

Planning Committee Dated: 5th August 2026

Summary List of Detailed Plans and Applications

Recommendation: Approved with Conditions	
Item:	1
Application No:	DM/0170/26/FUL
Application Type:	Full Application
Application Site:	36 The Drive Waltham North East Lincolnshire DN37 0FB
Proposal:	Variation of Condition 2 (Approved Plans) to allow for revised layout of Plot 1 with supporting information relating to Conditions 3 (Materials), 4 (Drainage), 5 (Water Efficiency), 7 (Construction Traffic Management Plan), 8 (Access) and 10 (Landscaping) pursuant to DM/0124/26/FUL - AMENDED PLANS - REC 16TH JUNE 2026
Applicant:	M And J Winchester And Mckenzie
Case Officer:	Lauren Birkwood

Recommendation: Refused	
Item:	2
Application No:	DM/0207/26/FULA
Application Type:	Accredit Agnt - Hseholder application
Application Site:	52 Humberston Fitties Humberston North East Lincolnshire DN36 4EU
Proposal:	Erect single storey extensions to front, side and rear to include covered seating area at the front with associated balustrade, installation of decking. Replace roof and alterations to roof to form side gable , installation of external wall insulation and cladding, alterations / replacement of windows and doors. Creation of new vehicular access, alterations to parking area and erection of picket fence to front boundary/parking area and associated works (amended plans and description received June 2026)
Applicant:	Mr Mike Dixon
Case Officer:	Becca Soulsby

Recommendation: Refused**Item:** 3**Application No:** DM/0225/26/FUL**Application Type:** Full Application**Application Site:** Windsor Waltham Road Barnoldby Le Beck North East
Lincolnshire**Proposal:** Erect detached double garage to front of dwelling, erect entrance
gate with pillars and associated works**Applicant:** Mr Daniel Hood Vairinhos**Case Officer:** Mark Danforth

PLANNING COMMITTEE - 5th August 2026

ITEM:1 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/0170/26/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 36 The Drive, Waltham, North East Lincolnshire, DN37 0FB

PROPOSAL: Variation of Condition 2 (Approved Plans) to allow for revised layout of Plot 1 with supporting information relating to Conditions 3 (Materials), 4 (Drainage), 5 (Water Efficiency), 7 (Construction Traffic Management Plan), 8 (Access) and 10 (Landscaping) pursuant to DM/0124/26/FUL - AMENDED PLANS - REC 16TH JUNE 2026

APPLICANT:

M And J Winchester And Mckenzie
34 Sheraton Drive
Humberston
Grimsby
North East Lincolnshire
DN36 4TW

AGENT:

Mr Daniel Snowden
Ross Davy Associates
Pelham House
1 Grosvenor Street
Grimsby
North East Lincolnshire
DN32 0QH

DEPOSITED: 10th March 2026

ACCEPTED: 10th March 2026

TARGET DATE: 5th May 2026

PUBLICITY EXPIRY: 11th July 2026

AGREED EXTENSION OF TIME DATE:

7th August 2026

CONSULTATION EXPIRY: 5th April 2026

CASE OFFICER: Lauren Birkwood

PROPOSAL

This proposal is for the variation of condition 2 (Approved Plans) as granted on DM/0124/26/FUL to allow for a revised design and layout of Plot 1 at 36 The Drive in Waltham. Condition 2 of the previous approval relates to the approved plans. The proposal also includes supporting information relating to Conditions 3 (Materials), 4 (Drainage), 5 (Water Efficiency), 7 (Construction Traffic Management Plan), 8 (Access) and 10 (Landscaping).

The application has been brought to planning committee due to the number of objections received from neighbours.

SITE

The site consists of a vacant plot, surrounded by existing residential development, located on the southeast side of The Drive in Waltham. To the south of the site is Waltham Windmill Golf Club, mainly the associated golf course grounds and tees. To the north, east and west lies residential properties.

RELEVANT PLANNING HISTORY

DC/259/98/WOL - Erect detached house - Approved with Conditions.

