

Supplementary Planning Agenda - 26th November 2025

FW: DM/0838/25/FUL - South View Plot 6 - Item 3

From: Simon Coyne <sc@cdc-architecture.com>
Sent: 17 November 2025 16:47
To: Jonathan Cadd (NELC) <Jonathan.Cadd@nelincs.gov.uk>
Cc: Tony White
Subject: Re: DM/0838/25/FUL - South View Plot 6

Good afternoon Jonathan,

Please find attached an overlay of the current plot 6 design (red outline) overlaid onto the original approved site plan. As you can see the new design is much smaller, has a greater separation distance from the boundary with plot 5, is further away from the public sewer so not necessary to amend the existing build over agreement and it doesn't have the large two story garage in the front garden. The only objection received is from Humberston Village Council who state:

Planning Application Reference: DM/0838/25/FUL

Proposal: Variation of Condition 11 (Approved Plans) following DM/0205/25/FUL to amend house design for Plot 6

Location: Agriculture Land South View Humberston

Objections on grounds of over development on this plot and possibility of overlooking neighbouring much smaller dwellings.

Regarding this objection the applicant would like to make the following observations:

How is a vast reduction in the size of a planning permission already granted with Full Planning an over intensification?, It is vastly reduced from what could be built.

The footprint is smaller than previously approved and it provides greater separation distances to neighbouring properties.

The roof heights remain exactly the same as previously approved.

Overlooking the neighboring much smaller dwellings? It is no higher or wider than the original approved design. The large balcony has been removed and the nearest neighbours to the rear are at least 150m away.

If they mean overlooking the existing homes on Southview, most are as large or larger than this proposed dwelling, but the front elevation has not changed and it does not overlook those to the sides.

Nothing is actually mentioned about the potential development to the East, however the original plans were passed for a much larger home with a large balcony and this has now been vastly reduced and has no balcony. The approved development to the east will soon lapse as it is beset with issues over rights of way, inability to get services and by public footpaths that make it unable to proceed. This statement is provided by the Developer who gained the outline permission on that land.

There have been no objections from anyone but the Village Council, their objection is completely without merit and should not even be considered. Clearly this is Not an over intensification, that statement is blatantly false as is the claim it may overlook neighbouring smaller dwellings.

All 9 residents who actually own or will live on the development unanimously support the application.

It is felt that the Village Council seem to think this is a Development for Profit by WHT Partnership, it is not, the applications are kept in company name just to keep it simple for the planning department, each plot is individually owned and developed. They are all self builds and as such most have wanted to make alterations to the full planning they were given, most of which are improvements to the street scene, for example Plots 6 / 5 & 4 have removed very Large garages to the front elevations, Plot 3 is also due to do the same shortly. If you take the original approved planning permission and overlay where we are now there is a reduction in the footprint of the developed land area. Notwithstanding that fact, this is 1a development of 10 homes on 2.6 Acres, that's one home every .26 or 1/4 of an acre, we wouldnt describe that as over intensification!

