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# **DESIGN AND ACCESS STATEMENT**

## **February 2022**

**APPLICATION FOR PLANNING PERMISSION FOR A  
PROPOSED DWELLING AT LAND TO THE SIDE OF THE  
OLD KENNELS, KENNEL LANE, DODDINGTON,  
LN6 4RDX**

by Framework Architecture and Urban Design Ltd

JG/PL/J2008

**DESIGN AND ACCESS STATEMENT:**

**APPLICATION FOR PLANNING PERMISSION FOR A PROPOSED DWELLING AT LAND TO THE SIDE OF THE OLD KENNELS, KENNEL LANE, DODDINGTON, LN6 4RDX**

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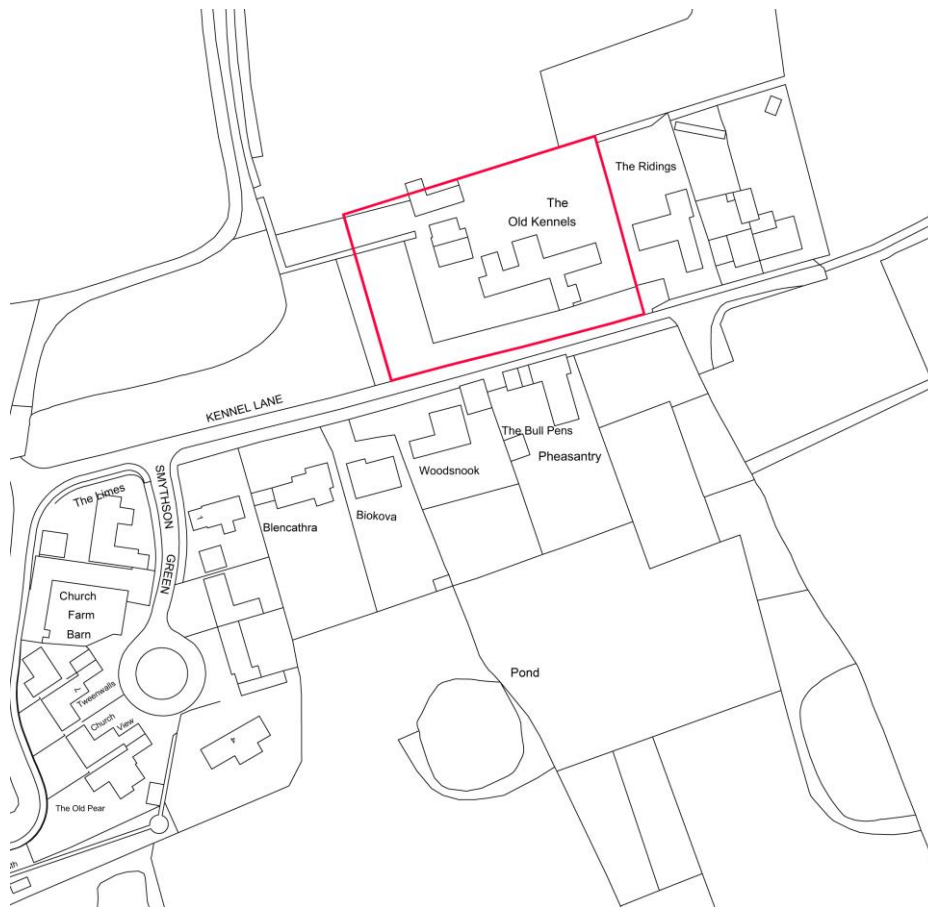
#### **1.0 Introduction**

- 1.1 This design statement has been prepared in support of a Full Planning Application for a proposed new dwelling adjacent to the host dwelling, The Old Kennels, Kennel Lane, Doddington.
- 1.2 The applicant wishes to create a new dwelling with more appropriate and tailored living accommodation within the existing garden. The purpose of a new dwelling would allow the applicants family to occupy the host dwelling and provide practical support and care for the applicant as their needs change, whilst retaining independence. It would also allow the applicant the opportunity to remain in the village which they have been part of for almost 30 years.
- 1.3 This document provides a description of the proposed development as well as the background information leading to the design proposals. It also includes the pre-application process drawings and advice received from the Local Authority included within the appendices.
- 1.4 In line with Policies LP2 and LP4 of the Central Lincolnshire Local Plan, this proposed residential development is subject to the requirement to demonstrate clear local community support.
- 1.5 The term clear local community support means that at the point of submitting a planning application there should be clear evidence of local community support for the scheme, with such support generated via a thorough, but proportionate, pre-application community consultation exercise.
- 1.6 Please refer to the submitted Statement of Community Involvement prepared by Globe Consultants on behalf of the applicant, which provides clear evidence of local community support.



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The above image identifies the subject site, within the red line

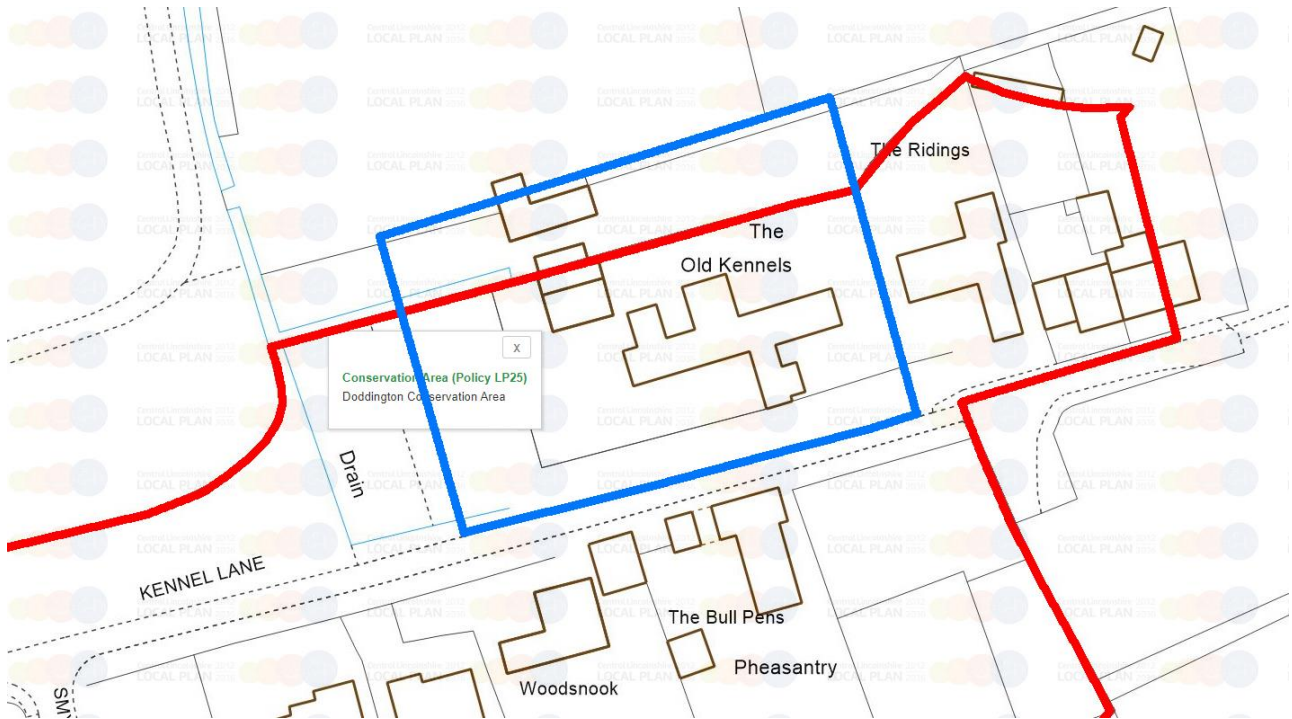
## 2.0 Use and Location:

- 2.1 The subject site is located within the Doddington Conservation Area, in the North Kesteven District of Lincolnshire. Approximately five miles west from Lincoln, the village is situated west of the A46 road.
- 2.2 The frontage to the subject site faces south towards Kennel Lane. The north faces paddock land, the east an existing dwelling and the west faces an existing wooded area.
- 2.3 The closest listed building is the Grade I Listed Church of St Peter on Main Street, there are no listed buildings on Kennel Lane.
- 2.4 The subject site is currently a dwelling with garden land and the land to the west of the existing open boarded wooden fence is owned by the applicant as part of the broader garden.



