

Officers Report

Planning Application No: WL/2026/00514

PROPOSAL: Planning application to erect 1no. self build detached dwelling with associated detached garage / gym, ancillary domestic garden equipment store and associated site works.

LOCATION:

LAND REAR OF LANGMEAD
WEST STREET
NORTH KELSEY
MARKET RASEN
LN7 6JP

WARD: KELSEY WOLD

WARD MEMBER(S): Cllr P Morris

APPLICANT NAME: Mr Oliver Lawrence

TARGET DECISION DATE: 04/08/2026 (Extension of time agreed until 21st August 2026)

CASE OFFICER: Danielle Peck

Recommended Decision: Refuse planning permission.

The application was referred to the planning committee of 22nd July 2026 for determination in line with the Councils Constitution as the applicant is from the immediate family of an elected member of the Council (Councillor Mrs A T Lawrence).

The application is referred back to the Planning Committee on 19th August 2026 following the deferral from the meeting of the 22nd July 2026 to allow the Planning Committee to carry out a site visit on 12th August 2026.

Site Description: The application site comprises of an area of paddock land located to the rear of existing dwellings along West Street, in North Kelsey. The site is currently well kept and laid to grass, with a stable building located in the south of the site. The application site is adjoined by open paddock/ fields/ countryside to the north and west, with residential dwellings and their garden areas to the east and south. The site is bounded by a mixture of boundary treatments which form the garden areas of the dwellings on West Street and Occupation Lane, to the north, hedging and trees are located to the south.

The Proposal: The application seeks full planning permission for the erection of 1no. self-build, two storey, 4-bedroom, detached dwelling. It is also proposed to erect a two-storey detached garage/ store and gym building and a single storey detached domestic garden equipment storage building. The site would have a formal parking and driveway area to the front (east) with its main garden area located to the west. The existing stable block at the site would be demolished to facilitate the proposals.

The application proposes access to be taken through Langmead, a residential property within the ownership of the applicant, on West Street. Access through would be facilitated by the removal of the existing attached double garage afforded to this property.

Relevant Planning History

Langmead, West Street- WL/2026/00175- Application for prior notification of proposed demolition of attached double garage. Prior Approval Not Required 16/03/2026.

No other relevant history post 2005.

Representations

Full versions of the representations received can be found on the Councils Website using the following link: [West-Lindsey | Public Portal](#)

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

North Kelsey Parish Council:

Access from West Street with the school, better access to site from Occupation Lane.

Services no detailed plan where route for these are to go, including drainage surface water and waste water, flooding is a hazard in the area.

Proposed gym/garage and ancillary store for domestic garden equipment, the size is substantial and out of proportion for one dwelling.

Local residents/ Third Party Representations:

Wharfedale, West Street, In summary-

1.The proposed development is too large and not in keeping with other properties on West Street and Occupation Lane. It would be outside of the developed footprint for the village.

2. Access to the site, Paragraph 2 is factually incorrect. There is no vehicle access from West Street. The only vehicle access possible to the paddock is via a gated entrance to the north east off Occupation Lane.

It is noted that a capped spur exists on the site plan to the north of the hedged boundary; for what purpose?

Concerns with highway safety and parking.

Concerns with the access running alongside Beck House, creating unacceptable nuisance. Weight of traffic could cause drainage problems.

3. The planned domestic garden equipment store appears disproportionately large for the purpose stated.

4. Demolition of the existing stable and hay store. This building is home to a bat colony plus seasonal nesting by swallows. Will a thorough bat survey be carried out before demolition is allowed?

Overall, the planning proposal looks poorly thought through with little regard for the neighbouring residents and properties. I harbour a strong suspicion of a hidden agenda regarding the future, further development intentions of the applicants towards the rest of the paddock.

Beck House, West Street, North Kelsey- Objects- Updated and replacement comments received 12/07/2026-

Objections summarised as follows:

1. Conflict with the Character of the Village and Harm to the Rural edge-

The application site forms part of the transition between the existing built form of North Kelsey and the surrounding countryside. It currently comprises open paddock land with existing stable buildings situated behind frontage development on West Street.