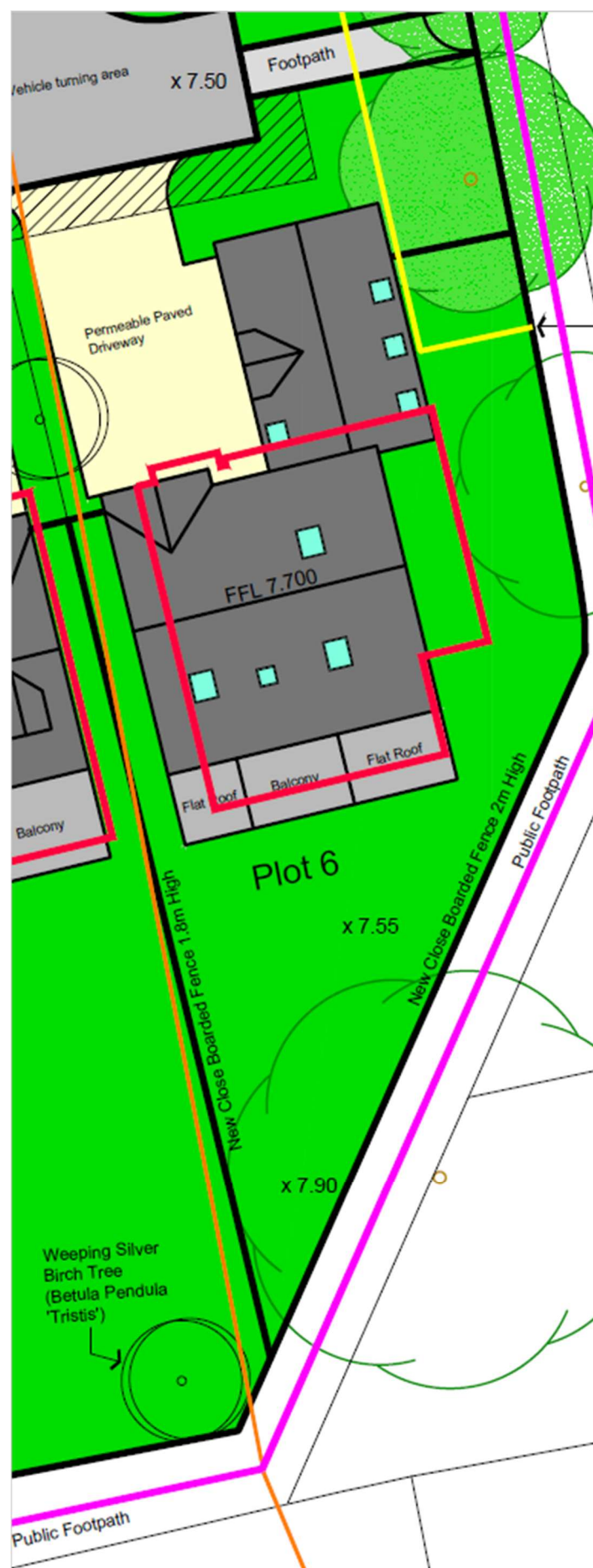
We would ask that the diagram which compares the new proposed house design for plot 6 against the original approved site plan is shown to the committee in the representation, this will save Mr White having to send it in to use when he speaks.

Mr White, who acts on behalf of the plot owner, has requested that you copy him in on your report and recommendation to the committee and will also likely want to represent the plot owner at the committee meeting, he also represents all of the other plot owners in these matters and can speak on their behalf.

Regards,

Simon Coyne
CDC Architecture Ltd

T 01472 753388



Supplementary Planning Agenda - 26th November 2025

ITEM 3 - DM/0838/25/FUL

From: Planning Liaison <planningliaison@anglianwater.co.uk>

Sent: 13 November 2025 12:41

To: Jonathan Cadd (NELC) <Jonathan.Cadd@nelincs.gov.uk>

Subject: RE: DM/0838/25/FUL - Variation of Condition 11 (Approved Plans) following DM/0354/25/FUL to amend house design for Plot 6. Agriculture Land, South View Humberston, North East Lincolnshire, DN36 4XA - FAO Gina

Good afternoon, Jonathan

Please accept our apologies for the delay.

I have reviewed the submitted amended approved plan, and it appears that the proposed amendments are in line with the build over agreement, therefore we have no objections to the amended Plot 6 design to erect a first floor upon a previously approved open first-floor balcony area

Please do not hesitate to contact me if you require further assistance .

Kind Regards

Sandra Olim

Growth Planning Coordinator

Team: 03450263912

For details on how to submit a pre-planning enquiry to the Pre-Development Team, please visit the "[how to apply](#)" section on our website.

Anglian Water Services Limited

Thorpe Wood House, Thorpe Wood, Peterborough, Cambridgeshire, PE3 6WT



For further information please email us at planningliaison@anglianwater.co.uk or visit our website at: <https://www.anglianwater.co.uk/developing/planning--capacity/planning-and-capacity/>