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The above image illustrates the subject site identified within the blue line. The red line illustrates the Doddington Conservation Area (extract taken from the central lincolnshire local plan policies map)

### 3.0 Amount:

- 3.1 The proposed dwelling is single storey bungalow with an attached garage building and external entrance court, which allows car parking and car turning to enable a car to exit the site in forward gear.
- 3.2 The 2 bedroom dwelling measures approximately 221m<sup>2</sup> GIFA excluding garaging on a site area of 0.094 Hectares – as indicated within the red line.

### 4.0 Layout:

- 4.1 The main access to the proposal is off Kennel Lane and the entrance courtyard will be enclosed by the proposal to the north and east, with new planting, fencing and existing trees to the west. Careful consideration has been given to the relationship of the proposal to the root protection areas of the existing trees beyond and within the subject site.



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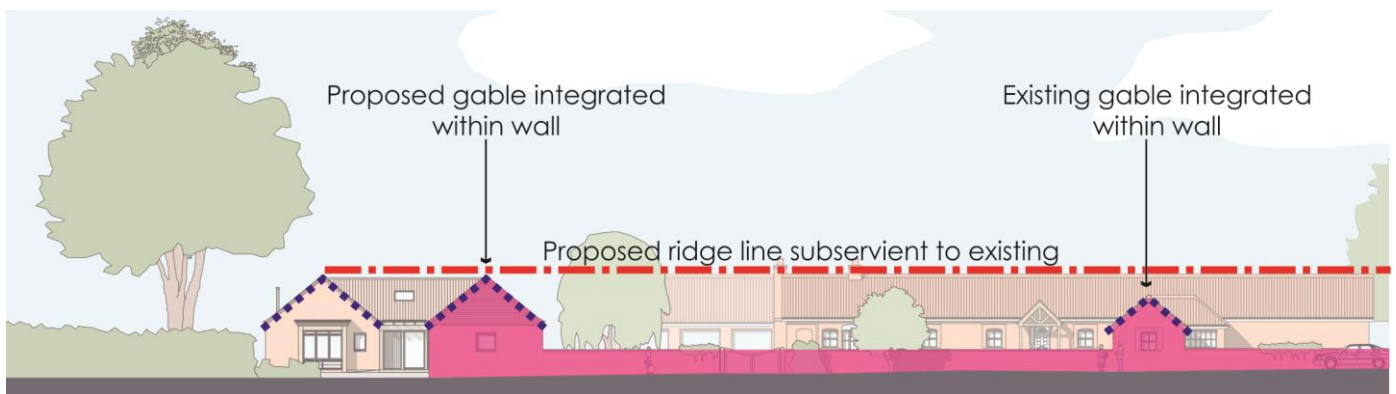
### APPLICATION FOR PLANNING PERMISSION FOR A PROPOSED DWELLING AT LAND TO THE SIDE OF THE OLD KENNELS, KENNEL LANE, DODDINGTON, LN6 4RD

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- 4.2 The proposal is of modest proportions to be read as an 'outbuilding' in the context of the host dwelling.
- 4.3 The dwelling is designed as a simple long, narrow structure placed along the north-south axis. The northern side faces out onto a private garden with open fields beyond the site's boundary.
- 4.4 The eastern elevation has secondary and tertiary uses to limit any potential overlooking which is reinforced with fencing to the proposed eastern boundary. The western elevation has limited openings, which look out on to the existing woodland.
- 4.5 The overall style and architectural detailing is traditional with simple detailing to harmonise with the local vernacular. External materials will help assimilate the buildings into the setting being traditional red brick and Rosemary tiles, typical of the conservation area.

## 5.0 Scale:

- 5.1 The proposed single storey dwelling is specifically tailored to meet the characteristics of the immediate surrounding environment. The proposed roof is viewed as a simple consistent ridge line appropriate in scale and massing to the host dwelling, as indicated in the image below.
- 5.2 The proposal will maintain the privacy and amenity of adjacent dwellings, by retaining existing trees and supplementing with new trees and hedges where necessary.
- 5.3 An existing gable is integrated into the existing boundary wall to Kennel Lane and the proposal uses this feature and the existing wall as an opportunity to 'lock' the proposal into its setting. Providing a sympathetic contextual form of development - as indicated in the image below.



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#### 6.0 Landscaping:

- 6.1 There are a number of mature trees adjacent to and within the subject site.
- 6.2 These include Willow trees on the southern boundary and Sequoia and Sycamore trees on the western boundary. The proposal would require the removal of a Willow and False Acacia tree – these are identified on the proposed root protection area plan.
- 6.3 Retained boundary features to the north and west will help assimilate the development with the surrounding area and help maintain privacy and amenity. It is anticipated the existing hedge and tree planting to the north and west will provide a substantial visual buffer to the proposal when viewed from the west.
- 6.4 All other trees will remain with minimal intrusions into root protection areas - these are identified on the proposed root protection area plan.
- 6.5 Soft landscape is to be incorporated into the scheme to enhance the character and reinforce the site boundaries, integrating the development into the surrounding environment.

#### 7.0 Appearance:

- 7.1 The aim of the proposal is to retain and enhance the character of the Conservation Area. The proposed narrow building form allows the proposal to appear as an agricultural building within the landscape. The proposal references existing historical building forms and materiality within the village, to provide simple pitched roof building forms, constructed from traditional materials with contemporary detailing.



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**8.0 Access:**

- 8.1 Private Car and Vehicles
- The dwelling benefits from on plot parking set within an entrance courtyard as well as garaging for 2no vehicles.
- 8.2 Inclusive Access:
- Principle access will be directly off Kennel Lane leading to on plot private driveway. Access to the front door of the dwelling will be via level access path/drive.
- 8.3 Circulation within the dwelling:
- The proposal will provide level access to all ground floor living accommodation.
  - Access is available to an entry level WC via a 900mm door set to give a clear opening width of 775mm access from a 1050mm wide corridor in accordance with Table 4 section 7 of Part M of the building regulations.
- 8.4 Switches and socket outlets:
- Will be located in accordance with section 8 of Part M of the building regulations.





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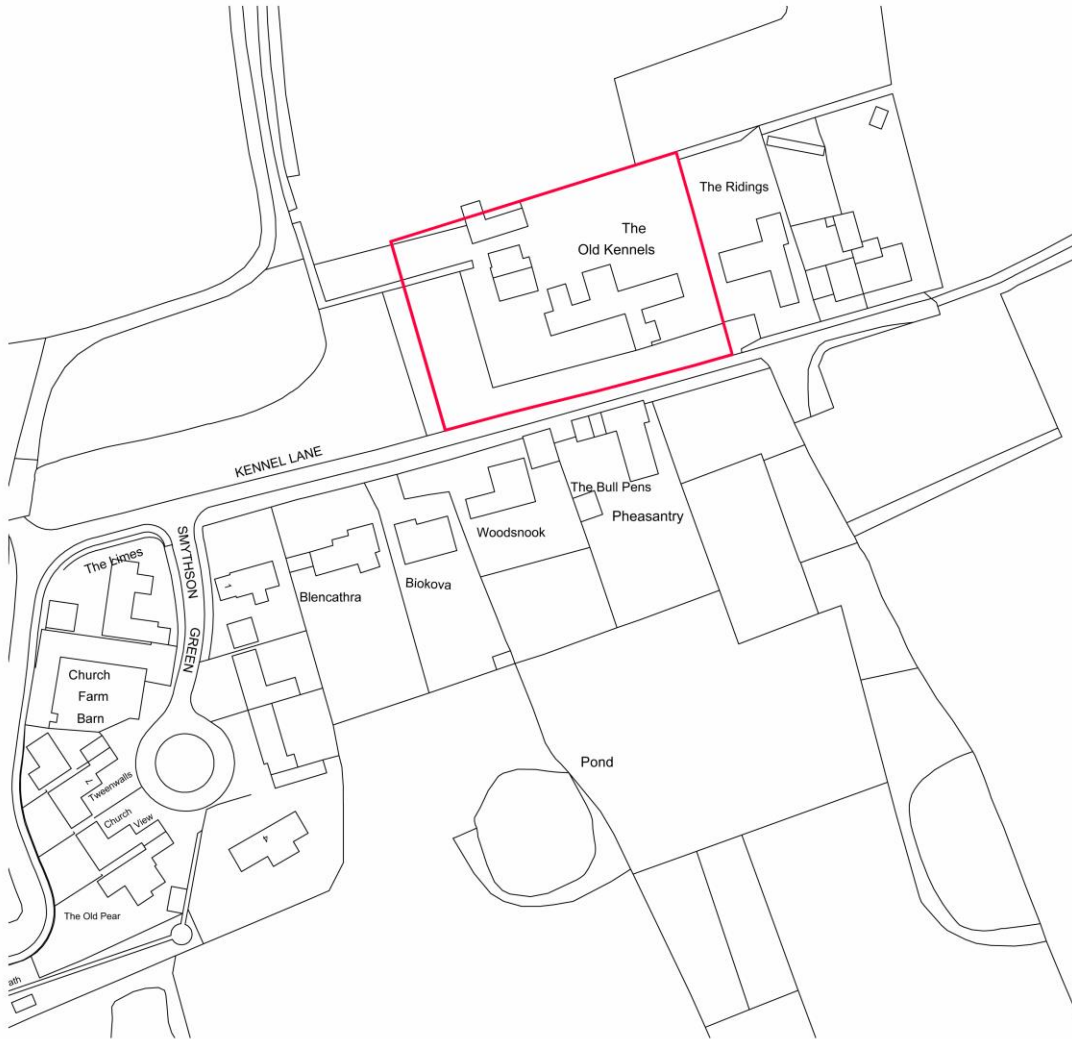
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**9.0 Appendix 1:**