DM/0107/25/FUL - Erection of two dwellings with shared access road, parking spaces, landscaping and associated works (Preliminary Ecological Appraisal received 27th May 2025) - Approved with Conditions.

DM/0944/25/FUL - Variation of Condition 2 (Approved Plans) following DM/0107/25/FUL to include revised access road and relocation of parking - Approved with Conditions.

DM/0124/26/FUL - Variation of Conditions 2 (Approved Plans) to allow for revised layout of Plot 2 with supporting information relating to Conditions 3 (Materials), 4 (Drainage), 5 (Water Efficiency), 7 (Construction Traffic Management Plan), 8 (Access) and 10 (Landscaping) pursuant to DM/0944/25/FUL - Approved with Conditions.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2025)

NPPF5 - Delivering a sufficient supply of homes
NPPF12 - Achieving well designed places
NPPF14 - Climate, flooding & coastal change
NPPF15 - Conserv. & enhance the natural environ.

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries
PO22 - Good design in new developments
PO33 - Flood risk
PO34 - Water management
PO41 - Biodiversity and Geodiversity
PO42 - Landscape

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under

the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Council's Environmental Health Officer - Details acceptable.

Council's Highways Officer - Details acceptable.

Council's Heritage Officer - No comments.

Council's Tree Officer - Details acceptable.

Council's Ecology Officer - No comments.

Council's Drainage Officer - The drainage details are acceptable.

Waltham Parish Council - Supports the proposal however, requests a condition is recommended to restrict the use of the garage.

Neighbour Representations

The following object to the proposal:

95 Cheapside, Waltham
25, 34, 38 The Drive, Waltham
Tudor Cottage, Main Road, Brigsley

Broadly on the following grounds:

- Removal of and landscaping impacts
- Dominance and massing issues
- Overlooking issues
- Out of keeping
- Impact on character of the area
- Impacts in terms of noise and disturbance
- Traffic and access concerns
- Outlook and view issues
- Affect future sales of neighbouring properties
- Concerns regarding business use

The following support the proposal:

17 Fenwick Court, Grimsby
33 Croxby Avenue, Grimsby
26 Fillingham Crescent, Cleethorpes
1 Holly Mews, Waltham
30 Ings Lane, Waltham
15 Archer Road, Waltham
24 Golf Course Lane, Waltham
11 Runway Lane, Holton le Clay

Broadly on the following grounds:

- Development is in keeping
- Adds value to the area
- No significant impacts
- Sustainable residential growth
- Effective use of land

APPRAISAL

The key planning material considerations are:

- Principle of Development
- Visual Layout and Materials
- Residential Amenity
- Highways Matters
- Drainage and Water Efficiency
- Landscaping
- Biodiversity Net Gain

Principle of Development

The principle of development on this site has been well established through previous consents on the site, including DM/0107/25/FUL, DM/0944/25/FUL and DM/0124/26/FUL. This proposal seeks to vary the previously approved plans, particularly to revise the design and layout of Plot 1. It also includes supporting information relating to Conditions 3 (Materials), 4 (Drainage), 5 (Water Efficiency), 7 (Construction Traffic Management Plan), 8 (Access) and 10 (Landscaping).

S.73 of the TCPA 1990 allows for applications for amendments to be made to an existing planning permission, the application is then considered against the relevant Policies of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

It is considered that in principle the proposed amendments are acceptable subject to the site specific impacts. These are discussed below.

Visual Layout and Materials

Visually, the proposal would amend the approved design and layout of Plot 1. The dwelling would be re-orientated and its footprint extended to the front, resulting in a modest increase in built form. The integral garage to the front of the plot would also be revised to incorporate dormer windows and accommodation within the roof space. These features are not uncommon within the area.