West Street is characterised by a predominantly linear pattern of frontage development with generous gardens, mature landscaping and open views towards the countryside. The proposal introduces significant backland development that neither reinforces this established pattern nor preserves the spacious rural character of the western approach to the village.

2. Encroachment into open land and unjustified extension of Built Development- The applicant places considerable reliance upon the site being located within the development footprint of North Kelsey.

However, the adopted Central Lincolnshire Local Plan no longer defines settlement boundaries for villages such as North Kelsey. Consequently, the Local Planning Authority must carefully consider whether this proposal accords with the spatial strategy contained within Policies S1 and S4 together with the relevant provisions of the National Planning Policy Framework concerning development in rural settlements.

Regardless of policy interpretation, the proposal represents the loss of an important area of open paddock land that currently contributes to the visual separation between

the built settlement and the surrounding countryside. Its development would reduce openness and further erode the rural edge of the village.

3. Excessive Scale, Massing and Overall Intensity of Development- Although described as a single dwelling, the proposal is substantially more extensive than a typical residential development. Collectively these elements create an estate-style development of considerable scale whose cumulative footprint and visual impact are out of keeping with the prevailing pattern of development in this part of North Kelsey. The proposal therefore represents an over-intensive form of development which would materially urbanise what is presently an open rural setting.

4. Unacceptable Impact upon Residential Amenity- Despite concluding that neighbouring amenity would not be adversely affected, the application is unsupported by objective technical evidence. No measured separation distances, daylight or sunlight assessments, window relationship analysis or cross-sections have been provided. Given the proximity of neighbouring dwellings, particularly along the eastern boundary, such evidence would reasonably be expected before concluding that residential amenity would be adequately protected.

5. Impact of Proposed Access- The proposed access road would pass approximately 0.5 metres from the full length of the southern boundary of my property. The proposal would fundamentally change this relationship by introducing regular vehicle movements immediately adjacent to my garden, patio and outdoor living space. Two habitable room windows also directly face the proposed access. The inevitable increase in vehicle movements, engine noise, headlight glare and general disturbance would materially diminish the enjoyment of my property and fundamentally alter the character of this currently quiet rural boundary.

6. Failure to address existing foul drainage infrastructure- The application provides no evidence demonstrating:

- the precise location of the existing sewer;
- whether buildings or infrastructure would conflict with required easements;
- how future maintenance access would be protected;
- whether the relevant sewerage undertaker has confirmed that the proposed development is acceptable. No technical assessment has been submitted demonstrating that the existing shared drainage infrastructure can be protected or that neighbouring properties will not be adversely affected. These matters are material planning considerations and should be resolved before planning permission is granted rather than deferred through planning conditions.

7. Inappropriate Design Response- The formal Georgian-style country house, together with its associated outbuildings, engineered access, extensive hardstanding and formal landscaping, creates a suburban estate character that is inconsistent with the informal rural setting of the village edge.

8. Cumulative Urbanisation- The applicant refers to previous planning permissions in the locality. However, each application must be considered on its own merits. The Local Planning Authority should also consider the cumulative impact of successive developments on former paddock land around the western edge of North Kelsey. Incremental encroachment into open land risks gradually eroding the rural setting of

the village and weakening the distinction between the settlement and surrounding countryside.

9. Detached Garage/ Gym- Insufficient information has been provided to demonstrate that the detached garage/gym building is genuinely ancillary and subordinate to the principal dwelling. Its scale together with first-floor accommodation raises legitimate concerns regarding future intensification of use and whether it exceeds what would normally be regarded as incidental domestic accommodation.

10. Equipment Store- Given its size and prominent location, it would be readily visible from neighbouring residential properties and would appear as a significant built structure within what is currently an open paddock. The application provides little justification for the scale of this building or why a structure of this size is necessary to serve a single dwelling.

11. Reliance upon future landscaping- The proposal relies heavily upon future tree and hedge planting to mitigate its visual impact. Whilst additional planting is welcomed, landscaping requires many years to mature and should not be relied upon to justify an otherwise harmful layout or development that is inappropriate in principle. The proposal should therefore be assessed on the basis of its immediate impact rather than anticipated future screening.