**Pre-application planning advice application 21/0942/ADVICE – submitted drawings**

Do not scale off this drawing – All dimensions and setting out to be verified on site. If in doubt contact the originator for clarification.

This drawing is the property of FRAMEWORK. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the consent in writing of FRAMEWORK



Scale bar 1:1250.



Rev	Revision note	Date	Drawn by
	THE OLD KENNELS, KENNEL LANE DODDINGTON		
	Drawn by jg	Checked	Date May 2021
	SITE LOCATION PLAN	Dwg No J2008 00001	Scale 1:1250 at A4
			Rev

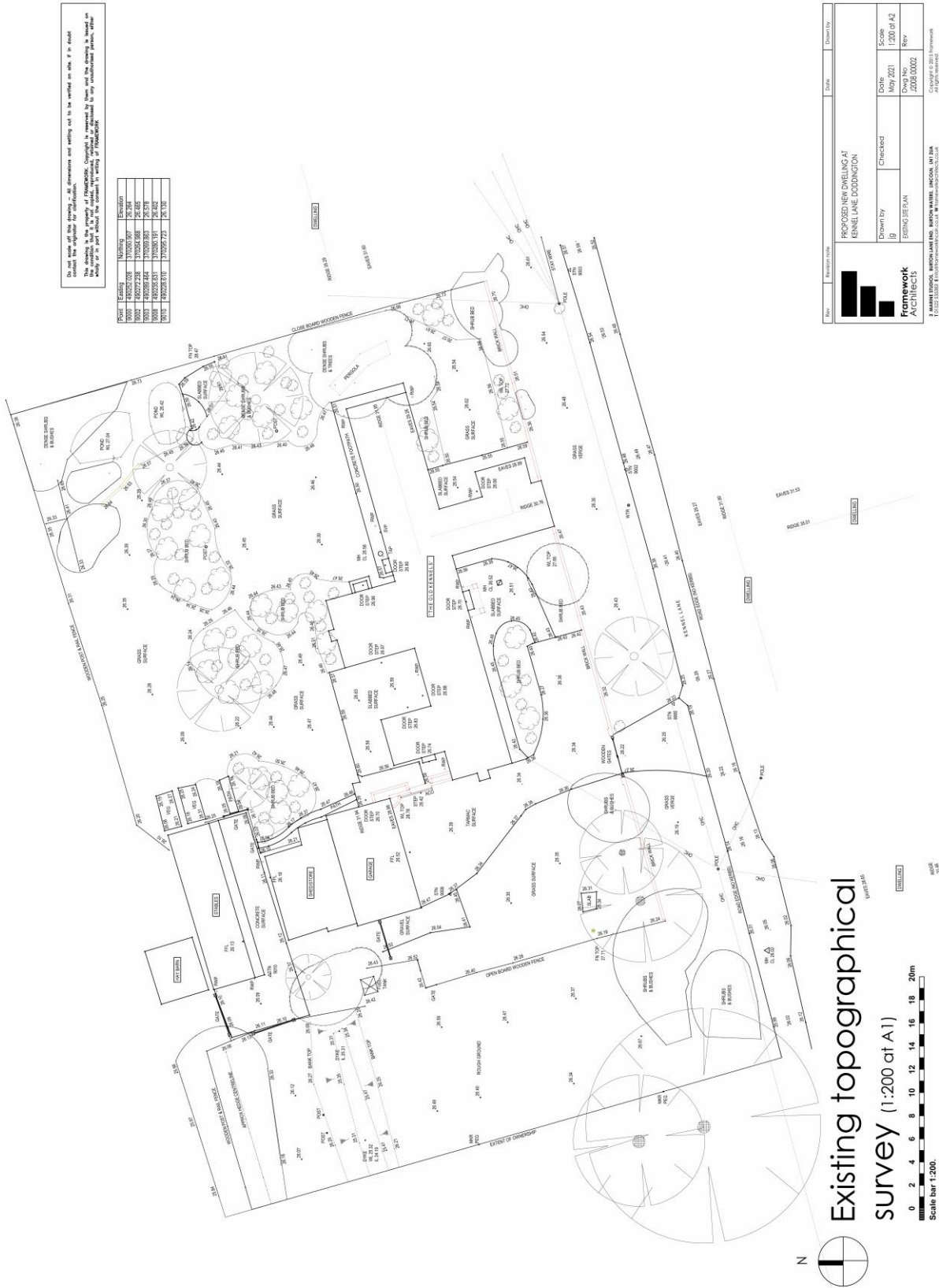
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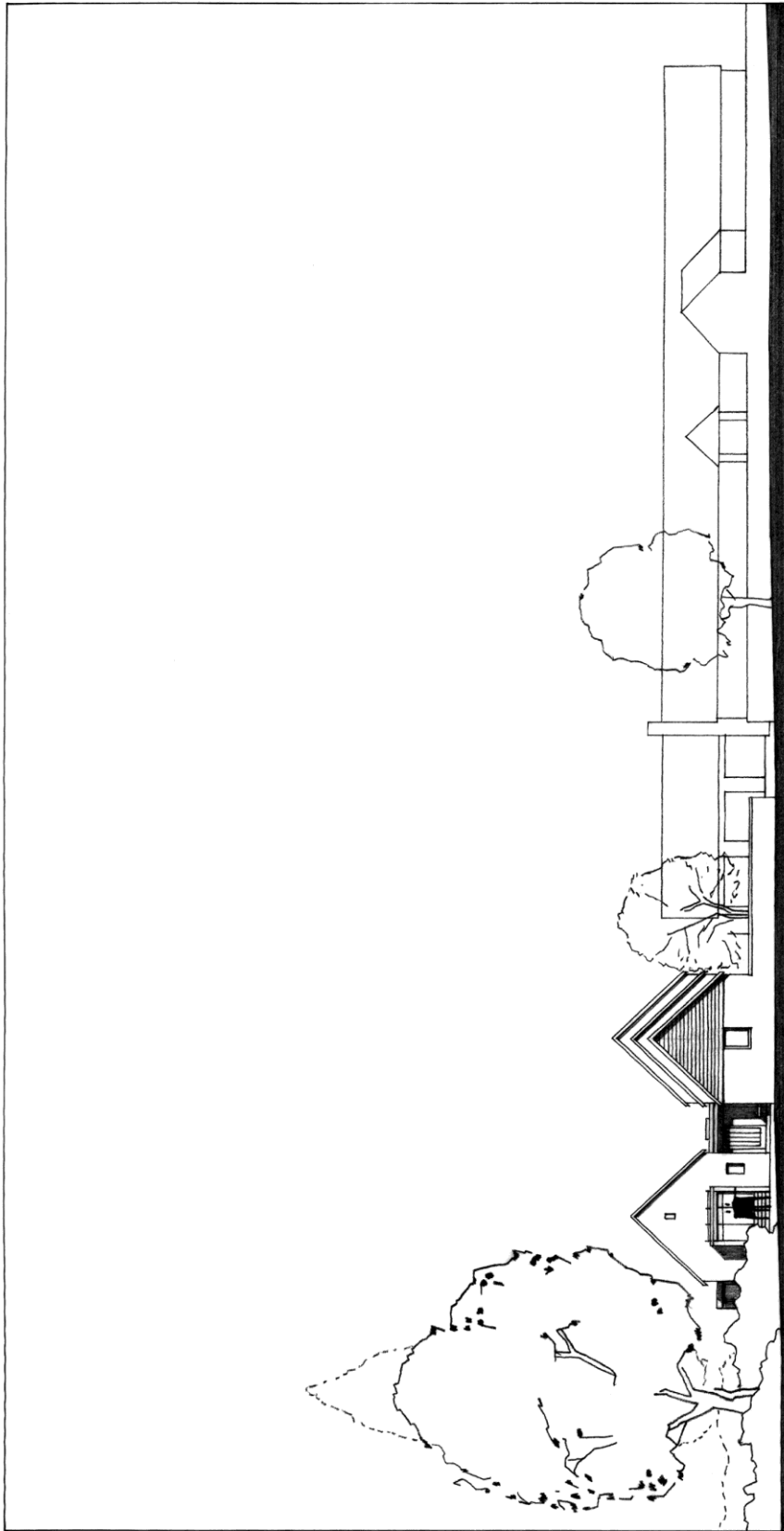
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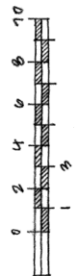
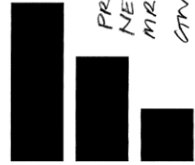