Notwithstanding these changes, the development would remain contained within the same general part of the site and maintain a similar overall arrangement to that previously approved. Whilst the dwelling would be of a generous scale, this is considered reflective of the character of the area, which is characterised by large detached properties set within spacious plots. The revised layout would not appear incongruous or at odds with what would reasonably be expected on a site of this size. Furthermore, the plot would retain a substantial frontage, ample parking and turning provision, and extensive private rear garden space.

Within the rear garden area, a single storey outbuilding is proposed to provide a golf simulator. This structure would be modest in size within a maximum height of 3.8 metres. Due to its location, it is considered it would not be directly viewable within the street scene and therefore would not have an adverse impact in this manner.

The materials of the dwelling and outbuilding would include render and brickwork, slate roofs with grey aluminium and upvc for the window and door openings. In addition, glazed balustrades would be included to the front and rear Juliet balconies. The materials are considered acceptable and the inclusion of brick would be more reflective of dwellings in the immediate area.

The proposal is in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Residential Amenity

The principle of a dwelling on this site has already been established through the previous permissions, and the degree of impact on neighbouring occupiers was a material consideration in the determination of those applications. Nevertheless, the design and layout of Plot 1 would change from the previously approved scheme. It is noted that concerns have been raised by neighbouring residents regarding matters including overbearing impact, overlooking and noise.

The submitted details demonstrate that the dwelling would be detached and two storeys in height and could be comfortably accommodated within the site. Sufficient separation would be maintained from the site boundaries and neighbouring properties, preventing any unacceptable sense of overbearing impact, massing or dominance, whilst also providing adequate private amenity space for future occupiers.

The closest neighbouring properties would be located to the east and west at No. 34 The Drive and the approved dwelling on the adjacent plot (approved under application DM/0124/26/FUL). The side elevations of the proposed dwelling would face these neighbouring properties; however, proposed boundary treatments and landscaping would provide a partial screening, and the separation distances are considered sufficient to ensure an acceptable relationship. It is acknowledged that the integral garage to the front of the dwelling has been enlarged compared with the previously approved scheme and would incorporate accommodation within the roof space. Notwithstanding this increase in scale, the building would remain set within a spacious plot and, having regard to its siting, scale and relationship with neighbouring properties, would not result in any material harm to residential amenity by reason of dominance, overbearing impact or loss of outlook.

In terms of privacy, first-floor windows would be proposed within the side elevations. Whilst the majority of these windows would serve bathrooms and en-suites, there is a window serving a dressing room and two secondary bedroom windows. A condition requiring obscure glazing is recommended to ensure no adverse looking over neighbouring gardens. With this, sufficient separation would be maintained between the proposed development and neighbouring properties and no unacceptable loss of privacy would arise.

It is noted that concerns have been raised regarding the outbuilding proposed to accommodate a golf simulator. The structure would be modest in scale and would not result in any undue sense of enclosure or dominance when viewed from neighbouring properties. Furthermore, it would be positioned within the site behind areas of proposed landscaping.

It is acknowledged that Waltham Parish Council has raised concerns regarding potential commercial use; however, a condition is recommended to restrict elements to be incidental to the enjoyment of the dwellinghouse only.

Details relating to construction hours and the mitigation of noise, dust and disturbance have been provided within the Construction Management and Traffic Plan. The Council's Environmental Health Officer has reviewed the document and raises no objection. A condition is recommended requiring development to be carried out in accordance with the approved Plan.

On this basis, the proposal is not considered to result in any unacceptable harm to the amenities of neighbouring occupiers and is therefore considered to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Highways Matters

There are no changes to the access to the site and this would remain from The Drive. The dwelling is proposed with three parking spaces, a turning area and a garage.

The Council's Highway Officers have reviewed the details and documents provided

including the Construction Management and Traffic Plan, and has raised no objections. Thus, the proposal accords with Policies 5, 36 and 38 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Drainage and Water Efficiency

Details have been provided regarding foul and surface water drainage. The Council's Drainage Officer has assessed the details submitted and considered it to be acceptable in line with Policies 33 and 34 of the North East Lincolnshire Local Plan 2013-2023 (Adopted 2018). A condition is recommended to ensure the development accords with these details.