LCC Highways and Lead Local Flood Authority: **No objections.**

This proposal is to erect 1no detached dwelling with associated detached garage / gym, ancillary domestic garden equipment store and associated site works and the access arrangements remain unchanged with ample parking; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

Should further development come forward off this access, it will need widening to a minimum of 4.1m (width dependent on the size of development) in line with Manual for Streets.

LCC Archaeology: The proposed development is located within an area of medieval field system represented by upstanding earthworks visible in LiDAR, and as cropmarks. The earthworks relating to the wider field system appear to have been partly levelled which has been referred to in previous applications to the immediate north as referenced in the Supporting Statement provided with WL/2026/00514; the survival of the earthworks varies throughout the areas. The proposed development will impact upon an area of surviving earthworks, which will require mitigation should the proposed development go ahead.

A scheme of earthwork recording prior to any works taking place (including enabling works) should be undertaken, followed by a scheme of archaeological monitoring and recording (watching brief) to characterise the below ground remain.

Recommends conditions in relation to an earthworks survey and a written scheme of investigation for archaeological monitoring and recording.

Relevant Planning Policies and Legislation:

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 2023) and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

- **Central Lincolnshire Local Plan 2023 – 2043**

Relevant policies of the CLLP include:

S1 The Spatial Strategy and Settlement Hierarchy
S4 Housing Development in or Adjacent to Villages
S6 Design Principles for Efficient Buildings
S7 Reducing Energy Consumption –Residential Development
S12 Water Efficiency and Sustainable Water Management
S20 Resilient and Adaptable Design
S21 Flood Risk and Water Resources
NS24 Custom and Self Build Proposals
S47 Accessibility and Transport
S49 Parking Provision
S53 Design and Amenity
S57 The Historic Environment
S60 Protecting Biodiversity and Geodiversity
S61 Biodiversity Opportunity and Delivering Measurable Net Gains
S66 Trees, Woodland and Hedgerows

<https://www.n-kesteven.gov.uk/central-lincolnshire/adopted-local-plan-2023>

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

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

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 December 2024. Paragraph 232 states:

However, existing 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 Model Design Code (2021)

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

Main Considerations:

- Principle of development inc. Self Build;
- Visual Amenity/ Character of the Area, including Landscaping;
- Residential Amenity;
- Highways, Access and Parking;
- BNG and Ecology;
- Energy Efficiency;
- Archaeology;
- Flood Risk and Drainage;
- Other Matters.

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.

Policy S1 of the Central Lincolnshire Local Plan sets out a spatial hierarchy for the Central Lincolnshire authorities. The spatial strategy will focus on delivering sustainable growth for Central Lincolnshire that meets the needs for homes and jobs, regenerates places and communities, and supports necessary improvements to facilities, services and infrastructure.

North Kelsey is defined as a Medium village (Tier 5) by Policy S1. The policy states that; *Beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with Policy S4: Housing Development in or Adjacent to Villages or other policies relating to non-residential development in this plan as relevant.*

Policy S4 states that:

1. Large, **Medium** and Small Villages, as defined in the Settlement Hierarchy in Policy S1, will experience limited growth to support their role and function through allocated sites of 10 or more dwellings in the Local Plan, sites allocated in neighbourhood plans, or on unallocated sites in appropriate locations* within the developed footprint** of the village that are typically:

- **up to 10 dwellings in Large Villages and Medium Villages;** and
- **up to 5 dwellings in Small Villages.**

Proposals on unallocated sites not meeting these criteria will not generally be supported unless there are clear material planning considerations that indicate otherwise.

2. Residential development proposals for unallocated sites within the size thresholds set out in part 1 of this policy and within the developed footprint of the village will only be supported where it would:

- a) *preserve or enhance the settlement's character and appearance;*
- b) *not significantly harm the character and appearance of the surrounding countryside or the rural setting of the village; and*
- c) *be consistent with other policies in the development plan.*

Appropriate location means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan. 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*

Developed footprint of a settlement is defined as the continuous built form of the settlement and excludes:

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

It is first important to assess if the site can be considered as part of the 'developed footprint' of North Kelsey. The definition is clear in that it excludes;