ELEVATION TO KENNEL LANE.

**Framework**

Architects

J2008/SK-06  
PROPOSED ELEVATION  
NEW DWELLING FOR  
MR + MRS COX  
STN / MAR 21 / 1:200 CA3

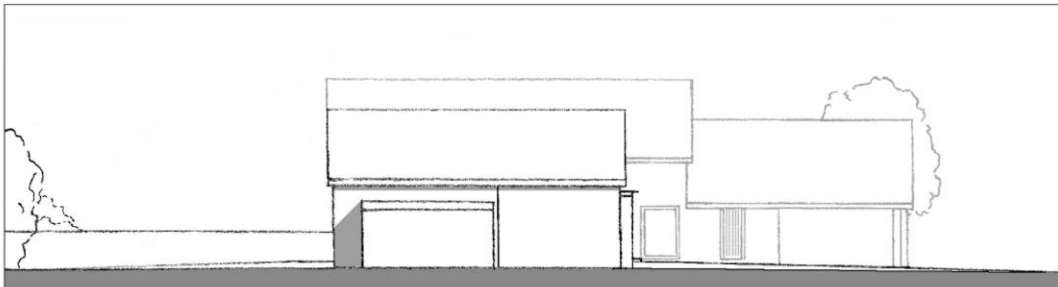


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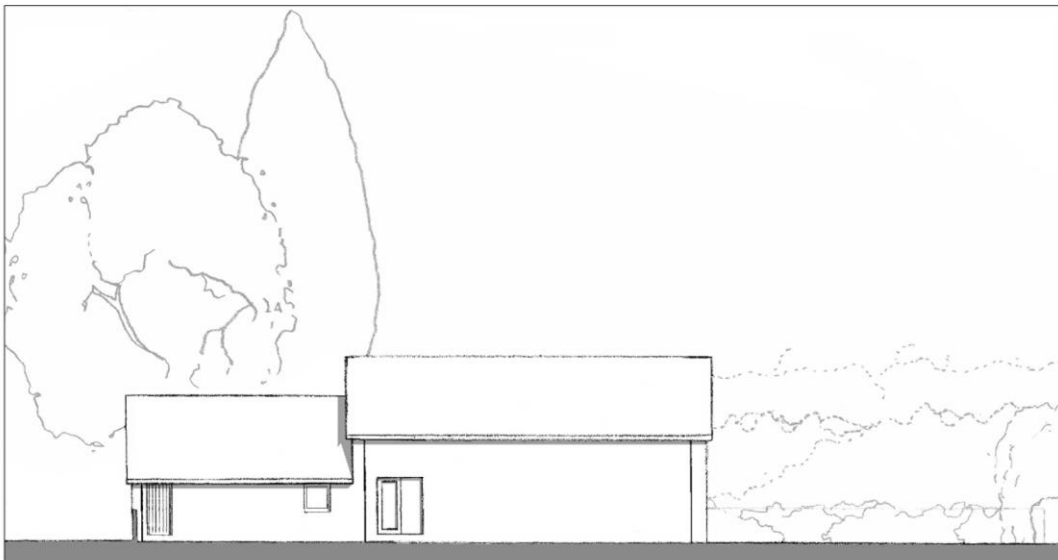
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SKETCH NORTH ELEVATION



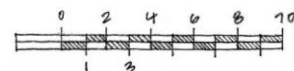
SKETCH WEST ELEVATION



SKETCH EAST ELEVATION

 **Framework**  
Architects

 J2008 SK07  
PROPOSED SKETCH ELEVATIONS  
NEW DWELLING FOR MR + MRS COX  
JG/JUNE 21/1:200 AT A3





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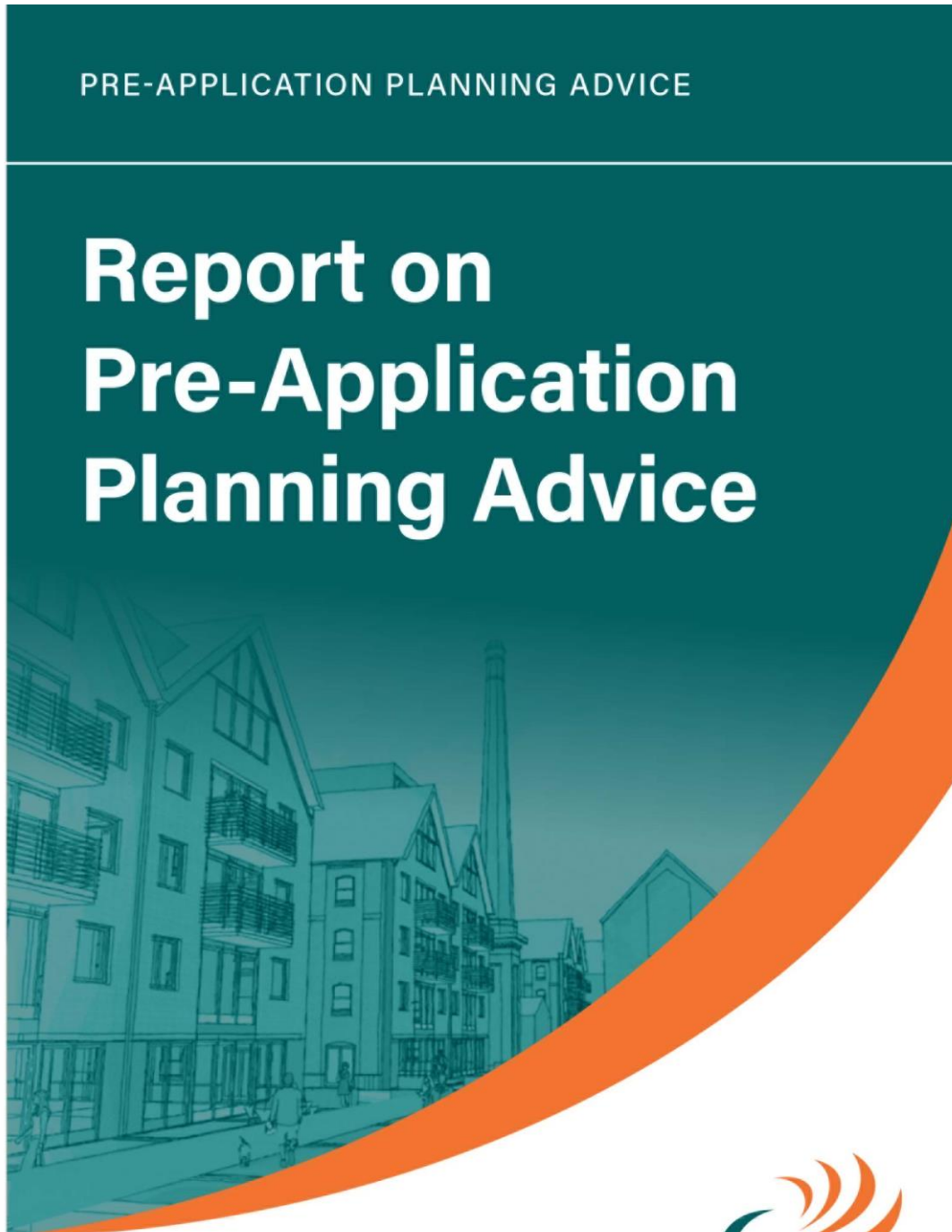
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10.0