Water reuse details have also been provided which indicates that the proposed dwelling can achieve an efficiency standard of 110 litres per person per day. This is considered acceptable and in line with Policy 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Landscaping

It is noted that comments have been received from neighbouring properties with concerns regarding landscaping. A detailed landscaping scheme has been provided which shows that three trees would be planted to the front garden area, and new hedging and the retention of existing landscaping within the site. The landscaping details have been assessed by the Council's Tree Officer and they are content with the details provided. The proposal therefore accords with Policy 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Biodiversity Net Gain

As a variation application, it is considered that the application is exempt from the mandatory BNG requirements. No ecological issues have been raised from the Ecologist. The proposal therefore accords with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

CONCLUSION

This application seeks to modify an earlier approval for the erection of dwellings on land off The Drive in Waltham, namely Plot 1. The modifications proposed in this application are considered to be of an acceptable scale and nature and do not create any significant additional impacts to the character of the area or to neighbours. The technical details have been thoroughly reviewed and deemed acceptable to consultees. The application is recommended for approval.

RECOMMENDATION

Approved with Conditions

(1) Condition

The development hereby permitted shall begin by 11th July 2028.

Reason

To comply with S.91 of the Town and Country Planning Act 1990.

(2) Condition

The development shall be carried out in accordance with the following plans:

For Plot 1 under this application:

Site Location Plan - RD6062-01

Proposed Site Plan - RD6062 - 05 REV G

Proposed Floor Plans - RD:6062 - 02 REV E

Proposed Plans and Elevations - Dwelling and Golf Simulator - RD:6062 - 04 REV E

S184 Highways Works - 1115-2610-CIV-S184 P2

Drainage Layout - 1115-2610-CIV-10 P1

For Plot 2 under DM/0124/26/FUL:

Proposed Site Plan - RD6007-04 REV E

Proposed Floor Plans and Elevations - RD6007-02 REV A

Proposed Garage Floor Plans and Elevations - RD6007-05 REV B

Reason

For the avoidance of doubt and in the interests of proper planning and in accordance with Policies 5, 22, 33, 34, 41 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(3) Condition

Plot 1 shall be erected in strict accordance with the materials specified on drawing RD6062-04E unless otherwise approved in writing by the Local Planning Authority.

Plot 2 shall be constructed using materials specified on drawing RD6007-02 REV A (Proposed Floor Plans and Elevations) and RD6007-05 REV B (Proposed Garage Plans and Elevations), as approved under DM/0124/26/FUL, unless otherwise first approved in writing by the Local Planning Authority.

Reason

To ensure a suitable finish to the development and in accordance with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(4) Condition

All foul and surface water drainage for Plot 1 shall be implemented in accordance with drawing 1115-2610-CIV-10 P1 (Drainage Layout), prior to occupation unless otherwise agreed in writing with the Local Planning Authority. It shall be retained as approved thereafter.

All foul and surface water drainage for Plot 2 shall be implemented in accordance with drawing 1115-2602-CIV-10 P2 (Engineering Layout), as approved under DM/0124/26/FUL, prior to occupation unless otherwise agreed in writing with the Local Planning Authority. It shall be retained as approved thereafter.

Reason

To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of foul and surface water disposal in accordance with Policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(5) Condition

The water efficiency measures for Plot 1 shall be implemented in accordance with the Water Use Calculations (received 7th July 2026), prior to occupation unless otherwise agreed in writing with the Local Planning Authority. The measures shall be retained thereafter.

The water efficiency measures for Plot 2 shall be implemented in accordance with the Water Use Calculations (received 18th May 2026) approved under DM/0124/26/FUL prior to occupation unless otherwise agreed in writing with the Local Planning Authority. The measures shall be retained thereafter.

Reason

In the interests of efficient water management and to accord with Policies 5 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(6) Condition

No construction work shall be carried out on or before 08:00 or after 18:00 Mondays to Fridays inclusive, before 08:00 or after 13:00 on Saturdays and at any time on Sundays or Bank Holidays.