- ***gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement.***

The application site comprises of an existing paddock located to the rear (west) of dwellings which front onto West Street. Whilst the rear garden area of 'The Coppice'

extends partially along the southern boundary of the application site, there is a clear absence of built form to the immediate north and west of the application site, as well as the majority of the south. Upon visiting the application site, it was apparent that beyond the rear boundaries of those dwellings along West Street, there is a clear transition into a more rural, edge of settlement and open countryside location. The site is not considered to be within the developed footprint of North Kelsey and instead it is considered that the site does relate more to the open countryside than the main built-up area of North Kelsey, this is further emphasised by the absence of development that surrounds the site to the north, west and most of the southern boundary. It is considered that the site would not be an 'appropriate location' for development as it would also harm the settlements character and appearance, this is discussed further in the Character and Design section of this report.

Furthermore, it is considered that the proposal would introduce an uncharacteristic form of back land development, which, extending into undeveloped space, is not reflective of this part of the settlement. It is considered that if developed, the proposals would harm the core shape and form of the settlement.

It is acknowledged that the submitted supporting statement makes reference to nearby sites that have been granted planning permission. For context, the sites referred to are noted on the plan below, taken from the supporting statement;



It is clear that the site context and assessment of their suitability was considered very differently to this site. For example, the officers report for application reference 145992 (shown in purple), states the following:

“It (application site 145992) sits adjacent to the main body of the village and has dwellings directly opposite. It is therefore considered that 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.”

it is not considered that these sites are comparable with the application site and in any case each planning application is assessed on its own merits.

The submitted supporting statement also states the following:

“Collectively, these approvals establish a clear and consistent built edge to the western side of the settlement and assist in defining the present-day building line in this part of the village. The application site sits immediately to the south of these approved dwellings and is read as part of the same established settlement pattern.”

Respectfully, these conclusions are not agreed with by the LPA. The application site is seen in a totally different context to approvals 142508 and 145992 which face onto Occupation Lane.

Overall, it is considered that the application site does not form part of the developed footprint of North Kelsey, and its development would harm the core, shape and form of the settlement contrary to Policies S1 and S4 of the Central Lincolnshire Local Plan.

Policy S4 (3) states the following;

3. Proposals for residential development on unallocated land immediately adjacent to the developed footprint will only be supported where this is:

- a) a First Homes exception site in accordance with the NPPF and provided it is outside of the Lincolnshire Wolds Area of Outstanding Natural Beauty and not within a location that is subject of a Designated Rural Area as defined in Annex 2 of the NPPF; or*
- b) exclusively for a rural affordable housing exception site.*

Whilst the site may be considered to be immediately adjacent to the developed footprint of North Kelsey, the proposal does not comprise of a development as described in criteria a or b.

Self-Build- Policy NS24 of the Central Lincolnshire Local Plan supports self-build proposals and states;

Proposals for self and custom build dwellings consistent with the policies of this local plan, to be built and occupied by the applicant or to be built on behalf of the applicant, will be supported in principle.

The submitted application form details that the proposal is intended as a self-build proposal, to be occupied by the applicant. The proposal would accord to Policy NS24 in this regard.

Visual Amenity/ Character of the Area, inc. Landscaping

Policy S53 is split into 8 sections which detail design and amenity criteria that all development proposals will meet.

Some particular points have been detailed below, which are of relevance to this application are detailed below:

1. Context

- a) Be based on a sound understanding of the context, integrating into the surroundings and responding to local history, culture and heritage;*
- b) Relate well to the site, its local and wider context and existing characteristics including the retention of existing natural and historic features wherever possible and including appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area;*
- c) Protect any important local views into, out of or through the site;*

2. Identity

- a) Contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness;*
- b) Reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;*

3. Built Form:

- b) Be appropriate for its context and its future use in terms of its building types, street layout, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme;*

The application proposes the erection of three separate buildings within the application site, with the following approximate measurements;

Two storey detached dwelling (western part of the site): 17 metres in max depth, 16 metres in max width, 6.7 metres to the eaves and 8.7 metres in total height.

Two storey detached garage/ gym/ store (northern part of site): 16 metres in max width, 6 metres in max depth, 4.6 metres to the eaves and 6.3 metres in total height.

