and would result in harm to the prevailing character and amenity of the surrounding area. This would be contrary to LP17 and LP26 of the Central Lincolnshire Local Plan

Representations:

Chairman/Ward member(s): None received

Parish/Town Council/Meeting: Object *'The balance of the proposed development has no windows to the west facing elevation, visible from Beck Hill, however has 2 sets of patio doors directly overlooking the neighbouring residence. Tealby Parish Council feel that the size of the development, (a side garden), is not large enough to accommodate an additional dwelling, with lack of space for manoeuvring vehicles, without having to reverse out onto the public highway.'*

Local residents:

9 letters of **support** from 1b Orchard Close, Tealby, 1 Church Lane Tealby, 24 and 36 Front Street Tealby, 1 and 15 The Smoothing and 8 Barff Meadow, Glentham.

1 letter of **objection** received from Lark Rise, Beck Hill:

On-line comments from the Assessment of Significance and from the Local Highways Dept refer to a “shared” driveway. The driveway is NOT shared but is owned by me. There is a Right of Way over my driveway to No. 5 Beck Hill. The Right of Way (title no. LL 83303) specifically states that it is for the use of one dwelling house (ie 5 Beck Hill). This Right of Way therefore cannot be used for access to a second dwelling. In addition I am concerned that any development will infringe on my privacy due to the elevation of the site.

LCC Highways: No objections, request informative

Archaeology: 'The proposed development is located within the core of the historic settlement of Tealby. The village of Tealby was recorded as a large settlement in early medieval documentation, with multiple manors recorded at 1086. The village appears to have thrived during the medieval period, with little impact from the Black Death, but suffered a decline in the post medieval period lasting into the 19th century. The proposed development is on one of the village's historic streets in an area where former settlement remains might be expected. This means that there is a high potential for it to destroy archaeology that could provide evidence about the village's history and development.'
Request Scheme of Archaeological Works condition.

Conservation Officer: The Conservation Officer was involved throughout the pre-application discussions on the previously refused application where advice was given on the design and detailing of the dwelling. No objections have been raised to the amended plans.

Idox: Checked 12/8/22

Relevant Planning Policies:

Planning law 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) 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
LP4 Growth in Villages
LP13 Accessibility and Transport
LP17 Landscape, Townscape and Views
LP25 The Historic Environment
LP26 Design and Amenity

**With consideration to paragraph 219 of the National Planning Policy Framework (July 2021) the above policies are consistent with the NPPF (July 2021). LP1 is consistent with NPPF paragraph 11 as they both apply a presumption in favour of sustainable development. LP2 is consistent with NPPF section 2 as they both seek to deliver sustainable growth. LP13 is consistent with NPPF paragraphs 110-113 as they both seek to ensure an efficient and safe transport network that offers a range of transport choices. LP17 is consistent with NPPF paragraph 130 & 174 as they seek to protect valued landscapes and recognise the intrinsic character and beauty of the countryside and are sympathetic to the built environment. LP25 is consistent with section 16 of the NPPF as it seeks to conserve and protect the historic environment. LP26 is consistent with section 12 of the NPPF in requiring well designed places. The above policies are therefore attributed full weight.*

- **Lincolnshire Minerals and Waste Local Plan (LMWLP)**

The site is not within a Minerals Safeguarding Area, Minerals or Waste site / area.

National policy & guidance (Material Consideration)

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

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 July 2021. Paragraph 219 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**
- *National Design Guide (2019)*
- **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

Draft Local Plan / Neighbourhood Plan (Material Consideration)

Parish not currently preparing a NDP.

Draft Local Plan / Neighbourhood Plan (Material Consideration)

Review of the Central Lincolnshire Local Plan commenced in 2019. The 1st Consultation Draft (“Reg 18”) of the Local Plan was published in June 2021, and was subject to public consultation. Following a review of the public response, the Proposed Submission Draft (“Reg 19”) of the Local Plan was published in March 2022, and was subject to a further round of consultation. On 8th July 2022, the Local Plan Review was submitted to the Planning Inspectorate in order for it to commence its examination.

