

# Integrated Planning, Design and Access Statement

Site:

***Land at Vine Tree House, Norton Disney***

Applicant:

***Cole & Cole Properties Ltd***

Prepared by:

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## Introduction

This is an integrated Planning, Design & Access Statement and accompanies an application for 2 dwellings on Land at Vine Tree House, Norton Disney. Cole & Cole Properties have appointed Origin Design Studio to submit a planning application on a parcel of land which currently has a planning permission to convert the existing stable block. This document provides a rationale for justifying a new build dwelling, in keeping with the farmstead aesthetic to replace the stable block.

The dwelling proposes to be an improvement on the existing stable block and allow for the site to be utilised and the construction to allow for a more sustainable and environmentally conscious building on the site.

Both dwellings relate to previous residential permissions. For plot 2, the extant permission on site to convert the existing stable block should be seen as the existing dwelling in this application.

The application site is within the village of Norton Disney which itself is in the administrative district of North Kesteven District Council. This statement describes the application and how it complies with local and national planning policy. The aim of this report is to fully justify the scheme which should be approved by the planning authority.

## Planning Statement

### Planning History

There are number of planning applications and appeals that are relevant to the site and these are listed below: -

- 18/0624/OUT | Outline application (with access to be considered) for up to four detached dwellings including garages via an existing private driveway to be extended. | The Old Work Shop Main Street Norton Disney Lincoln LN6 9JU – Refused
- 18/1421/OUT | Outline application for the erection of 1no. dwelling (with access to be considered) | Main Street Norton Disney Lincoln LN6 9JU – Refused
- 19/1101/OUT | Outline application (with means of access to be considered) for the erection of 2no. dwellings including garages via an existing private driveway to be extended - revised submission of 18/0624/OUT. | The Old Work Shop Main Street Norton Disney Lincoln LN6 9JU – Refused
- 19/1363/OUT | Erection of 2 no. single storey semi-detached dwellings (outline with details of scale, layout and access submitted for consideration) | Main Street Norton Disney Lincoln LN6 9JU – Approved
- 20/1730/FUL | Erection of 2 no. dwellings | Main Street Norton Disney Lincoln Lincolnshire LN6 9JU – Withdrawn
- Planning application reference 18/1421/OUT and Appeal APP/R2520/W/19/3223936
- Planning application reference 18/0624/OUT and Appeal APP/R2520/W/18/3219280
- Planning application reference 16/0858/FUL and amendment 18/0009/PNMAT
- 21/1679/VARCON | Application to vary condition 2 (amendments to external elevations and minor boundary change) pursuant to appeal decision
- APP/R2520/W/20/3248608 (19/1364/FUL) for the conversion of existing stable block to form dwelling and erection of detached double garage | Land Off Main Street Norton Disney Lincoln LN6 9JU – Approved

A potted history of these relevant applications and appeals follows: -

An outline application for 4 dwellings was submitted on the application site and was refused at planning committee (REF:18/0624/OUT) and the Appeal (REF: APP/R2520/W/18/3219280) was dismissed.

Alongside the application for 4 dwellings an outline planning application for 1 dwelling (18/1421/OUT) was submitted on a parcel of land immediately adjacent to the south of the application site. This was recommended for approval by the Case Officer but was ultimately refused at planning committee. The appeal was upheld (REF: APP/R2520/W/19/3223936) and permission was granted for construction of 1 dwelling.

Adjacent to the site is a part constructed dwelling which has gained permission through applications 16/0858/FUL and 18/0009/PNMAT.

This report, and the revised scheme, draws on these decisions and in particular those conclusions made by the Planning Inspectorate in the two planning appeals in order to present a revised scheme that complies with planning policy.

## Planning Appeals

The planning appeal on the site and the adjacent site does not preclude further development nor set a precedent for development on the site. Moreover, it endorses the principle that all planning applications should be judged on their own merits. The appeals do however provide further clarity on what development may be considered acceptable on the site by providing a contextualised framework that the local authority and developer can use as a backdrop when considering the site.