Single storey detached ancillary domestic store building (sited in the eastern part of site): 18 metres in max depth, 12.1 metres in max depth, 3 metres to the eaves and 4.1 metres in total height.

The proposed dwelling and detached garage/ store/ gym are of a traditional Georgian style design (as detailed within the planning statement) and appear quite distinct in their appearance. Although exact materials have not been confirmed, the submitted drawings detail that these buildings would be red brick and roof tile, with header and cill detailing over windows and doors. The single storey domestic store building would be agricultural in appearance being constructed from vertical cladding, which from the submitted drawings, would be of a green agricultural style.

This area of North Kelsey has a range of dwelling types and styles, with varying materials used. The application site is set back from West Street and only glimpse views through would be seen when passing the site to the east. The site is relatively well screened from the surrounding countryside to the east by large hedgerows where there would be lessened views of the development within the wider area.

The domestic buildings would however introduce a large massing of built form, comprising of three large, detached buildings, in a currently open paddock area with two modest single storey stable outbuildings. It is considered that the introduction of the proposed buildings, cumulatively, would cause harm to the character of this area of the North Kelsey due to their scale, size and massing within this site. As detailed within the principle section of this report, the site is within a more rural, edge of settlement and open countryside location where you would expect to see a softer edge. The proposals would create a domestic development of a large scale which would be harmful to the spatial layout of this rural landscape, where, at present, there is an absence of back land development to the rear of the dwellings along West Street. and Occupation Lane.

Overall, the proposals would harm the character of the area and would not accord to the provisions of Policy S53 of the CLLP or the provisions of the NPPF.

Landscaping- Proposed landscaping is indicated as consisting of new hedging and formal garden planting as well as hardstanding to the front of the proposed dwelling. If permission were to be granted, then a full landscaping scheme would be conditioned for approval by the LPA prior to the occupation of the dwelling.

The application proposes the removal of a tree within the application site. Whilst no survey details have been provided of this tree it is considered that its removal could be mitigated by the landscaping proposals and the planting of replacement trees.

Residential Amenity

Part 8, criteria d of Policy S53 of the CLLP states that development proposals will:

d) Not result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light or increase in artificial light or glare;

The application site is directly adjoined to the east by the rear garden area of Langmead, with the garden area of Beech House to the south and open paddock area to the north.

It is noted that Langmead House is currently within the ownership of the applicant, however the amenity of any potential future residents of this property must be taken into consideration as part of this application.

Firstly, it is not considered that the proposed dwelling and gym/ store building would cause harm to neighbouring amenity through unacceptable overlooking or dominating impacts. This is mainly due to the large separation distances between these buildings and the existing properties along West Street.

The proposed single storey, ancillary domestic storage building, sited within the eastern part of the application site would however adjoin the rear garden areas of Langmead (host dwelling) and Beech House (to the south).

The eastern gable end of this building would run almost the full length (c. 12 metres) of the rear boundary of Langmead at a separation distance of 2.2 metres. Even at single storey in height, it is considered that this building, due to its siting, would be particularly dominant for occupiers utilising the rear garden area of Langmead, at an unacceptable level of harm to their amenity.

The full southern elevation of this building would also run for c.18.4 metres along the northern boundary of the rear garden area afforded to Beech House. At its closest point the proposed building would be sited c. 1.8 metres away from the northern boundary moving to c. 4.6 metres the further west it runs.

Beech House has an existing detached garage within its rear garden area which runs adjacent to the northern boundary and is adjoined by The Coppice, a two-storey dwelling to the south. Effectively the proposed ancillary domestic storage building would begin where the western end of this garage ends. Due to the siting of this building close to the northern boundary and even at a single storey height its presence would give a sense of enclosure to the rear garden area whilst also being dominating for the occupiers of Beech House when utilising this area.

Concerns have been raised by the occupiers of Beck House in relation to the new access road running past their garden area. Whilst it is acknowledged that this would increase noise through the increase in car movements, it is not anticipated that this would be at a detriment to their amenity given it is 1no. dwelling proposed. It is also expected that the proposal would only generate low vehicle movements at a low speed.

In conclusion, the proposed development, in particular the detached ancillary/ domestic storage building would have an unacceptable impact upon neighbouring amenity through its siting and dominating impacts, contrary to the provisions of Policy S53 of the CLLP and Paragraph 135 (f) of the NPPF.