**Appendix 2:**

**Pre-application planning advice application 21/0942/ADVICE – response from North Kesteven District Council – 18<sup>th</sup> August 2021**



**North Kesteven**  
DISTRICT COUNCIL



**Framework**  
Architects

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**Pre-Application Advice Reference Number:** 21/0942/ADVICE

**Date of Report Sign off:** 18th August 2021

**Applicant Details:**

Mr & Mrs Cox

**Address of Site**

Land adjacent to the Old Kennels Kennel Lane Doddington

**Summary of Proposal:**

Proposed single storey dwelling

**Scope of Advice**

This advice is based on the information you have provided in connection with your enquiry. We cannot provide informal advice that is binding on the Council. The views or opinions in this report are done so in good faith without prejudice to the formal planning application process which will be subject to public consultation. This service cannot guarantee that any subsequent applications will be valid or that they will be approved. This pre-application service aims to help identify issues that may be raised should a planning application be submitted so that they can be properly considered prior to an application being made.

**Advice**

**The Site**

The application site measures approximately 0.07 hectares and comprises a small parcel of land adjacent to a larger wooded area, although lies within the domestic curtilage of the host dwelling (The Old Kennels). Notably the site itself is largely clear of trees and is separated from the host dwelling via a 1.8m fence to the east. Dense vegetation and trees line the southern and western boundaries, altering to scattered trees upon the northern and eastern aspects. Agricultural/paddock land lies to the immediate north with residential development spanning eastwards and further development on the southern side of Kennel Lane.

**Proposal**

Advice is sought for the construction of a single storey dwelling and it is noted at this stage indicative drawings to include elevations, floor plans and site plans have been brought forward through the submission of this advice application.



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#### **Assessment**

##### **Principle of Development**

Policy LP2 'The Spatial Strategy and Settlement Hierarchy' of the Central Lincolnshire Local Plan (CLLP) categorises Doddington as a small village 'tier 6'. Unless promoted via a neighbourhood plan or through demonstration of clear local community support such settlement will accommodate small scale development in appropriate locations, restricted to around 4 dwellings.

An appropriate location is defined within Policy LP2 as a location 'which does not conflict, when taken as a whole, with national policy or policies in this Local Plan (such as, but not exclusively, Policy LP26). In addition, to qualify as an 'appropriate location', the site, if developed, would:

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

Reference is also made to policy LP4 'Growth in Villages' of the CLLP which sets out further requirements when assessing a sites suitability. These 'further policy requirements' set out a growth limit and sequential test in which priority for sites is given for development of sites that are brownfield land or infill sites, followed by brownfield sites at the edge of the settlement, in appropriate locations, and greenfield land at the edge of the settlement, also in appropriate locations (in that order).

The level of growth for Doddington is set at 10% by Policy LP4 of the CLLP, which equates to 6 dwellings. At the time of this advice report, 13 dwellings have either been constructed or benefit from extant planning permission since 2012, thus exceeding the headroom for the plan period to 2036. In light of this, and applying policies LP2 and LP4 of the CLLP, forthcoming residential development proposals are subject to the requirement to demonstrate clear local community support.

The term clear local community support means that at the point of submitting a planning application there should be clear evidence of local community support for the scheme, with such support generated via a thorough, but proportionate, pre-application community consultation exercise. If, despite a thorough, but proportionate, pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the applicable Parish or Town Council.

Continuing the assessment on appropriate location, the site is classed as greenfield on account of it last being used as agricultural/woodland and cannot be considered to comprise an 'infill' plot given the site does not meet the description within the CLLP, which states that infill is the space between two buildings. Having regard to its positioning and relationship with the woodland, officers argue the site contributes to the green characteristics and natural features which form an important part of the rural setting of the village and are valued within the street scene. The site does however extend to the west of the linear row of dwellings and further towards the centre of Doddington, therefore retaining the core shape of the village. Additionally, recognition is also afforded to the site acting as a clearing before the dense woodland extends, together with its proximity to the host dwelling and proposed retention of the important trees.





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Accordingly, the appropriate location assessment requires a balancing exercise and one which must take into account the scale of the proposed development. Indicative plans suggest a modest sized dwelling of single storey proportions to accommodate family requirements. Officers are mindful that arrangements cannot be guaranteed and any approval would ultimately provide consent for a market dwelling without being tied to the host dwelling. However, a dwelling of modest proportions could be read as an 'outbuilding' in the context of the host dwelling and on this basis, providing any formal application is brought forward on a similar/reduced scale could be argued to pass the appropriate location test.

Further to the above, when assessing the scheme the National Planning Policy Framework should also be considered. The NPPF requires that planning decisions are made in the context of sustainable development, and encourages proposals to be located within existing settlements where supporting services and facilities are provided. Small scale residential development within an existing settlement is therefore considered to be acceptable in principle having regard to NPPF advice and to the services and facilities locally available.

#### **Visual Amenity & Heritage Impacts**

Having regard to the indicative site plan, a relatively narrow front projection is proposed whilst the central and main section of the dwelling expands to occupy the width of the plot. Notably the principle build line is proposed to connect to the existing brick boundary wall serving the host dwelling and set back from the highway edge. Access is proposed via a new entrance point off Kennel Lane and will require the removal of the dense vegetation and one tree. The submitted elevations indicate a design incorporating essentially two gable fronted wings (one with a trio of gables projecting forward) connected by a flat roof central link. Whilst a single storey dwelling is proposed officers note the site plan/floor plan suggests the installation of a stair case within the eastern wing. By virtue of the increased ridge height within this eastern wing, first floor accommodation is presumed to come forward, although additional floor plans have not been submitted at this time.

Firstly, policy LP17 'Landscape, Townscape and Views' of the CLLP calls for proposals to pay particular regard to maintaining and responding positively to any natural features within the landscape and townscape which positively contribute to the character of the area, such as trees and woodland.

Policy LP26 'Design and Amenity' of the CLLP sets out a range of considerations which focus on the character and local distinctiveness of the area and require that proposals should:

- \* Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;
- \* Incorporate and retain as far as possible existing natural and historic features such as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures;
- \* Duly reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;
- \* Use appropriate, high quality materials which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability.



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The National Design Guidance (NDG) (October 2019) at Part 2 (The Ten Characteristics) provides advice on the issues of 'context' and 'identity'. Section C1 states that development should understand and relate well to the site, its local and wider context. Paragraph 40 of the NDG states 'well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary' with consideration given to the existing built development, including layout, form, scale, appearance, details, and materials. Paragraph 42 states 'well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including patterns of built form, including local precedents for routes and spaces and the built form around them, to inform the layout, form and scale'.

Within section I1 of the NDG, it is stated at paragraph 52 that 'well designed new development is influenced by the characteristics of the existing built form and the elements of a place or local places that make it distinctive', which includes considering 'the composition of street scenes, individual buildings and their elements' and 'the scale and proportions of streets and spaces'.

Weight is also afforded to policy LP25 'The Historic Environment' of the CLLP together with Chapter 16 'Conserving and enhancing the historic environment', paragraph 206 of the National Planning Policy Framework (NPPF, 2021), by virtue of its siting within a Conservation Area. Firstly, policy LP25 of the CLLP, calls for development within Conservation Areas to preserve and enhance features which contribute positively to the characters appearance and setting and retain buildings, architectural detailing, reinforce local distinctiveness with reference to height, massing and scale. Similarly, paragraph 206 of the NPPF, states that proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Kenel Lane has been subject to previous planning approvals, including new residential development and extensions/alterations to existing dwellings. The style and design of these approvals have been informed by the strong local vernacular which sees the use of red brick and whilst dwellings do not conform to a strict uniformity, they adopt traditional features with subtle architectural detailing. Although dwelling sizes differ, the immediate neighbouring plots are occupied by single storey dwellings, altering to two storey dwelling upon the periphery of the lane.