The Draft Plan may be a material consideration, where its policies are relevant. Applying paragraph 48 of the NPPF, the decision maker may give some weight to relevant policies within the submitted “Reg 19” Plan, with the weight to be given subject to the extent to which there may still be unresolved objections to those policies (the less significant the unresolved objections, the greater the weight that may be given)

Consultation responses can be found in document STA022 Reg 19 Consultation Responses by policy / STA023 Reg 19 Consultation Responses by respondent.

Main issues

- Principle and background
- Impact on residential amenities
- Impact on streetscene/conservation area
- Impact on listed building
- Highways
- Impact on trees
- Other matters

Assessment:

Principle and background

Planning permission was refused at Planning Committee in March this year for 1 dwelling on the site. It was refused for the following reasons:

‘The proposed dwelling would result in the over-development of the site. It would, as a result of its scale, mass and positioning, be overbearing and would result in harm to the prevailing character and amenity of the surrounding area. This would be contrary to LP17 and LP26 of the Central Lincolnshire Local Plan.’

The proposed application has been submitted to try and address the reasons for refusal by:

- Removing basement level
- Reducing height of dwelling; main ridge height by 300mm and rear projection by 610mm
- Reducing length by 2m
- Reducing length of 2 storey element by 400mm
- Reducing overall floor area from 251sqm to 142sqm (44% reduction)

- Repositioning of building to provide additional garden area

Policy LP2 designates Tealby as a 'Medium Village' within the settlement hierarchy in which unless otherwise supported via a neighbourhood plan or through the demonstration of clear local community support (neither of which apply here), it will accommodate development proposals on sites of up to 9 dwellings in appropriate locations. To qualify as an appropriate location, the site, if developed, would:

- Retain the core shape and form of the settlement
- Not significantly harm the settlements character and appearance; and
- Not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.

However policy LP2 also states that throughout this policy the term 'developed footprint' if a settlement is defined as the continuous built up area of the settlement and excludes;

- a) individual buildings or group of dispersed building which are clearly detached from the continuous built up area of the settlement;
- b) gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside than to the built up area of the settlement
- c) agricultural buildings and associated land on the edge of the settlement; and
- d) outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

Policy LP4 permits 15% growth for Tealby with the remaining growth (as of 15th July 2022) considered to be 16 dwellings. Therefore the proposal would not exceed the anticipated growth. LP4 sets a sequential test for site development as follows;

1. Brownfield land or infill sites, in appropriate locations**, within the developed footprint** of the settlement
2. Brownfield sites at the edge of a settlement, in appropriate locations**
3. Greenfield sites at the edge of a settlement, in appropriate locations**

The site is garden land and is considered to fall within tier 3, a greenfield site at the edge of the settlement. The site is within the developed footprint of the village. Therefore the proposal is deemed to be in an appropriate location as it retains the core shape and form of the settlement and does not significantly harm the settlement's character and appearance.

Development is deemed to accord with policies LP2 and LP4.

Impact on 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.

The site is located to the rear of no. 5 Beck Hill, a detached stone cottage and is directly adjacent no. 5a, a detached bungalow.

The proposed dwelling is in a 'T' shape, with accommodation provided within the roofspace of part of the dwelling with a ridge height of 6.7m and eaves height of 3.4m, the other section will be set at a height of 4.4m and have a ridge height of 2.6m.

Garden areas to the front and rear of the host dwelling will remain and the proposed dwelling will have adequate outdoor amenity space surrounding it. Concerns have been raised by Lark Rise Beck Hill with regards to overlooking. The site is to be lowered and the dwelling only has one, small, first floor window, serving a bedroom, in the gable end facing over the front of the bungalow and its driveway. There are several ground floor windows facing Lark Rise, however these windows look onto a mature laurel hedge which runs along the shared boundary with Lark Rise.

Therefore it is considered that due to its siting, orientation with neighbouring dwellings and positioning of windows it is considered there would not be any undue adverse effects on the residential amenity of no's 5 and 5a Beck Hill.