Highways, Access and Parking

Policy S47 of the CLLP states that; *development proposals which contribute towards an efficient and safe transport network that offers a range of transport choices for the movement of people and goods will be supported.*

Langmead, currently has two access points off West Street, effectively it has an in and out driveway. Access into the application site is proposed to be taken off West Street, through the rear garden area of Langmead House. To facilitate the access road through, it proposed to demolish the attached double garage of Langmead. Following the demolition of the attached garage, the proposed access road into the development would measure between c.5- 5 metres in width, this is considered to be sufficient for access to and from 1no. dwelling. It is to be noted that the width of this access drive has only been found to be acceptable for the anticipated vehicular movements to and from 1no. dwelling.

Whilst a condition could ensure that the garage is demolished prior to any works commencing on the dwelling, it is not considered necessary to secure this given that, in any case, the garage would need to be demolished to gain access into the site.

Langmead would continue to utilise the access point off West Street to the southeast.

Policy S49 and Appendix 2 of the Central Lincolnshire Plan detail parking standards for new developments. Appendix 2 details that for 4-bedroom dwellings in Villages and Rural Areas, 3 off road parking spaces should be provided. The proposed site plan shows a large amount of driveway space for off road parking for several vehicles. Ample off-road parking also remains for Langmead off the proposed remaining West Street access. The proposal would accord to Policy S49 in this regard.

BNG and Ecology

The 10% BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%. This means a development will result in more or better-quality natural habitat than there was before development.

Under the statutory framework for biodiversity net gain, subject to some exemptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). The biodiversity gain condition is a pre commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.

As detailed within the principle section of this report, the proposal is for a self-build development. Currently, self-build proposals are exempt from providing the 10% Gain.

Although the application indicates that the development is to be carried out by the applicant for their occupation and, therefore, comprises self-build, no means, such as a signed legal agreement (Unilateral Undertaking), to secure the property as self-build has been forthcoming. Without a legal agreement it is not possible to confirm the dwelling as a self-build and that a BNG exemption is applicable. The LPA did not request a legal agreement given the principle concerns with the development.

Ecology- The comments from Wharfedale in relation to bats and birds using the stable building are noted. It was not considered necessary to request an ecology survey to be carried out in this case, considering the current state of the building and given that the building could also be demolished without first seeking permission or prior approval from the Local Planning Authority.

In any case bats and birds are protected by the Wildlife and Countryside Act 1981 where it is illegal to intentionally or recklessly disturb bats or obstruct, damage, or destroy their resting and breeding places, even when bats are not present. It is also illegal to damage, destroy, or take a nest while it is in use or being built, or take/destroy an egg.

In the case that permission were to be granted then an advisory note to the applicant would remind them of their duties under the Wildlife and Countryside Act 1981, where it is unlawful to disturb birds and bats.

Energy Efficiency

Policy S6 of the CLLP states a set of design expectations that should be considered when formulating development proposals. This includes the orientations of buildings, form of buildings, fabric of buildings, heat supply and renewable energy generated.

The application has been accompanied with an Energy Statement and additional information to support the statement in the form of SAP Calculations and The CLLP Energy Efficiency Checklist have also been submitted.

The statement gives detail on how the design principles of Policy S6 has been considered, as follows;

Orientation of buildings- The orientation of the proposed dwelling has been carefully considered to maximise opportunities for energy efficiency and renewable energy generation. The principal dwelling is positioned within an open and spacious plot with minimal risk of overshadowing from neighbouring development, allowing good levels of natural daylight and solar gain throughout the year.

Form- The form of the proposed dwelling has been designed to reflect the character of traditional rural properties whilst incorporating modern energy efficient principles. The compact building form assists in reducing heat loss through the external envelope and promotes efficient internal heating. The layout also facilitates natural cross-ventilation through strategically positioned openings.

Fabric of Buildings- The proposed dwelling will be constructed using high-quality, thermally efficient materials that exceed current Building Regulations requirements. Traditional masonry construction, incorporating insulated cavity walls and high levels of roof and floor insulation, will provide a robust thermal envelope.