The village of Norton Disney is described by the inspector in paragraph 4 of appeal decision APP/R2520/W/18/3219280 and characterised as follows:

*4. Norton Disney is a rural village, where the majority of development is set out in a linear pattern fronting 'Main Street'. There are two side streets, which follow the linear layout of main street, with the bulk of properties fronting the highway. There are limited examples of dwellings which do not front the highway, although these seem to be located on the southern side of Main Street. The southern side of Main Street has a more historic character and a less structured pattern of development. This is in part due to the location of farmsteads and agricultural buildings, albeit now converted into residential dwellings. In any event the village itself has a verdant character, with mature trees and landscaping combined with the glimpsed views of the wider countryside through gaps between the dwellings.*

The inspector went on to say in paragraph 11:

*11. I also note the appellant's comparison of the proposed scheme with other 'backland' developments in the area. In two locations at either end of Main Street small limbs of residential dwellings have been created. However, where this has occurred the layout and spacing of dwellings and plots creates its own street frontages and is largely consistent with the established pattern of development and verdant character of the area.....*

Further to this in paragraph 11 of the appeal decision APP/R2520/W/19/3223936 the inspector characterised the village as follows:

*11. The village is characterised by a mix of detached and semi-detached dwellings which are pre-dominantly single storey, especially on the northern side of Main Street, but with examples of two-storey houses elsewhere. Properties present a linear pattern of development facing towards the highway and tend to have long back gardens. The small gaps between buildings allow views of the landscaping to the rear. Backland development is not a common feature in the village, however, due to the adjoining stable block and newly built bungalow, the appeal property appears to be visually surrounded on most sides by development of a similar scale and form.*

The inspector went on to say in paragraph 12 of the appeal decision:

*12. The gap between the new house would be similar to that between many of the surrounding houses, and this would be sufficient to prevent the mass of the house from appearing to merge with other adjacent properties. Furthermore, the space around the proposed house would be greater than many of those houses surrounding it. These factors do not suggest a cramped layout.*

Considering both appeals and inspectors comments the proposed development proposes to replace the single storey stable block with one single storey dwelling. The scale and form of these dwellings would be like those dwellings in the immediate setting of the development site, namely the part constructed bungalow, the recently approved bungalow on the adjacent site and the dwellings along the north part of Main Street and those along the east of Butt Lane that bound the site.

The gaps between the buildings would allow for views of the landscaping to the rear and retain the intervisibility that characterises the area. Moreover, by the relocation of the stable block a glimpsed view of the countryside would be created through a gap between the proposed dwellings. This would be like the view seen when Church Lane is viewed from Main Street. The plots would be arranged in a linear pattern, fronting a short extension to the access road, which reinforces the identified local character and would be consistent with the established pattern of development in the village. Although indicative, the spacious layout of the plots promotes the ability for the scheme to incorporate a green and leafy feel and a landscaping condition would allow for a planting scheme to reflect the native species of trees planted in the area. The established hedgerow and trees that currently bound the application site supports the verdant character of the area and these would be supplemented with the proposed scheme.

## Planning Policy

Planning policies pertinent to this application are contained in the Central Lincolnshire Local Plan (CLLP) and the National Planning Policy Framework (NPPF). The relevant planning policies in the CLLP are as follows: LP2, LP4, LP17, and LP26. The relevant planning policies in the NPPF are paragraphs 127 and 130 of the Framework. The policies and discussion as to how the application is in line with each is included within the Appendices as Appendix A. A summary of the findings is included below in 'Planning Discussion'.

## Planning Discussion

### Principle of Development

The first key issue to consider with regard to the proposed application is the principle of development.

Within the settlement hierarchy of the Central Lincolnshire Local Plan (policy LP2) Norton Disney is identified as a 'Small Village' (Category 6 settlement) where, unless promoted via a neighbourhood plan or through the demonstration of clear local community support, small scale development of a limited nature (which in the case of residential schemes would be limited to around 4 dwellings per site), can be accommodated in appropriate locations in accordance with the permitted growth allowance and other relevant policy requirements established through Policy LP4 (Growth in Villages) of the CLLP.

Policy LP4 establishes that Norton Disney has a 10% level of growth over the plan period to 2036. The Council monitors new planning permissions (and also lapsed consents) in the small and medium villages to ensure that the remaining growth allowance is adjusted as necessary and is accurate at any given point in time. At the time of writing this report, there is no remaining growth allowance for Norton Disney. However, the planning permissions 16/0858/FUL & 19/1364/FUL (and associated

21/1679/VARCON) forms part of the committed growth and would simply be replaced by the new application. As such, there is no policy conflict.

