

# Officers Report

## Planning Application No: 145791

**PROPOSAL:** Planning application to erect 5no. single storey dwellings and alterations to existing bungalow to form new vehicle access.

**LOCATION:** Land rear of Kirton Road Blyton Gainsborough DN21 3LB

**WARD:** Scotter and Blyton

**WARD MEMBER(S):** Cllr L Clews, Cllr Mrs Lesley Rollings, Cllr Mrs Mandy Snee

**APPLICANT NAME:** Granger & Johnson c/o Artech Designs Ltd.

**TARGET DECISION DATE:** 2<sup>nd</sup> March 2023

**DEVELOPMENT TYPE:** Minor - Dwellings

**CASE OFFICER:** George Backovic

**RECOMMENDED DECISION:** Grant permission, subject to conditions

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**Description:** The application is presented to planning committee for a decision following third party representations on relevant and balanced planning matters.

The application site is located to the rear of properties off Kirton Road, Blyton. The site comprises a paddock and is currently accessed from the rear of an existing residential unit at 13A Kirton Road. There are residential uses adjoining the site on all boundaries. The application site is rectangular in shape and totals 0.39 hectares, comprising vacant grass land. The topography of the site is generally flat with a slight inclined access to 13A Kirton Road.

Full planning permission is sought for 5 single storey dwellings and alterations to an existing bungalow, 13A Kirton Road, to allow the formation of a new vehicular access from Kirton Road to the south between 13A and 15 Kirton Road. This heads north turning westwards and culminating in a turning head serving 4 plots to the north and 1 to the west.

Materials - Red multi brick is proposed for the walls with grey slate effect roof tiles or red pantiles

Plot 1: A 3 bed detached pitched roof bungalow, 15.9m wide, with a small gable projection to the front and a larger one to the rear. An attached double garage is located to the front elevation at a right angles to the main elevation. Eaves height is 2.6 m with a maximum ridge height of 6.5m.

Plot 2: A 3 bed detached pitched roof bungalow, 11m wide, with a small gable projection to the front and a larger one to the rear. Eaves height is 2.6 m with a maximum ridge height of 7m. A semi-detached garage, serving plots 2 and

3 measuring 6.29m by 6.29m is located at the end of the drive. Eaves height is 2.5m rising to a ridge of 4.8m

Plot 3: A “handed” plot 2. A 3 bed detached pitched roof bungalow.

Plot 4: Identical to plot 1.

Plot 5: A “handed” plot 1.

13A Kirton Road: This is an existing 3 bed detached bungalow. The side wall (east) will be removed and rebuilt 1.3m to the west. There will be 2 bedrooms at ground floor level with a third ensuite bedroom within the existing roof. A new window is proposed on the rear elevation and small roof lights will provide illumination. A new utility room is also proposed within the roof.

A Biodiversity Assessment (BA), Flood Risk Assessment (FRA) and Minerals Safeguarding Statement (MSS) have been submitted with the application.

**Relevant history:**

141335: Outline planning application for 6 single storey dwellings and 1 replacement bungalow with access to be considered and not reserved for subsequent applications (amendment to planning permission 140744 ) GC 08.09.2020.

140744: Outline planning application for 6 no. single storey dwellings with access to be considered and not reserved for subsequent applications. GC 04.06.20

Land to the west: Rear of 4 Laughton Road.

140738: Outline planning application for 1 single storey dwellings with access to be considered and not reserved for subsequent applications. GC 20.05.2020.

**Representations are published in full on the Council website. A summary of representations received, is provided as follows:**

**Chairman/Ward member(s):** No comments received

**Blyton Parish Council: Objects.** Over intensification of the site. Five single storey properties is too many for such a small site. Access road is very tight and too close to the existing bungalow. The road abuts the wall. If permission is granted council would wish for the demolition of the existing building. Access onto the development is precarious, given that cars are parked all along Kirton Road on either side of the junction and will restrict view on to main thoroughfare.

**Local residents:**

7 Kirton Road (object) peace and quiet will be disturbed, build them elsewhere; poor quality modern houses are going to change the character of our village; I am unsure how we will gain access to the rear of our gardens in order to maintain our fences.

11a Kirton Road: (object): I have lived at 11A all my life and family at 13 for many years. Over the years it has become a dangerous road with many cars

being hit and one written off completely as people enter to road far too quickly. The noise of the extra traffic so close to our homes. It would make our homes less secure. Loss in amenity to our quiet gardens and privacy. We have had floods several times over the years now on the road, the field adjacent and even houses. The old fashioned infrastructure cannot cope with extra homes.