As mentioned within the above commentary the indicative elevations include what appears as a triple gable from the highway, created through the three different ridge heights covering the eastern wing. This eastern wing is also proposed with a ridge height which exceeds that of the western wing and host dwelling. Officers highlight that the appropriate location test as discussed includes the scale and proximity of the proposal to the host dwelling, which could be argued to be read as a converted 'outbuilding'. Taking this into account the design must reflect the traditional characteristics and arguably the principle elevation proposes a more complex ridge which may cause a detriment to the street scene. Whilst a dual gabled approach with link may be achievable, careful consideration must be taken with regard to massing and the introduction of non-vernacular features and materials within the setting. With this in mind and noting the site will become more prominent through the loss of the frontage vegetation, officers suggest potentially exploring amendments to include revisions to the aforementioned elements.





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#### **Residential Amenity**

The submitted site plan incorporating the ground floor plan indicates the installation of two openings within the eastern elevation, facing the host dwelling. As previously mentioned, this plan includes a stair case presumably serving first floor accommodation. No details of the first floor arrangements have been submitted. The openings at ground floor are unlikely to give rise to substantial impacts upon the host dwelling, however careful consideration must be taken when creating any final design to ensure the residential amenities are protected.

#### **Parking and Highway Safety**

A new access is proposed via Kennel Lane to the west of the host dwelling, facilitated through the removal of one tree and dense vegetation. The indicative plans suggest adequate space is provided for the parking and turning of vehicles within the site, therefore complying with policy LP13 of the CLLP. The highways authority have raised no objections, however have advised that the access would require approval in accordance with section 184 of the Highways Act. Additionally, contact must be made with the highways authority to discuss utility connections and other works which will be required within the public highway.

#### **Trees and Landscaping**

From site inspection the plot appears to have been cleared of vegetation and the applicant is reminded that all trees on site are automatically protected by virtue of their location within the Conservation Area. This requires an application for consent for all proposed works to trees with a stem diameter of 75mm or more.

Trees are considered to constrain the site with the councils Tree Officer noting that proposal will be heavily impacted by the adjacent woodland which may limit development due to tree roots and canopies. The applicant is advised to assess all green features within and adjacent to the site in accordance with the recommendations within BS5837-2012 in order to evaluate potential constraints on development prior to the submission of any final design and tree protection plan/arboricultural statement. Mitigation planting will need to compensate for any loss both in numbers and biodiversity but retention of green features should be a priority. Any proposed soft landscaping should consider a range of species to increase biodiversity and that are tolerant of current/anticipated pests and diseases and the potential effects of predicted climate change. Any design should seek to fully incorporate new trees to allow full development of rooting areas and canopies to improve the recognised benefits of increased canopy cover to the proposal.

#### **Conclusion**

Applying policies LP2 and LP4 of the CLLP, the application site retains the core shape of the village, however extends towards an area of woodland which contributes to the character of the Conservation Area. With this in mind it is important that the scale and size of the dwelling is proportionate to its setting, potentially designed to be read as an 'outbuilding' to the host dwelling. Doddington has exceeded its 10% growth figure and according to policy LP4 any additional residential development requires demonstration of clear community support which will be required to accompany any formal submission. Careful consideration must be afforded to the overall design, recognising the vernacular features within the local area and transposing the subtle and traditional design adopted within Kennel Lane. The site is notably significantly constrained by the woodland area to



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the west, which may limit development due to tree roots and canopies. These trees are protected by virtue of their location, sited within a Conservation Area and their retention is required, therefore full tree surveys will be required.

#### Information Requirements to Support a Planning Application

- Application form
- CIL form
- Sequential Test (LP4)
- Clear Community Support
- Site Location Plan
- Existing and Proposed Block Plan
- Proposed elevations and floor plans
- Tree and landscaping survey
- Design and Access/Planning Statement

#### Site Constraints

The Council holds various records of designations and physical constraints that may affect the development of the site. These constraints are important material considerations and should be carefully taken into account when considering the implications of development proposals. They may indicate the need for you to discuss your proposal with other technical bodies or organisations such as the Environment Agency in the case of the site being within a flood risk zone or the Council's Tree Officer where a Tree Preservation Order is within the site for example.

The Council's records indicate the following constraints that apply specifically to the site

Site Constraints
Advert Control Area
Agricultural Land Classification
Airfield
Conservation Area
NATS
Permitted Development Restrictions
Pre application History
Planning History
Quarries
Robin Hood Airport Consultation Area
Sand & Gravel Safeguarding
Upper Witham IDB Interest Area

#### Planning History

The Council holds information about previous planning applications and consents. Details of the decision notices associated with the relevant planning applications can be viewed at [www.n-kesteven.gov.uk/planningonline](http://www.n-kesteven.gov.uk/planningonline). It is also possible to use this service to research planning history of adjacent properties or land, and which may be relevant to the consideration of your proposal.





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The Council's records indicate there is no planning history relevant to the proposed application site.

**Local Plan Policies (Development Plan Policies)**

The development plan for North Kesteven comprises policies from the Central Lincolnshire Local Plan and other relevant supplementary planning guidance which has been produced.

The Local Plan can be found at [www.n-kesteven.gov.uk/central-lincolnshire/local-plan](http://www.n-kesteven.gov.uk/central-lincolnshire/local-plan)

National Planning Guidance is also an important consideration taken into account when assessing planning proposals. This level of policy should be researched as part of the development of your proposals. National policies and guidance can be found at <http://www.communities.gov.uk/planningandbuilding/planningsystem/>.

The Council's records indicate that the following Local Plan Policies are relevant to the assessment of your proposal:

<b>Local Plan Policies</b>	
LP01 - Presumption in Favour of Sustainable Development	
LP02 - Spatial Strategy and Settlement Hierarchy	
LP13 - Accessibility and Transport	
LP17 - Landscape, Townscape & Views	
LP25 - The Historic Environment	
LP26 - Design and Amenity	
National Planning Policy Framework (2021)	

**Consultations**

As part of the consideration of your request for pre-application advice, we may contact other bodies and organisations for their views and input. This may include internal consultation with other Departments within the Council or externally with organisations such as Lincolnshire County Council. Any advice received will be assessed and taken into account.

The following consultation responses were received in relation to your proposal:

<b>Consultee Responses</b>	
Sustainability Officer	No comments received
Anglian Water	No comments received
Upper Witham Extended DB	The board has no comments on this application, the development does not affect the interests of the board
HSE Quarries	No comments received



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LCC Minerals and Waste	No comments received
Lincolnshire County Council - Highways and SuDS Support	<p>Would not wish to restrict the grant of permission.</p> <p>Highway Informative 03</p> <p>The proposed development would require the formation of a new vehicular access. These works would require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <a href="https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb">https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb</a> or contact <a href="mailto:vehiclecrossings@lincolnshire.gov.uk">vehiclecrossings@lincolnshire.gov.uk</a></p> <p>Highway Informative 08</p> <p>The prospective developer should contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the proposed development. 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 links:</p> <p>Traffic Management - <a href="https://www.lincolnshire.gov.uk/traffic-management">https://www.lincolnshire.gov.uk/traffic-management</a> Licences and Permits - <a href="https://www.lincolnshire.gov.uk/licences-permits">https://www.lincolnshire.gov.uk/licences-permits</a></p> <p>As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage on all Major Applications. This would be classified as a Minor Application and it would therefore be the duty of the Local Planning Authority to consider the drainage proposals for this proposal.</p> <p>NO OBS</p> <p>Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety and therefore would not wish to object to this proposal should a formal planning application be submitted.</p>
Conservation Officer	No comments received





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<b>Tree Officer</b>	<p>The site is heavily constrained by existing vegetation to the south and east that may limit any development due to tree roots and canopies. Applicant is advised to assess all green features both within and adjacent to the site in accordance with the recommendations within BS5837-2012 in order to evaluate potential constraints on development prior to the submission of any final design and a tree protection plan/arboricultural method statement.</p> <p>Mitigation planting will need to compensate for any loss both in numbers and biodiversity but retention of green infrastructure should be a priority. Any proposed soft landscaping should consider a range of species to increase biodiversity and that are tolerant of current/anticipated pests and diseases and the potential effects of predicted climate change.</p> <p>Any design should seek to fully incorporate new trees to allow full development of rooting areas and canopies to improve the recognised benefits of increased canopy cover to the proposal.</p>
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The Council would not normally consult with residents or locally elected representatives at the Pre-Application stage. However, we would strongly advise prospective applicants to consider discussing their proposals with local neighbours and Parish/Town Councils at an appropriate stage prior to submitting a planning application. Their views may be important and may result in you deciding to alter or amend your proposals in some way.