### Appropriate Location Test

Policy LP2 defines an 'appropriate location' as a location which does not conflict, when taken as a whole with national policy or policies in the CLLP. 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.

Of significant material weight in the determination of the current application is the extant planning permissions on the application site for the formation of two dwellings through planning permissions, 16/0858/FUL for the conversion of the workshop and the subsequent extension, and 19/1364/FUL for the conversion of the stable block, allowed on appeal, and the subsequent variation of approved drawings through 21/1679/VARCON. This provides the basis that the application site is, in principle, deemed an 'appropriate location' for both dwellings.

The application site is in the developed footprint of Norton Disney, as defined under policy LP2, on the grounds that the proposed dwelling curtilages would not extend beyond that already approved. The extant permissions effectively establish the extent of the developed footprint and the Council have already accepted the principle of development on the site and are satisfied that the CLLP LP4 sequential test has been addressed. This was carried out in relation to previous applications and does not need to be revisited now in the context of the fallback. It has also been established through the appeal decision by the Inspector that the application site is considered an appropriate location, in principle, for residential development.

### LP4 Sequential Test/ Developed Footprint

With regard to the sequential test requirements of policy LP4, priority is to be given as follows:

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

As established within the previous consents, the application site is on both brownfield land and within an 'appropriate location' within the 'developed footprint' of the village.

The presence of the livery stable, albeit this will be removed through the development of this site, and associated paddock area, the site is technically classified as previously developed land applying the NPPF definition.

As such, it remains the case that this particular site, with its better assimilation with the existing built form of the village, allied with the 'previously developed' characteristics satisfies the first tier sequentially preferable location for development. The Inspector did not challenge the status of the application site as previously developed land in

the consideration of the previous appeal proposals and this definition and overall conclusion can therefore be carried forward.

### Residential Amenity

The site plan shows that the proposed dwellings are of a similar size and scale to surrounding properties and those previously approved. Furthermore, the amount of garden area to be provided is comparable to that of surrounding properties such as 'The Chestnuts' and Vine Tree House and the previously approved schemes.

The proposed dwellings are single storey. This factor, along with the presence of adequate boundary treatments would prevent any overbearing impact or loss of privacy by way of direct overlooking. The relocation of the dwelling on the previously approved stable block conversion aligns more with the approved semidetached properties with a similar east-west outlook and limited openings on the closest southern elevation. Chestnuts does have a relatively shallow rear garden with only partial fencing abutting the site. As such a 1.8m close boarded fence is being proposed by the applicant along the rear southern (semi-detached scheme) boundary to provide privacy. The scale, height and siting of the dwellings relative to surrounding properties.

On the basis of the design and the fallback position it is evident that the site can satisfactorily accommodate the two dwellings in the proposed arrangement without resulting in an unacceptable impact on surrounding dwellings residential amenities and as such the proposals accord with policy LP26 of the CLLP.

### Conclusion

As discussed above, the site is brownfield with planning permissions for 2 residential dwellings on site and is deemed an appropriate location for residential development. This application seeks to retain 2 dwellings on site and it accords with the relevant planning policies of the CLLP namely LP2, LP4, LP17 and LP26. As a result, the application site is suitable for development and the proposal is in keeping with the design of the dwellings immediately adjacent and should be granted permission without delay in line with CLLP Policy LP1: A Presumption in Favour of Sustainable Development.

Where the proposal deviates from the extant permissions will be outlined further in the 'design' section of this document.

### Fallback Position

The application complies with all the relevant planning policies and therefore it is not considered necessary to demonstrate planning betterment from the current extant scheme. Nevertheless the 'fallback' position is relevant to this application, since the proposal seeks to replace an existing stable block, with permission for conversion, with a new build dwelling on a similar style, footprint and material palette.

## Flooding

The site is in flood zone 1 and there are no local surface water issues known. Therefore, no flood risk assessment has been submitted in accordance with the National Planning Policy Framework (NPPF). There is also a very low risk of surface water flooding according to the government's long-term flooding information.

## Design

The design of the dwelling on plot 1 within this application seeks to replace the design of the previous application (17/0752/FUL). The design of the dwelling on plot 2 within this application seeks to replace the design of the previous application (appeal decision APP/R2520/W/20/3248608 (19/1364/FUL)).

The following paragraphs compare the new design to those previously approved and describe why the amended design should be recommended for approval.