13 Kirton Road: **(object)** I have recently purchased the above property and have already noted that I find it challenging to exit my drive safely due to vehicles parked on the roadside and obscuring vision. The level of traffic will only be increased by this development, with not only the residents but more importantly, delivery vehicles, and visitors. Additionally through the construction period the increase in traffic I believe would add a further safety issue to pedestrian users especially school children going to and from bus stops. Add to this the point of living next to a construction site with the associated environmental impact.

17 Kirton Road: I have lived at 17 Kirton Road, Blyton for over 60 years, the garden of my property shares a boundary line at the east end of the land applying for redevelopment. The Document showing 'site layout/block plan (proposed)' at the east end boundary line shows a gate. There is no gate on the boundary and there has never been one since I have lived at my present address. I also note that the proposal is for a 'Post & Rail Fence within a conifer hedge. Please could I ask you to refer to a letter sent to you on 27th July 2020, during a previous planning application on this land, stating written clarification that a substantial, high, noise reducing fence be erected between my garden and the new residential development. Also for assurance to be provided in writing for ongoing maintenance of the said division to remain with the developer/future purchaser.

17a Kirton Road: **(object):** The stretch of road, between, Station Road (East of the proposed development entry/exit point) and the A159 (West of the proposed development entry/exit point) already causes safety concerns. There already exist a bottleneck on Kirton Road with vehicles parking on the North side of Kirton Road, and adjacent to the entry/exit point of the proposed development, with any vehicle passing along Kirton Road in either direction. The number of proposed properties is an overdevelopment on such a small site, adding to the number of vehicle entering and leaving the proposed developments. The proposed development does not give consideration to the added vehicular entry or exit from commercial vehicles servicing the proposed development.

19 Kirton Road: **(object)** There is already a junction between 17 and 19 Kirton road that is required for the residents of 17A 17B and 17C adding another only a matter of yards down the road is an accident waiting to happen. The privacy of the residents that property's boarder the proposed site is also going to be a huge problem. Drainage will also be an issue the drain that takes water away from the area is already well over capacity and regularly floods over onto the farmers field during the winter time and wet periods.

1 Haven Close: **(object):** The development will increase vehicular movements along a section of Kirton Road where visibility is poor due to parked cars along the road heading towards the War Memorial. This is already a difficult section of road to drive along from both directions and any increase in traffic where visibility is already poor will be of detriment to highway safety and pose

a danger to motorists. The visibility splay shown on plan 1502J/010 to the west cannot be achieved due to the existing parking situation on this part of Kirton Road.

**LCC Archaeology:** No archaeological impact.

**LCC Highways:** No objections:

The proposed access to the site is of sufficient width to allow 2 vehicles to pass and not have to wait on the highway. The proposals provide adequate parking and turning within the site. The proposed access meets the visibility requirements as set out in Manual for Streets, in light of this it is not deemed that the proposed development would have an unacceptable impact on Highway Safety.

The following informatives are recommended:

Highway Informative 03 The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on our website, accessible via the following link:

<https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

The access to the proposed development and the existing access to number 15 should be paired, therefore the street lighting column will need to be relocated at the applicants' expense.

Highway Informative 08 Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit our website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Highway Informative 04 The road serving the permitted development is approved as a private road which will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980). As such, the liability for the future maintenance of the road will rest with those who gain access to their property from it.

**WLDC Landscape:** 16.01.23 (Summary) Tree species choice could be better to reduce the expected negative impacts on the future residents and their use

of their properties and the shared road. Trees with narrower crown spreads would be more appropriate in these restricted spaces.

### **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)**

The following policies are considered to be most relevant to the application:

- 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
- LP10: Meeting accommodation needs
- LP13: Accessibility and Transport
- LP14: Managing Water Resources and Flood Risk;
- LP17: Landscape, Townscape and Views
- LP21: Biodiversity and Geodiversity
- LP26: Design and amenity

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

- **Blyton Neighbourhood Plan**

On 10<sup>th</sup> August 2022 West Lindsey District Council approved the application by Blyton Parish Council to have its parish designated as a neighbourhood area for the purposes of producing a neighbourhood plan. The parish council are now working towards the production of the neighbourhood plan although there are no draft policies or documents available to consider at this time.

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

The site is in a Limestone Minerals Safeguarding Area and policy M11 of the Core Strategy applies.