Please note the Environment Agency now offer their own pre-application advice service. If you wish to get their advice on your proposal, please contact them directly either via email at [enquiries@environmentagency.gov.uk](mailto:enquiries@environmentagency.gov.uk) or phone 03708 506 506 (Monday - Friday, 8am to 6pm).

There are some useful contact details below to assist you with this

**Useful Contacts**

<b>Parish Council</b>	<p>John Kilcoyne Parish Clerk to Doddington and Whisby Parish Council 14 Gloucester Close Bracebridge Heath Lincoln LN4 2TB</p>
<b>Local Ward Member</b>	<p>Councillor Mrs S Appleby Councillor P Overton</p>
<b>Planning Services</b>	<p>E: <a href="mailto:planning@n-kesteven.gov.uk">planning@n-kesteven.gov.uk</a></p> <p>W: <a href="http://www.n-kesteven.gov.uk/planning">www.n-kesteven.gov.uk/planning</a></p> <p>T: 01529 414155</p>



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**10.0 Appendix 3:  
Pre-application planning advice application 21/0942/ADVICE – revised drawings submitted for North Kesteven District Council comment – 20<sup>th</sup> October 2021**

**James Grogan**

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**From:** James Grogan  
**Sent:** 20 October 2021 17:26  
**To:** 'Brittany\_Fearfield@N-KESTEVEN.GOV.UK'  
**Cc:** 'malccox@tiscali.co.uk'; 'malccox1212@gmail.com'  
**Subject:** J2008 LAND ADJACENT TO KENNEL LANE, DODDINGTON - PRE-APPLICATION ADVICE REF.NO: 21/0942/ADVICE  
**Attachments:** J2008 SK13 - PROPOSED SITE PLAN.pdf; J2008 SK14 - PROPOSED ROOF PLAN.pdf; J2008 SK15 - PROPOSED ELEVATION.pdf; J2008 SK16 - PROPOSED ELEVATIONS.pdf; 2021 10 20 - J2008 - DRAWING ISSUE REGISTER.pdf

Hello Brittany

Following the pre-application advice received and our telephone conversation regarding the above, please find attached a set of revised drawings for your feedback.

The drawings have been amended to take account of the pre-application advice as follows:

- The proposal is of modest proportions, to be read as an 'outbuilding' in the context of the host dwelling of a similar scale.
- Traditional materials, red brick, timber and slate are proposed with subtle architectural detailing to harmonise with the local vernacular.
- The roof is viewed as a simple consistent ridge line appropriate in scale/massing to the host dwelling.
- All accommodation is illustrated at ground floor level.

As discussed the applicant is keen to engage with the local community, however we would like to provide the Local Authority with the comfort the amended design is suitable in principle. This would then allow any community engagement to take place with some element of certainty to the applicant/local community.

We trust the above and attached are clear and look forward to receiving your feedback, any questions please call.

Kind regards

**James Grogan** B.A.(Hons), B. Arch, RIBA

Director



**Framework**  
Architects

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T: 01522 535383

F: 01522 535363

E: [james@frameworklincoln.co.uk](mailto:james@frameworklincoln.co.uk)

W: [www.frameworkarchitects.co.uk](http://www.frameworkarchitects.co.uk)