## Use

The surrounding land use is predominantly residential, and the existing site has permission for residential use. As a result, the application is in line with its context, and what has already been deemed acceptable on site. It is therefore considered the use of the site proposes no issues in relation to planning.

Due to the proposed use, parking spaces have been allocated to the two dwellings, in line with the scale of each dwelling. This is discussed further in the 'access' section of this document.

## Amount

The number of dwellings proposed is the same as the previously approved, being two detached bungalows. Further to this, the curtilages surrounding the proposed dwellings remains as previously approved. Therefore, no more land than previously approved is requested to undergo a 'change of use'. As a result, the amount has already been deemed appropriate for the site.

The maximum number of residents the proposal will house will be the same, since the existing permissions allow for two 3-bedroom dwellings. The application also allows for two, 3-bedroom dwellings.

Subsequently, the number of residents on site will be retained and there would be no additional strain on the local resources than already deemed acceptable via the existing permissions.

## Layout

The layout of the proposed dwellings is like that of the previously approved schemes. Whilst the total land used for the development hasn't changed the plots have been modified to allow for a larger garden area to Plot 1 and slightly smaller but more regularised plot shape for Plot 2. The dwelling for Plot 1 retains the existing bungalow and part-built extension with minor alterations and therefore the layout is mostly unchanged. The dwelling for Plot 2 is on a similar siting of the existing stable block. The only deviation from its siting is that it has been located further east to improve views through the site. As a result, it is considered the layout on site is improved. This alteration

is also in line with the residential use of the site as it allows plot 2 to be more in line with surrounding dwellings, such as the two proposed semi-detached dwellings (existing permission) to the south adjacent to the site and 'The Chestnuts' south of this. This allows for a more regular form to the site, in keeping with its surroundings.

The two dwellings also relate well to each other and the surrounding dwellings as they retain a principal elevation facing the access road. This is a deviation from the previous scheme for plot 2 which had the principal elevation looking south into the site. Having two dwellings facing each other across a road is more in keeping with a residential development and as a result should be seen as betterment on site.

The layout of the site entrance and access is the same as previously approved, with the only amendment being the location of the car parking spaces and garage. This alteration was also done to improve the site.

## Scale

The application proposed two, 3-bedroom single storey dwellings on site. Therefore, the scale of both dwellings is in line with the previously approved applications. As a result, the scale of the dwellings is judged appropriate.

The ridge and eaves heights are also in line with the previous approvals and the height of the roof at the northern boundary of plot 2 is commensurate due to the roof sloping back down, closest to the boundary. This reduces the development height as it moves toward the open countryside and creates less of a visual impact compared with the open retained livery yard to the north.

## Landscaping

The proposed landscaping is in line with that of the previously approved, including native species of hedges and trees, retaining existing hedgerows where appropriate and re-introducing new ones. The landscaping scheme therefore is an improvement to the existing site and is in line with that which has already been approved. Therefore the landscaping has already been deemed acceptable in principle.

## Appearance

The main motivation for this application is to improve the appearance of the dwellings on site. The existing stable block is not an attractive building and its form does not easily lend itself to modern residential living. Accordingly, the application scheme seeks to improve the visual impact of its surroundings, as well as an improvement for the future occupants. The appearance of the dwelling for plot 2 is in keeping with rural design, as well as residential design and allows for a dwelling which reflects residential design, whilst also noting its past as a stables. The material palette is also in keeping with that of the permission for the semi-detached dwellings adjacent to site. As a result, the proposed materials are deemed acceptable in this location. The appearance of the site as a whole, through its use, scale, amount, layout and landscaping reflect that of the existing permissions, with the only revisions made in order to better the site.

It is therefore considered that the proposed appearance will retain a rural character and history of the site.

## Access

### Site Access

Access is gained from Main Street to the site via the existing drive located between Vine Tree House and The Chestnuts. Access onto the site remains unchanged from the previous application and therefore it is deemed suitable.

### Proposed Parking Provision

The two proposed dwellings each have 2 parking spaces allocated to them and plot 1 has a detached double garage.

### Accessibility

Due to the two dwellings proposing to be single storey, they will be appropriate for those with limited mobility.

## Betterment

As briefly referenced in the previous sections, the proposal will benefit and better the existing site in a few main areas.