Impact on streetscene/conservation area

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.

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'*.

'The considerations set out in this policy are particularly important when determining proposals which have the potential to impact upon the Lincolnshire Wolds AONB and the Areas of Great Landscape Value (as identified on the policies map) and upon Lincoln's historic skyline.'

The application site is located within Tealby Conservation Area, in the setting of Listed Buildings and in an Area of Outstanding Natural Beauty (AONB).

The Tealby Conservation Area (the CA) covers the older parts of the village, with All Saints Church the focal point a short distance to the north of the appeal site. The CA Appraisal (1992) states that the village owes much of its charm to its natural setting, the informal nature of its street pattern, the overall looseness of its development and the unspoilt character of the older part of the settlement.

An Assessment of Significance and supporting statement has been submitted with the application which has identified the nearby heritage assets and assessed the impact of the new dwelling upon them.

Following the refusal of applications 143877 amendments have been made to the size, scale and design of the proposed dwelling attempting to overcome the reasons for refusal at committee.

The site slopes up towards the north east and concerns were previously raised regarding the height and form of the proposed dwelling as *'it would appear similar if not larger in scale than No 5 when viewed from the street and dominant over the adjacent bungalow at No 5A where a jarring disparity in height would be evident'*. Cross sections have been provided with this application which show the ground levels of the proposed and host dwelling. The plans show it being subservient to the host dwelling having its ridge and eaves heights set below that of the host dwelling and given its size, scale and position it will not dominate the adjacent bungalow, Lark Rise, Beck Hill.

Concerns have been raised with regards to over-development of the site. The Planning Inspector previously said *"In terms of layout, the proposal would result in a new dwelling with limited garden space and a much reduced garden to No 5, in contrast with the site surroundings which are generally characterised by dwellings set in spacious plots with mature gardens providing an attractive, verdant character to the CA."* It is accepted that the host dwelling will have a reduced garden area, however it will retain a front garden and rear patio area with parking alongside for 2 vehicles and due to the reduced size of the proposed dwelling it is considered that the proposed dwelling has sufficient amenity space around it, along with parking space.

The proposed dwelling is to be constructed from traditional materials, including stone with brick detailing and a pantile roof. This is considered acceptable as Tealby is a predominantly stone built village.

It is considered that due to its size, scale and appearance the proposed dwelling will not dominate the host or neighbouring property and will not appear prominent when viewed from Beck Hill.

It is therefore considered that due to its design, siting, scale and mass the proposed dwelling relates well to its context and will not cause harm to the streetscene and Conservation Area or AONB. The proposal is considered to be in accordance with the NPPF and policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan.

Impact on listed building

The site is located near to a Grade II listed building, No.1 Brick House, located to the north west of the site.

Local policy LP25 of the CLLP 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'*.

Guidance contained within Paragraph 189 of the NPPF states that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*.

Paragraph 193 states that *'great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'*

The application has included the submission of a Statement of Significance. This has identified the heritage assets and provided an assessment of the impact. The nearest listed building is No.1 Brick House, Grade II listed, which is located to the north west of the site. The submitted Statement of Significance states that *'The study area is not expected to be visible from this building due to the sloping topography and location of the village shop building between the two sites.'*

The Conservation Officer has raised no objections to the proposal.

It is considered that due to the size, scale and massing of the proposed dwelling it will not cause harm to the nearby listed building in accordance with policy LP25 of the CLLP.

Highways

The block plan shows parking arrangements for the dwellings. Access is to be via the existing access to the host dwelling and parking for the host dwelling will be along the east boundary. Parking for the proposed dwelling will be along the south east boundary. Both parking will provide two spaces. Concerns have been raised by the Parish Council and neighbouring residents regarding highway issues. The highways officer has viewed the plans and has raised no objections to the proposal.

It is therefore considered that the proposal accords with policy LP13 of the CLLP.