3 Marine Studios  
Burton Lane End  
Burton Waters  
Lincoln LN1 2UA





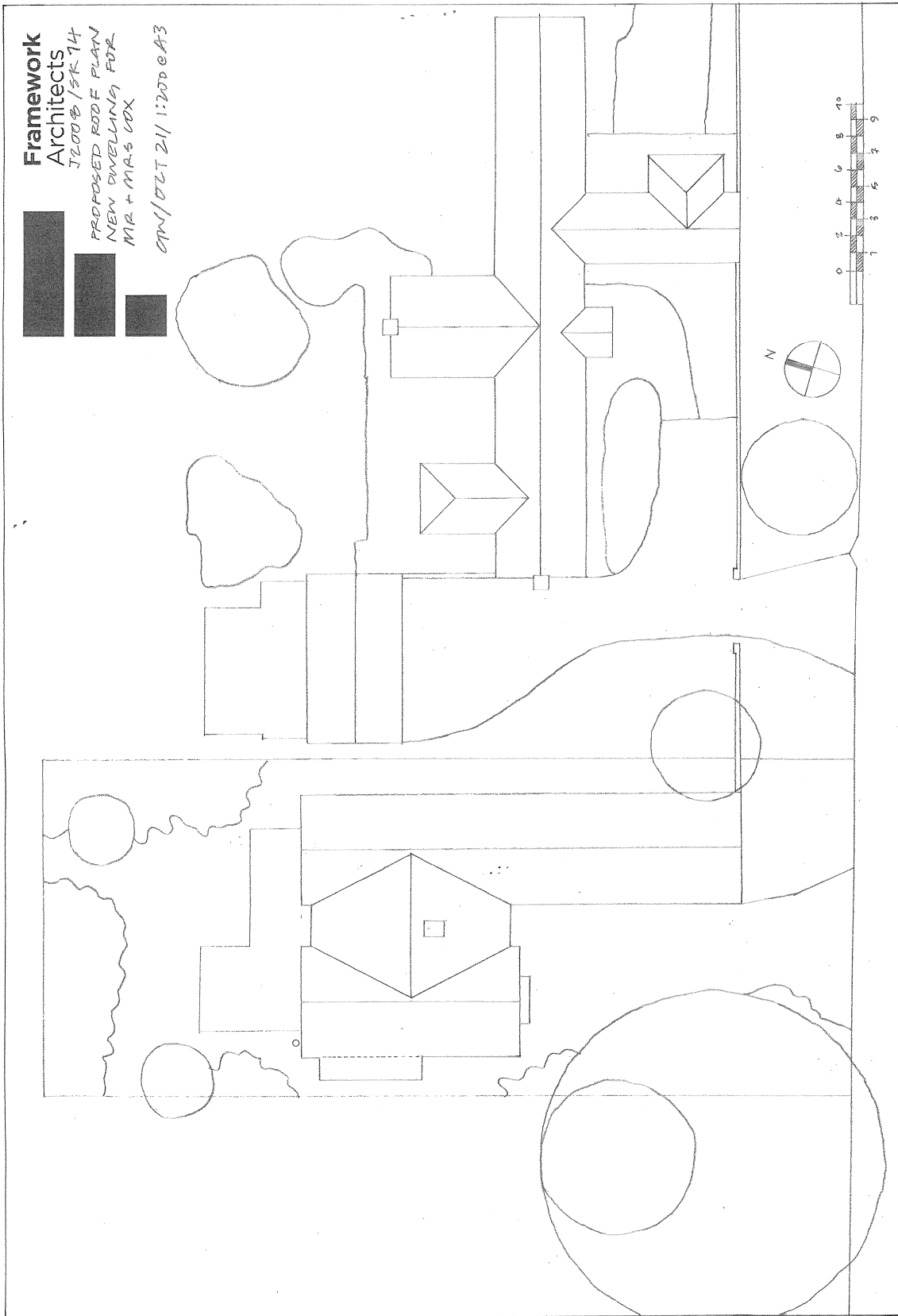
**DESIGN AND ACCESS STATEMENT:**

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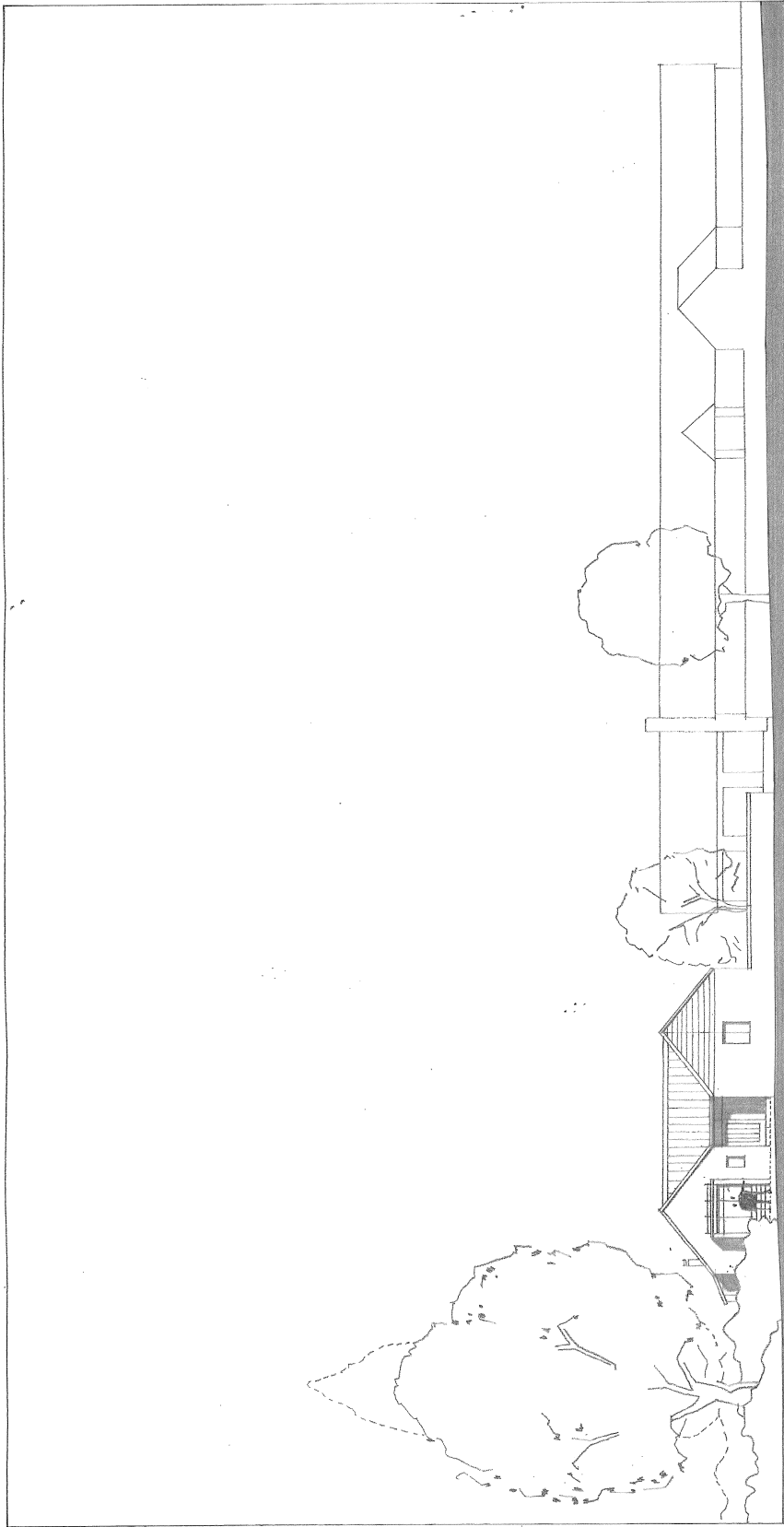
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ELEVATION TO KENNEL LANE

**Framework**

**Architects**

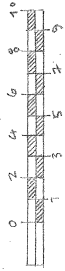
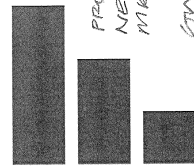
J2008/SK 75

PROPOSED ELEVATION

NEW DWELLING FOR

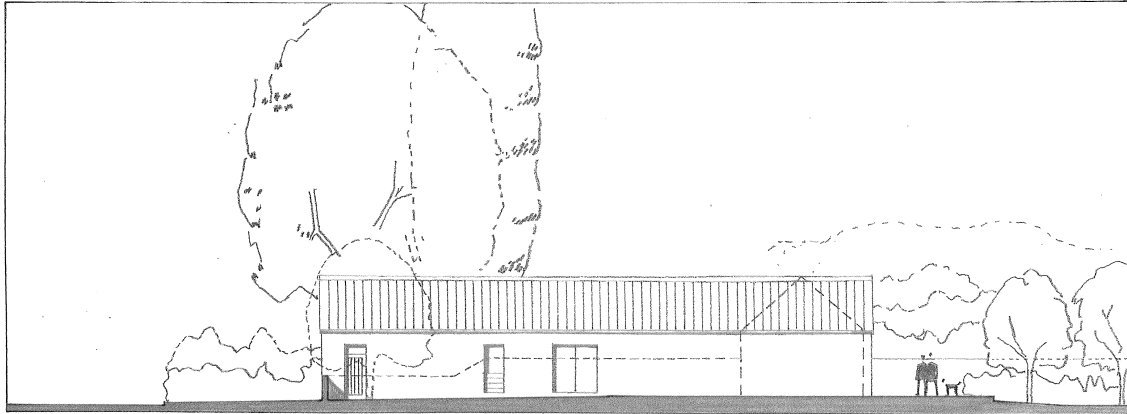
MRS MRS COX

STW 1027 21/11/2020 E.A.B

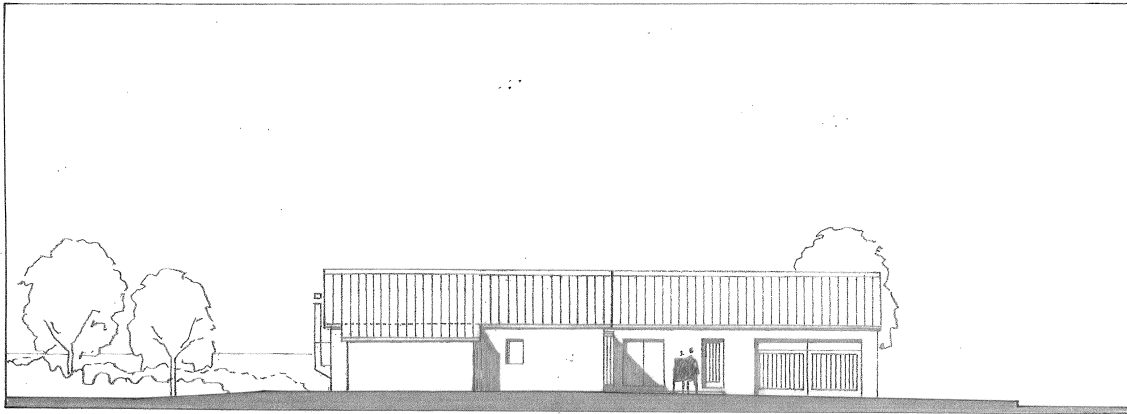


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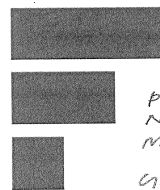
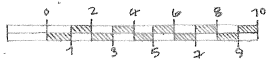
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION [GARDEN]



**Framework  
Architects**

J2008 1/SK 76

PROPOSED ELEVATIONS  
NEW DWELLING FOR  
MR + MRS LOX

GW/027211:200CA3



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**10.0 Appendix 4:  
Pre-application planning advice application 21/0942/ADVICE – response from North Kesteven District Council – 26<sup>th</sup> October 2021**

**James Grogan**

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**From:** Brittany Fearfield <Brittany\_Fearfield@N-KESTEVEN.GOV.UK>  
**Sent:** 26 October 2021 14:46  
**To:** James Grogan  
**Subject:** RE: J2008 LAND ADJACENT TO KENNEL LANE, DODDINGTON - PRE-APPLICATION ADVICE REF.NO: 21/0942/ADVICE

Hi James,

Having viewed the submitted plans I'd suggest these reflect my comments within the pre-application advice. The overall design, reduction in complexity of the principle gable and single storey nature better reflects the subtle architectural detailing evident within the wider setting and would be read as more of a conversion than dominant new dwelling. Whilst I am unable to provide you with a definitive answer, which will ultimately be informed by consultee responses etc. I agree the design incorporates suggestions made.

Kind Regards  
Brittany



**Brittany Fearfield**  
**Planning Officer**

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Email: [Brittany\\_Fearfield@N-KESTEVEN.GOV.UK](mailto:Brittany_Fearfield@N-KESTEVEN.GOV.UK)  
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