### Visual Impact

As shown by the proposed elevations, the new dwelling will provide improved visual impact, with use of attractive, high-quality materials and construction methods. The site plan also shows the relocation of the existing dwelling of plot 2, this enables better views through the site, out toward the open countryside.

### U-Values & Airtightness

Since plot 2 involves replacing the existing dwelling, converted from a stable block, with a new build, the building will have improved thermal efficiency through the fact that it will be new construction. This is explained further below.

U- Values assigned to a building element represent its ability to transmit heat from a warm space to a cold space within a building. The lower the value, the better insulated the element is.

With a new build it is much easier to create an airtight, well insulated dwelling and avoid issues which arise from not fully knowing the history of the building or original construction. A new build also provides the opportunity to specify all construction elements, enabling greater flexibility and opportunity for creating a well-insulated and sealed building.

The building regulations include different targets for existing buildings undergoing conversion and new build dwellings. This is because by the nature of a conversion, they are unable to achieve the same thermal efficiency as new dwellings.

Approved Document L1B: Conservation of fuel and power in existing dwellings outlines U-Value requirements for new thermal elements in existing buildings. These are shown below in table 1.

Table 1

Standards for New thermal Elements in Existing Buildings	
Element	Standard W/m <sup>2</sup> K
Wall	0.28
Roof	0.16-0.18 (dependent on construction type)
Floors	0.22

Approved Document L1A: Conservation of fuel and power in new dwellings outlines U-Value requirements for new build dwellings based on a concurrent notional dwelling. These are shown below in table 2.

Table 2

Summary of concurrent notional dwelling specification	
Wall	0.18
Roof	0.13
Floor	0.13

Standards for Airtightness are also higher for new dwellings than existing as Approved Document L1A: Conservation of fuel and power in new dwellings states a required airtightness level of 5.0m<sup>3</sup>/h m<sup>2</sup>. By comparison Approved Document L1B: Conservation of fuel and power in existing dwellings mentions airtightness and states the following:

'The building fabric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements such as those around window and door openings. Reasonable provision should also be made to reduce unwanted air leakage through the new envelope parts. The work should comply with all the requirements of schedule 1, but particular attention should be paid to parts F and J.'

It then follows on to state that 'it is impractical to expect thermal bridge and temperature factor calculations to work in existing buildings'.

Therefore the building regulations acknowledge that converted existing buildings can never be expected to achieve the same levels of thermal efficiency as new build dwellings. As a result by the nature of the proposal being a new build rather than a conversion, it is already an improvement on the site in regard to thermal efficiency.

## Conclusion

To conclude, in principle the proposal is the same as the previously approved applications since it is on the same site, for the same number of dwellings. Alterations to the approved scheme provide an improvement to the site and design of the dwellings. The proposal is also in line with both relevant local and national planning policies. As a result, it should be deemed acceptable and recommended for approval.

## Appendices

### Appendix A- Planning Policy

#### Central Lincolnshire Local Plan

##### LP2 - The Spatial Strategy and Settlement Hierarchy

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.

Development should create strong, sustainable, cohesive and inclusive communities, making the most effective use of previously developed land (except where that land is of high environmental value), and enabling a larger number of people to access jobs, services and facilities locally.

Development should provide the scale and mix of housing types and a range of new job opportunities that will meet the identified needs of Central Lincolnshire in order to secure balanced communities.

Decisions on investment in services and facilities, and on the location and scale of development, will be assisted by a Central Lincolnshire Settlement Hierarchy.  
(For small villages)

Unless otherwise promoted via a neighbourhood plan or through the demonstration of clear local community support, the following applies in these settlements:

- they will accommodate small scale development of a limited nature in appropriate locations\*\*.
- proposals will be considered on their merits but would be limited to around 4 dwellings, or 0.1 hectares per site for employment uses.
- 

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

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

\*\*\* throughout this policy and Policy LP4 the term 'developed footprint' of a settlement is defined as the continuous built form of the settlement and excludes:

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

LP2 of the Central Lincolnshire Local Plan (CLLP) relates to settlement hierarchy and outlines the size of the villages within central Lincolnshire. Norton Disney is classed as a 'small village' which means it will accommodate small scale development of a limited nature in 'appropriate locations'. As a result, where a site is deemed an appropriate location, development will be limited to around 4 dwellings. The proposed development meets this policy as it is of a small scale and limited in nature, and proposes only 2 dwellings. Since 2 dwellings have been approved previously on the site, the council deem this site an appropriate location and 2 dwellings an acceptable amount.