Impact on trees

Directly to the east of the site is a group TPO (Tree Preservation Order)/Woodland Tealby 1954 however the Tree Officer has confirmed that none of the trees within or adjacent to the site are covered by a TPO, they are all within the Tealby conservation area, adding to the character of the area. An Arboricultural Report and Impact Assessment has been submitted with the application. This identifies all trees on and adjacent to the application site along with their retention category, life expectancy and current condition.

The Tree Officer has stated that 'Although the report says when T3 is considered collectively alongside trees T4 to T7, the loss of amenity by the removal of T3 will be significantly reduced (as T4 to T7 will still be there). However, if a dwelling is built in the intended position, the impact on visual amenity would not just be the loss of T3, because in views from Beck Hill, views of sycamores T5 to T7 would be blocked by the new dwelling, leaving just T4 still visible along with the few trees next door at 5A Beck Hill. In effect, removing the visual amenity of T5 to T7 currently seen in the above photo. Please note that T5 to T7 are also low quality category C trees, that would receive permission to be removed if a tree application were to be made for their removal! Collectively the trees do provide good visual amenity to the area, but we also need to consider their current condition and BS cascade chart category C.' The Tree Officer goes on to say that she has no objections to the proposals, 'providing the recommendation within the Watson Lindsey Arboricultural Report & Impact Assessment are followed.' Therefore on balance and subject to conditions it is considered that the impact of the proposed dwelling on the existing trees on and adjacent the site is acceptable in accordance with policies LP17 and LP26 of the CLLP.

Other matters

- A comment has been received regarding the access to the site and that 'The driveway is not a shared drive. Applicants only have 'Right of Way' over it.' The agent has confirmed that this is correct and the applicants have a right of way over the driveway.

Conclusion

The proposal has been considered against the Development Plan namely policies 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, LP17: Landscape, Townscape and Views, LP25: The Historic Environment and LP26: Design and Amenity of the Central Lincolnshire Local Plan along with advice given in the National Planning Policy Framework and the National Planning Practice Guidance. The proposed dwelling would be in an appropriate location with no unacceptable impacts considered to arise on adjoining residential amenities or on highway safety and will not have a harmful visual impact on the site, the surrounding area or the Area of Outstanding Natural Beauty and will preserve the character and appearance of the Tealby Conservation Area and the setting of nearby listed buildings.

Recommended conditions:

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:

2. No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the local planning authority (see notes to applicants below). The local planning authority shall be notified in writing of the intention to commence the archaeological investigations in accordance with the approved written scheme, at least 14 days before the said commencement. This scheme shall include the following:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording.
3. Provision for site analysis.
4. Provision for publication and dissemination of analysis and records.
5. Provision for archive deposition.
6. Nomination of a competent person/organisation to undertake the work.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation and in accordance with the National Planning Policy Framework.

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

3. The archaeological site work shall be undertaken only in full accordance with the written scheme required by condition 2.

Reason: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds to accord with the National Planning Policy Framework and policy LP25 of the Central Lincolnshire Local Plan.

4. Following the archaeological site work referred to in condition 3 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 to accord with the National Planning Policy Framework and policy LP25 of the Central Lincolnshire Local Plan.

5. The report referred to in condition 4 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 to accord with the National Planning Policy Framework and policy LP25 of the Central Lincolnshire Local Plan.

6. No development, other than to foundations level, shall take place until full details (and samples) of all external materials) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and retained thereafter.

Reason: To ensure the use of appropriate materials within the Conservation Area in the interests of the character and appearance of the site and its surroundings which include listed buildings in accordance with the National Planning Policy Framework and policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan.

7. No development, other than to foundations level, shall take place before a sample panel of the stone and brick work, of no less than 1 metre square, has been constructed on site and approved in writing by the Local Planning Authority. The samples shall utilise local stone, which shall match the existing host dwelling exactly in terms of colour, texture, size of masonry components, coursing, and also the colour and texture of the mortar, which shall match the original pointing on the host dwelling in all respects. New brickwork shall consist of a new handmade red brown brick and not reclaimed bricks. The sample shall be located on site and maintained for reference for the duration of the construction of all the walls. Once approved the development shall be constructed in strict accordance with the approved panels.