<https://www.lincolnshire.gov.uk/planning/minerals-waste>

#### 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)."*  
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- **National Planning Practice Guidance**

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

- **National Design Guide (2019)**

<https://www.gov.uk/government/publications/national-design-guide>

- **National Design Model Code (2021)**

<https://www.gov.uk/government/publications/national-model-design-code>

Draft Local Plan/Neighbourhood Plan (Material Consideration)

NPPF paragraph 48 states that Local planning authorities may give weight to relevant policies in emerging plans

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

- **Draft Central Lincolnshire Local Plan**

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 the 8th July 2022 The Draft Local Plan Review was submitted to the planning inspectorate in order for it to commence its examination. The examination hearing took place between 15<sup>th</sup> November 2022 and 16<sup>th</sup> December 2022. Consultation on the post-examination modifications to the Plan, commenced on 13<sup>th</sup> January 2023 and will close on 24<sup>th</sup> February 2023.

The plan review submitted for examination is at an advanced stage but is still open to alterations so at this stage may be attached **some weight** in the consideration of this application.

### **Main Issues**

- Principle of housing in this location
- Design
- Residential amenities of existing dwellings
- Highway Safety
- Biodiversity
- Drainage
- Mineral safeguarding

### **Assessment:**

**Principle:** The principle of housing on this site has been previously accepted with the grant of 2 outline permissions for up to 7no. single storey dwellings on this site (a net gain of 6 dwellings, as the existing bungalow at 13A was proposed to be demolished). Both permissions remain extant with the most recent one requiring an application for approval of reserved matter to be submitted by 7<sup>th</sup> September 2023. Development must be begun within 2 years from the final approval of the reserved matters. Significant weight is attached to this as a realistic fallback position and positive material consideration. The principle of development is accepted.

The key variation with this application is now to retain the existing bungalow at the front of the site. This application proposes to reconfigure and reduce the width of the existing bungalow to allow the site access. Previous schemes had proposed the demolition of 13A in its entirety.

**Design:** Policy LP26 requires high quality design that that contributes positively to local character, landscape and townscape. This is consistent with section 12 of the NPPF Achieving well-designed places and is afforded full weight in the determination of this application. There are a variety of dwellings in terms of age and design along Kirton Road including a detached chalet bungalow with a projecting gable feature in its roof; post war traditional brick faced semi-detached houses, a large Victorian villa and a pair of semi-detached dwellings from the early 20<sup>th</sup> century, one faced in brick with other rendered. The design of the bungalows is described at the beginning of this report and is considered appropriate to the site in accordance with LP26.

### **Residential amenities of existing dwellings**

Policy LP26 also requires that amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development. This is consistent with section 12 of the NPPF Achieving well-designed places and in particular paragraph 130 f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of

amenity for existing and future users. It is afforded full weight in the determination of this application.

Objections have been received on the grounds of increased noise and disturbance to existing dwellings and concerns in relation to overlooking. In terms of the potential noise and disturbance this would be related to use of the new access. Noise and disturbance from new dwellings within a primarily residential area is not normally considered a reason to withhold consent. Extant permission also exists for a total of 7 dwellings on the site. The most recent permission for the site proposed the demolition of 13A to facilitate access. The private drive created was at distances of between 1m and 3m from the curtilage of 15 Kirton Road to the east. The distances from the private drive to the curtilage of 15 are now closer between 1.2m and 1.5m with a hedge to be planted between the drive and existing fencing. The originally approved drive was to serve 2 additional dwellings compared to the current application. The increase in proximity to 15 Kirton Road is considered acceptable subject to the hedge being provided. This can be secured by condition. Noise and disturbance does not represent a reason to withhold consent.

As the dwellings are single storey this reduces the potential for overlooking of neighbours and the retention of existing boundary hedges and fencing will restrict views. Distance separation also limits overlooking. Plots 1, 2 and 3 each have a maximum rear garden depth in excess of 10 metres to the rear gardens of houses facing Rustic Lane to the north. The rear elevation of Plot 4 is between 9.8 and 11.8 m from the rear garden of 8a Laughton Road and the rear of plot 5 will be between 11.5m and 13.8m from the site granted approval for a single storey dwelling to the rear of 4 Laughton Road (Ref: 140738). Overlooking and attendant loss of privacy does not represent a reason to withhold permission. It will be necessary, however to remove permitted development rights to allow an additional storey of accommodation to be added or to make any changes to the roof which could lead to overlooking and loss of privacy. Subject to the imposition of this condition it would be in accordance with LP26.