The policy then follows on to state that appropriate locations where developed should also:

*'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 village'.*

The proposal is in line with this part of the policy and this has been demonstrated through developing a scheme in line with the local plan policy and the Inspector's comments on both relevant appeals.

The proposed development does not extend beyond the existing built form of the village. More precisely the proposal includes for the construction/ alterations of two single storey dwellings in a comparable location to that of the existing single storey stable block and utilising the existing bungalow. The immediately adjacent backland development shows that the backland development would not be out of character and would not be alien to the shape and form of the settlement. As such the development would complement this established pattern of development. The proposed development is in keeping with the detached single storey buildings to the north of Main Street and those on Butt Lane. Further to this spacious plot layouts allow for a significant landscaping scheme that permits the verdant character to be promoted and established. The proposed landscaping on site is comparable to that of the already approved scheme. As a result, the development would not significantly harm the character and appearance of the settlement.

The rural setting of the village is also not negatively impacted and is retained through the application.

#### LP4 - Growth in Villages

Norton Disney is a category 6 village which allows for a minimum of 10% growth over the length of the plan. CLLP policy LP4 applies a sequential test to identify sequentially preferable land that should be given priority before other land is developed. Priority is given to sites as follows:

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

The application site is a brownfield site given the longstanding permission for the site to be used as a commercial livery yard. The site is sequentially the most preferable type of land in the village with the commercial livery yard being part of the developed footprint of the village and this is further outlined within the sequential test submitted with this application. As a result, the proposed development meets this policy.

At the time of the application the LP4 Monitoring report showed that were 0 dwellings left to be built in Norton Disney, however this figure includes the two dwellings which this application hopes to supersede. As a result the proposal would not be developing Norton Disney any further than is already proposed and allowed.

## LP17 – Landscape, Townscape and Views

LP17 of the Central Lincolnshire Local Plan states:

### *‘Character and setting*

*To protect and enhance the intrinsic value of our landscape and townscape, including the setting of settlements, proposals should have particular regard to maintaining and responding positively to any natural and man-made features within the landscape and townscape which positively contribute to the character of the area, such as (but not limited to) historic buildings and monuments, other landmark buildings, topography, trees and woodland, hedgerows, walls, water features, field patterns and intervisibility between rural historic settlements. Where a proposal may result in significant harm, it may, exceptionally, be permitted if the overriding benefits of the development demonstrably outweigh the harm: in such circumstances the harm should be minimised and mitigated.’*

LP17 relates to the character and setting of the site and surrounding area as well as creating and enhancing views. As mentioned above, the proposed development is in keeping with and will not negatively impact the character of the village. The proposal also responds positively with natural and manmade features around and within the site. The retention of the paddock to the north helps the verdant and rural character of the settlement and the site.

Field patterns are not impacted as the site ends before the agricultural field line to the north of the site. The retention of part of the paddock ensures that development does not go beyond the existing stable block also allows a buffer zone between the residential development and the open agricultural field.

Boundary hedges surrounding the site are also to be retained and supplemented where necessary. Boundary hedging is also proposed within the site to enhance and reinforce the verdant nature of the area. This includes landscaping features along the revised access.

Regarding views, LP17 of the Central Lincolnshire Local Plan states:

### *‘Creating and protecting views*

*All development proposals should take account of views in to, out of and within development areas: schemes should be designed (through considerate development, layout and design) to preserve or enhance key local views and vistas, and create new public views where possible. Particular consideration should be given to views of significant buildings and views within landscapes which are more sensitive to change due to their open, exposed nature and extensive intervisibility from various viewpoints.’*

There are no views of significant buildings that would be affected by the scheme. The views of the countryside would not be affected by the proposed development from existing vantage points. Intervisibility of dwellings and the countryside prevails and furthermore is enhanced by the scheme by the inclusion of verdant features and landscaping.

The development in this location allows the future occupants of the dwellings access to views over the open countryside and of the partly retained paddock. As a result of the proposed development, the public will be able to have better views of the open countryside from Main Street.