Reason: To ensure the use of appropriate materials within the Conservation Area in the interests of the character and appearance of the site and its surroundings which include listed buildings in accordance with the National Planning Policy Framework and policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan.

8. Rainwater goods shall be traditional in design, half round, coloured black, spike fixed rise and fall gutters and shall thereafter be maintained and retained.

Reason: To ensure the use of appropriate materials within the Conservation Area in the interests of the character and appearance of the site and its surroundings which include listed buildings in accordance with the National Planning Policy Framework and policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan.

9. No development, other than to foundations level, shall take place until full details of all new windows and doors have been submitted to and approved in writing by the Local Planning Authority. Details shall include elevations of proposed windows with sections

through horizontally and vertically, showing cill and header details at scale of no less than 1:20, method of opening, glazing bars, colour and finish. The approved details shall be installed in accordance with the approved details and thereafter maintained and retained.

Reason: To ensure the use of appropriate materials within the Conservation Area in the interests of the character and appearance of the site and its surroundings which include listed buildings in accordance with the National Planning Policy Framework and policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan.

10. Prior to the installation of any roof covering, full details of the rooflights shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed in accordance with the approved details and thereafter maintained and retained.

Reason: To ensure the use of appropriate materials within the Conservation Area in the interests of the character and appearance of the site and its surroundings which include listed buildings in accordance with the National Planning Policy Framework and policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan.

11. No development, other than to foundations level, shall take place before full details of all eaves and verge treatments are to be supplied for approval in writing by the LPA prior to any development above ground level.

Reason: To ensure the use of appropriate materials within the Conservation Area in the interests of the character and appearance of the site and its surroundings which include listed buildings in accordance with the National Planning Policy Framework and policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan.

12. No development, other than to foundations level, shall take place until details of foul and surface water disposal (the drainage system to be used should include the results of soakaway/percolation tests) have been submitted to and approved in writing by the local planning authority. These details should include a plan showing the position of the drainage and location of the connections to the proposal.

Reason: To ensure adequate drainage facilities are provided to serve the development to accord with the National Planning Policy Framework and Policy LP 14 of the Central Lincolnshire Local Plan.

13. No development, other than to foundations level, shall take place before details of the finish and colour of surface material for the driveways have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details and thereafter retained.

Reason: To ensure the use of appropriate materials within the Conservation Area in the interests of the character and appearance of the site and its surroundings which include listed buildings in accordance with the National Planning Policy Framework and policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan.

14. 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: LDC2848-PL-02A dated December 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 and to accord with the National Planning Policy Framework.

15. The development shall commence in accordance with the recommendations contained within the Watson Lindsey Arboricultural Report & Impact Assessment prepared by Watson Lindsey dated 17th January 2022. Specifically with regards to tree protection shown at item 5.5. and in Appendix 3 in the report; Tree-friendly construction methods for parking area base i.e. cellular confinement system, as detailed at item 5.6. and detailed at Appendix 6 in the report; Positions as shown on the Tree Protection Plan at Appendix 8 of the report

Reason: To ensure that the development is carried out in a way which is not detrimental to the health of the trees and the visual amenity of the area in accordance with policy LP17 of the Central Lincolnshire Local Plan.

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

16. Notwithstanding the provisions of Classes A, B, C, D and E of Schedule 2 Part 1, Class A of Schedule 2 Part 2 and Class A Schedule 2 Part 14 of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, or any order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no buildings or structures shall be erected within the curtilage of the dwelling, no fences, gates or other means of enclosure shall be erected or constructed of any gate, fence, wall or other means of enclosure within the curtilage and no solar panels affixed to the dwelling 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 setting of the nearby listed buildings and Conservation Area and to accord with the National Planning Policy Framework and policies LP17, LP25 and LP26 of the Central Lincolnshire Local Plan.

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.