### **Impacts on 13A Kirton Road**

This is the remodelled bungalow and as the access to the site will run along its eastern elevation this cannot fail to have an impact on future occupants. Nevertheless, on the side facing the access a solid wall is proposed with the only opening a small obscure glazed bathroom window which would limit disturbance to main habitable rooms. There would also be an impact on its privacy although it is noted that the front of 13A is currently raised above the level of Kirton Road. Oblique views of the front would be available from the private drive although it is considered these would be fleeting and transitory. It is considered on balance that the living conditions of 13A will fall within acceptable limits and do not represent a reason to withhold permission. The existing rear amenity area will remain unchanged although it will be necessary to condition provision of screening to avoid loss of privacy and overlooking

**Highway Safety:** Whilst noting the objections raised on this issue LCC Highways raise no concerns as the access is wide enough to accommodate 2 vehicles and it meets the required visibility splay standards. On this basis highway safety does not represent a reason to withhold permission.

It would be in accordance with LP13.

**Biodiversity:**

A Biodiversity Assessment (BDA) has been submitted with the application. The Biodiversity Assessment appraises the extent of habitat loss/modification required to facilitate the proposed development.

**Results of BDA** (following completion of A Phase 1 Habitat Survey)

The majority of the application site comprises semi-improved, neutral grassland. An area of dense scrub is established within the south-eastern extent of the application site. This area is dominated by bramble with occasional nettle. It offers potential moderate nature conservation value.

Within the southern and western extents of the application site are small areas of scattered scrub. These are sparsely distributed and comprise bramble, hawthorn *Crataegus monogyna* and ivy. Given the native species composition but small footprint and lack of species diversity, this habitat was appraised as having potentially low nature conservation value on a site level.

Scattered fruit trees are established within the western extent of the application site. These comprise sub-mature specimens of apple. Considering the limited species diversity and scattered distribution of individual trees, the nature conservation value of this habitat is considered to be potentially low.

Pre-works and Post-works Comparison of Biodiversity Units:

A Biodiversity Metric 3.1 Calculation Tool was used to generate a pre-works and post works comparison of biodiversity units as a result of habitat loss/modifications incurred to enable the development. Provided that the proposed habitat creation measures contained within the associated development plan are implemented, the calculator has indicated a Loss in habitat (area) biodiversity units of -0.87 units (-32.95% change) post-works and a Gain in habitat (linear) biodiversity units of +0.03 units (230.16% change) post-works.

Although the post-works biodiversity scoring for area habitats does not meet the standard National biodiversity net gain expectations mandated as part of the Environment Act 2021 (i.e., +10%), the landscape proposals are expected to result in contributions to biodiversity overall and achieve significant biodiversity gains for linear habitats. On this basis and due to the fact that the mandate is not yet in force this is considered acceptable. It is important to note that whilst the landscaping proposals are not acceptable in their current form principally due to the negative impacts on future residents a planning condition will nevertheless be imposed requiring submission of a landscape

scheme for the written approval of the local planning authority which will allow a satisfactory scheme to be delivered. The applicants have agreed a pre development condition which will ensure the contribution towards biodiversity claimed is delivered. Conditions will be imposed securing implementation of the submitted landscaping proposals and replacement of planting if required. Subject to this it would accord with LP21.

### **Flood risk and drainage:**

A Flood Risk Assessment (FRA) has been submitted with the application. The site predominantly falls within Flood Zone 1 (Low Probability - Land having a less than 1 in 1,000 annual probability of river or sea flooding) with a small section of the access from Blyton Road at the front within Flood Zone 2 (medium probability). The online British Geological Survey maps indicates that the site is located on superficial deposits of sand and gravel over a bedrock of mudstone.

Development is appropriate within Zone 1. Surface Water is proposed to be dealt with by discharge to the superficial deposits of sand and gravel via soakaways. This is a sustainable means of disposal and details will be conditioned. Foul water from the proposed development will discharge to a public sewer in accordance with the preferred hierarchy for disposal. There are no reasons to withhold consent on the grounds of flood risk or means of drainage and it would be in accordance with policy LP14 of the Central Lincolnshire Local Plan.

### **Minerals Safeguarding**

A Minerals safeguarding statement has been submitted. Whilst the site is in a Limestone Minerals Safeguarding Area extant permission exists for development of the site and it is noted that whilst no representations have been received from the Minerals team they raised no objections to the most recent application for this site. Overall, it is considered that the proposal will have a negligible impact with respect to sterilising the mineral resource and accords with policy M11 of the 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.