## LP26 – Design and Amenity

Policy LP26 of the CLLP states: -

*'All development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all. Development proposals will be assessed against the following relevant design and amenity criteria.*

### *Design Principles*

*All development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place. As such, and where applicable, proposals will be required to demonstrate, to a degree proportionate to the proposal, that they:*

- a) Make effective and efficient use of land;*
- b) Maximise pedestrian permeability and avoid barriers to movement through careful consideration of street layouts and access routes;*
- c) Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;*
- d) Not result in the visual or physical coalescence with any neighbouring settlement;*
- e) Not result in ribbon development, nor extend existing linear features of the settlement, and instead retain, where appropriate, a tight village nucleus;*
- f) Incorporate and retain as far as possible existing natural and historic features such as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures;*
- g) Incorporate appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area;*
- h) Provide well designed boundary treatments, and hard and soft landscaping that reflect the function and character of the development and its surroundings;*
- i) Protect any important local views into, out of or through the site;*
- j) 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;*
- k) Use appropriate, high quality materials which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability;*

- l) Ensure public places and buildings are accessible to all: this should not be limited to physical accessibility, but should also include accessibility for people with conditions such as dementia or sight impairment for example.'*

With respect to the Policy LP26 the following comments about how the scheme complies can be made. The proposal makes effective and efficient use of land by utilising part of a brownfield site, an existing building, and approximate siting of an existing dwelling. As per the sequential test produced, the site is the only brownfield site within the settlement.

Pedestrian access is provided from Main Street via a shared surface driveway. There are also no visual barriers due to the linear layout of the site and design of the private driveway.

The proposal respects the existing site and surroundings in regard to the existing topography, landscape character and identity. The siting of the dwellings is in keeping with the previous approvals gained which they are to supersede. The height, scale, massing and form of the dwellings on site are also in keeping with the surrounding dwellings as they are bungalows of a similar size and form of those adjacent on Main Street.

The proposed development does not result in the visual or physical coalescence with any neighbouring settlement or result in ribbon development due to the location of the site being within the centre of the village.

The development will retain all existing boundary hedges and trees and retains the field pattern to the north of the site.

The village of Norton Disney is a village characterised by its verdant nature, as a result the application proposes to retain existing hedges and add additional hedges and trees within the site to further reinforce the verdant nature of the area. The proposed hard landscaping within the site is also reflective of the surroundings of a rural village. Gravel is proposed in areas of the private driveway and the patio and path areas around the dwellings are proportionate and not excessive in order to allow for more areas of soft landscaping.

The development of the site does not diminish views from public vantage points. Instead the development improves views in and out of the site. A view through the site towards the open countryside is created through the linear layout of the proposal which retains sightlines from the entrance to the site as well as from within the site. The proposed dwellings are to be accessible to all and potentially to a higher standard of accessibility due to the fact that they are proposed to be bungalows.

The second part of LP26 considers amenity. The Policy is as follow: -

*'Amenity Considerations*

*The amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development. Proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in relation to both the construction and life of the development:*

- m) Compatibility with neighbouring land uses;*

- n) *Overlooking;*
- o) *Overshadowing;*
- p) *Loss of light;*
- q) *Increase in artificial light or glare;*
- r) *Adverse noise and vibration;*
- s) *Adverse impact upon air quality from odour, fumes, smoke, dust and other sources;*
- t) *Adequate storage, sorting and collection of household and commercial waste, including provision for increasing recyclable waste;*
- u) *Creation of safe environments.'*

The following comments can be made about the proposed development. The proposal is compatible with the neighbouring land uses as the majority of neighbouring land use is also residential. Due to the dwellings proposed to be single storey, overlooking, overshadowing and loss of light should not be an issue. The dwellings are also adequately spaced from neighbouring buildings. Due to the proposal being for 2 dwellings, there will not be an increase in artificial light or glare, adverse noise or vibration or an impact on air quality. Adequate storage for residential waste is available alongside the private access driveway on collection days. Due to the open layout of the scheme it will not create an unsafe environment. The proposal is also in line with this policy as both dwellings have received a previous permission for dwellings of a similar location/ the same location.

### National Planning Policy Framework

The most relevant planning policies from the NPPF would be paragraph 127 and 130. 127. Planning policies and decisions should ensure that developments:

- a) *' will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users 46; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

*'130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local*

*planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).'*

The discussion of this application in relation to local plan policy shows that it also complies with the overarching policy of the NPPF with specific reference to paragraph 127 c) and 130.