Heat Supply- The proposed dwelling will utilise low-carbon heating technology in the form of an Air Source Heat Pump (ASHP).

Renewable Energy Generated- Renewable energy generation will be incorporated through the installation of roof-mounted solar photovoltaic panels on appropriately orientated roof slopes. The open nature of the site and absence of significant nearby obstructions ensures that the panels will benefit from good solar exposure. Energy generated on-site will be used directly within the dwelling, with battery storage located within the proposed garage/gym building enabling excess generation to be stored and utilised during periods of lower solar output.

Policy S7 of the CLLP requires that all new residential development proposals must include an Energy Statement which confirms that in addition to the requirements of Policy S6 that all such residential development proposals, *can generate at least the same amount of renewable electricity on-site and to help achieve this point, target achieving a site average space heating demand of around 15-20kWh/m2/yr and a site average total energy demand of 35 kWh/m2/yr, achieved through a 'fabric first' approach to construction. No single dwelling unit to have a total energy demand in excess of 60 kWh/m2/yr, irrespective of amount of on-site renewable energy production.*

The submitted energy statement details that the proposals would have a space heating demand of 41.83 kWh/m²/yr with a total energy demand of 50.86 kWh/m²/yr. These figures are significantly higher than those detailed within Policy S7.2, which details that there should be an average space heating demand of between 15-20 kWh/m²/yr and a site average total demand of 35 kWh/m²/yr. No clear justification as to why the development cannot meet these figures has been provided.

The figures within the energy statement were raised with the agent for the application. They responded to the query in an email to the case officer dated 07/07/2026 as follows:

"The figures contained within the submitted Energy Statement are correct.

Whilst the calculated space heating demand and total energy demand are above the targets identified within Policy S7, these figures should be considered in the context of the overall energy performance of the proposed dwelling. The calculated demands are influenced by a range of factors considered within the SAP methodology and are not determined solely by the elemental U-values, which are designed to meet or exceed current Building Regulations standards."

It is considered that no clear or meaningful justification or explanation as to why the development cannot meet the figures within S7 has been provided.

The statement does detail that it could meet, and exceed, its energy demands using solar panels, air source heat pumps and battery storage. However, this does not outweigh the proposed space and energy demand figures and lack of justification as to why they are so high. The proposal would therefore not accord to criteria 2 of Policy S7, of the Central Lincolnshire Local Plan.

Archaeology

Policy S57 states that; *Development affecting archaeological remains, whether known or potential, designated or undesignated, should take every practical and reasonable step to protect and, where possible, enhance their significance.*

The Historic Environment Officer at Lincolnshire County Council has stated the following in their consultation response:

"The proposed development is located within an area of medieval field system represented by upstanding earthworks visible in LiDAR, and as cropmarks. The earthworks relating to the wider field system appear to have been partly levelled which has been referred to in previous applications to the immediate north as referenced in the Supporting Statement provided with WL/2026/00514; the survival of the earthworks varies throughout the areas. The proposed development will impact upon an area of surviving earthworks, which will require mitigation should the proposed development go ahead.

A scheme of earthwork recording prior to any works taking place (including enabling works) should be undertaken, followed by a scheme of archaeological monitoring and recording (watching brief) to characterise the below ground remain.”

Therefore if permission were to be granted, then pre commencement conditions for an earthwork survey and a written scheme of investigations for archaeological recording would be attached and the proposal would be expected to accord to Policy S57 of the CLLP and the provisions of the NPPF.

Flood Risk and Drainage

The site is located within Flood Zone 1, therefore in a sequentially preferable location for development.

In terms of surface water drainage, the submission details that surface water at the site would be managed soakaways, which is the preferred method within the Drainage hierarchy.

In relation to foul drainage, both the PPG and the Building Regulations 2010 (Approved Document H) set out a presumption in favour of connection to the public foul sewer wherever it is reasonable to do so. Foul water is proposed to connect to the main sewerage system, which is the most preferred option within the drainage hierarchy.

Subject to a condition to secure a detailed design for the drainage scheme, the proposals would accord to Policy S21 of the CLLP and the NPPF.