### **Objections received**

The ones in relation to access, drainage and loss of privacy impacting on residential amenities have been discussed in the preceding sections of the report. The parish considers the proposals an overdevelopment which is not accepted as permission exists for a greater number of dwellings on this site. Objections have been received from residents referring to flooding events although the site itself falls within Flood Zone 1 at the lowest risk of river or sea flooding. A large section of Kirton Road from which access will be taken is at medium risk of flooding and falls within Zone 2 which may account for the reports of flooding on the fields to its south. The Environment Agency mapping does not indicate that the site is susceptible to surface water flooding, with only the very eastern edge of the site identified as having a 'low' risk of surface water flooding. Maintenance issues on site are not material

planning considerations. The concerns about additional noise and disturbance are noted however this is primarily a residential area which is evidenced by neighbouring dwellings on all sides of the site and an additional 5 dwellings to that already present is not considered to be so significant as to justify the refusal of permission.

### **Planning balance and conclusion**

This is an application for 5 new single storey dwellings on a site that was previously granted permission for 7 single storey dwellings which remains extant. The design is appropriate for its location with no adverse impacts arising to highway safety, existing residents, drainage, biodiversity and a grant of conditional approval is recommended.

**Recommendation:** Approve subject to the following 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. Prior to the commencement of the development, full details of both hard **and** soft landscape proposals shall be submitted to, and approved in writing by, the local planning authority. These details shall include, as appropriate,

vehicle and pedestrian access and circulation areas; hard surfacing materials; Soft landscaping details shall include details of the existing hedgerows, planting plans; specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate

**Reason:** In the interests of visual amenity and biodiversity, in accordance with the provisions of the National Planning Policy Framework and policies LP17, LP21 and LP26 of the Central Lincolnshire Local Plan.

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

3. 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:

- Site Block Plan 1502J/100;
- Existing Bungalow - Proposed Elevations : 1502J/103

- Existing Bungalow - Proposed Floor Plans: 1502J/102
- Type 1 (RH) - Proposed Floor Plan (Plot 2): 1502J/104
- Type 1 (RH) - Elevations (Plot 2):1502J/105
- Type 1 (LH) - Proposed Floor Plan (Plot 3): 1502J/106
- Type 1 (LH) - Elevations (Plot 3): 1502J/107
- Type 2 (RH) - Elevations (Plots 1 + 4): 1502J/109
- Type 2 (LH) - Proposed Floor Plan (Plot 5):1502J/110
- Type 2 (LH) - Elevations (Plot 5):1502J/111
- Garage Block (Plots 2 & 3) 1502J/112

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

**4.** The materials used in the development shall match those stated on the application form.

**Reason:** To ensure the use of appropriate materials to accord with the National Planning Policy Framework and Policy LP26 of the Central Lincolnshire Local Plan.

**5.** No development, other than to foundations level shall take place until a detailed scheme for the disposal of foul and surface waters 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 and prior to occupation of the dwellings.

**Reason:** To ensure adequate drainage facilities are provided to serve the development in accordance with Policy LP14 of the Central Lincolnshire Local Plan.

**5.** No development, other than to foundations level shall take place until full details of the proposed boundary treatments 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 and prior to occupation of the dwellings.

**Reason:** In order to ensure there is no overlooking and attendant loss of privacy to existing and proposed dwellings in accordance with Policy LP26 of the Central Lincolnshire Local Plan.

**6.** No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

**Reason:** In the interests of visual amenity and biodiversity, in accordance with the provisions of the National Planning Policy Framework and policies LP17, LP21 and LP26 of the Central Lincolnshire Local Plan.

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

7. Prior to occupation of the new dwellings' full details of the proposed screening to the rear of 13A Kirton Road must be submitted to and approved in writing by the Local Planning Authority and erected in full and retained and maintained thereafter.

**Reason:** To avoid overlooking and loss of privacy in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

8. Notwithstanding the provisions of Classes, AA, B and C, 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 increase in height with no new windows or alterations to the roof permitted.

**Reason:** To avoid overlooking and loss of privacy to neighbouring dwellings in accordance with Policy LP25 of the Central Lincolnshire Local Plan.

9. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved, and permanently retained

**Reason:** To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of biodiversity and the visual amenities of the locality and in accordance with Central Lincolnshire Local Plan policies LP17, LP21 and LP26.

**Notes to the Applicant**

Comments from LCC Highway Services:

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application

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The access to the proposed development and the existing access to number 15 should be paired, therefore the street lighting column will need to be relocated at the applicants' expense.

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Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit our website via the following link:

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#### Highway Informative 04

The road serving the permitted development is approved as a private road which will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980). As such, the liability for the future maintenance of the road will rest with those who gain access to their property from it.