Other Matters

Water Efficiency- Policy S12 states that all residential development or other development comprising new buildings:

- with outside hard surfacing, must ensure such surfacing is permeable (unless there are technical and unavoidable reasons for not doing so in certain areas) thereby reducing energy demand on the water recycling network;
- should consider the potential to incorporate a green roof and/or walls in accordance with Policy S20; and
- which is residential and which includes a garden area, must include a rain harvesting water butt(s) of minimum 100l capacity

If permission were minded to be granted then a condition will be added to the permission to ensure that evidence of a water butt is provided to the LPA.

Conclusion and reason for decision: The application has been considered against policies S1 The Spatial Strategy and Settlement Hierarchy, S4 Housing Development in or Adjacent to Villages, S6 Design Principles for Efficient Buildings, S7 Reducing Energy Consumption –Residential Development, S12 Water Efficiency and Sustainable Water Management, S20 Resilient and Adaptable Design, S21 Flood Risk and Water Resources, NS24 Custom and Self Build Proposals, S47 Accessibility and

Transport, S49 Parking Provision, S53 Design and Amenity, S57 The Historic Environment, S60 Protecting Biodiversity and Geodiversity, S61 Biodiversity Opportunity and Delivering Measurable Net Gains and S66 Trees, Woodland and Hedgerows of the Central Lincolnshire Local Plan in the first instance, as well as the provisions of the NPPF and guidance contained within the NPPG.

In light of this assessment, it is considered that the site is not within the developed footprint of North Kelsey and its development would cause harm to the core, shape and form of the settlement.

The proposals, by virtue of their scale and massing within this rural location are also considered to be harmful to the character of the area and would also have unacceptable harmful impacts upon neighbouring amenity. The application has also not been submitted with any legal agreement to secure the dwelling as a custom/self-build dwelling exempt from providing the 10% Biodiversity Net Gain. The proposals also do not come close to according with the limitations of Policy S7.

Matters of highways, drainage, archaeology are considered to be acceptable subject to conditions.

Decision Level: Committee

The application is therefore recommended for refusal for the following reasons:

1. The application site comprises of part of an existing paddock on the edge of the medium village of North Kelsey. The site does not form part of the developed footprint of the settlement, and its development would introduce an uncharacteristic form of back land development, which, extending into undeveloped space, would be not reflective of the character of the settlement. The proposals would also not retain the core shape and form of North Kelsey. The principle of development in this inappropriate location for housing would be contrary to Policy S1: The Spatial Strategy and Settlement Hierarchy and Policy S4: Housing Development in or Adjacent to Villages of the Central Lincolnshire Local Plan 2023.

2. The domestic buildings would introduce a large massing of built form, comprising of three large, detached buildings, in an open paddock and rural settlement edge location. It is considered that the introduction of the proposed buildings, cumulatively, would cause harm to the character of this area of the North Kelsey due to their scale, size and massing within the application site. The proposals would therefore be contrary to Policy S53: Design and Amenity of the Central Lincolnshire Local Plan which seeks to protect surrounding landscapes.

3. The proposed detached domestic ancillary storage building would cause an unacceptable level of harm to the amenity of neighbouring occupiers due to its siting and scale. Its relationship with neighbouring boundaries would cause unacceptable dominating impacts for the occupiers of Langmead and Beech House when they are utilising their private rear gardens. The proposal would be contrary to Policy S53: Design and Amenity of the Central Lincolnshire Local Plan and Paragraph 135 (f) of the National Planning Policy Framework which seek to protect residential amenity.

4. The proposed space heating demand and total energy demand of the proposals would far exceed the figures contained within Criteria 2 of Policy S7: Reducing Energy Consumption in Residential Buildings and no satisfactory justification as to why the development cannot meet these figures has been provided. The proposals would therefore be contrary to Policy S7 of the Central Lincolnshire Local Plan.

5. Insufficient information in the form of a Legal Agreement (Unilateral Undertaking) has been submitted to secure that the dwelling would be a self-build proposal and therefore remain exempt from the mandatory Biodiversity Net Gain condition in law. The proposal would therefore not accord to Schedule 7A of the Town and Country Planning Act and the provisions of Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains of the Central Lincolnshire Local Plan and the NPPF.

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