Reason

To protect the amenities of nearby residents and ecology and in accordance with Policies 5 and 41 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(7) Condition

Plot 1 shall be built out in strict accordance with the Construction Management and Traffic Plan (Received 1st April 2026) unless otherwise agreed in writing by the Local Planning Authority.

Plot 2 shall be built out in strict accordance with the Construction Management and Traffic Plan (Received 20th March 2026) approved under DM/0124/26/FUL unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of highway safety and to protect the residential amenities of the neighbouring properties in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(8) Condition

The vehicular access, driveway, parking and manoeuvring spaces for Plot 1 shall be implemented prior to occupation in accordance with the following approved details:

Proposed Site Plan - RD:6062 - 05 REV G
S184 Highways Works - 1115-2610-CIV-S184 P2
Drainage Layout - 1115-2610-CIV-10 P1

unless otherwise agreed in writing with the Local Planning Authority.

The vehicular access, driveway, parking and manoeuvring spaces for Plot 2 shall be implemented prior to occupation in accordance with the following approved details approved under DM/0124/26/FUL:

Proposed Site Plan - RD6007-04 REV E
S184 Highways Works - 1115-2602-CIV-S184 P3
Engineering Layout - 1115-2602-CIV-10 P2
External Works Construction Details - 1115-2602-CIV-30 P1

unless otherwise agreed in writing with the Local Planning Authority.

Reason

To ensure adequate parking and turning facilities are provided within the site for highway safety reasons in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(9) Condition

No part of the development hereby permitted shall be brought into use until all drives and

any parking or turning areas are surfaced in a hard bound material (not loose gravel) for a minimum of 10m behind the Highway boundary. They shall then be maintained in such hard bound material for the life of the development.

Reason

To reduce the possibility of deleterious material being deposited on the public highway (loose stones, etc.) in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(10) Condition

The scheme of landscaping and tree planting for Plot 1 shown on drawing RD:6062 - 05 REV G (Proposed Site Plan), shall be completed within a period of 12 months, beginning with the date on which development began or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be adequately maintained for 5 years as detailed on the plan, beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season with plants of the same standard and species.

The scheme of landscaping and tree planting for Plot 2 shown on drawing RD6007-04 REV E (Proposed Site Plan) approved under DM/0124/26/FUL, shall be completed within a period of 12 months, beginning with the date on which development began or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be adequately maintained for 5 years as detailed on the plan, beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season with plants of the same standard and species.

Reason

To ensure a satisfactory appearance and setting for the development and continued maintenance of the approved landscaping in the interests of local amenity in accordance with Policies 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(11) Condition

Plots 1 and 2 must be carried out in line with the recommendations identified in Paragraph 5 of the Preliminary Ecological Appraisal (dated May 2025) submitted, as approved under DM/0107/25/FUL, unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interests of ecology and to accord with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(12) Condition

The garage, including first floor accommodation and the detached outbuilding shall be used only for domestic and ancillary use associated with the dwelling hereby approved at 36 The Drive.

Reason

To protect residential amenity and the area character in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(13) Condition

The first floor side windows to both sides of Plot 1 shall be obscurely glazed only to a minimum of Level 3 on the Pilkington scale and shall remain at this level of obscurity for the lifetime of the development.

Reason

To protect neighbours amenity and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(14) Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission, would be North East Lincolnshire Council, or the Secretary of State (where they have determined under sections 62A, 76A or 77 of the Town and Country Planning Act 1990 (as amended) that such applications must be made to them) or the Planning Inspectorate or Secretary of state where they have so specified in determining an appeal under s 78 of the Town and Country Planning Act 1990 (as amended).

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. It is the applicant or developers responsibility to make sure that they are complying with the requirements of this legislation.

Where this permission has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications

and Amendments) (England) Regulations 2024 apply.

In Summary: Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply. It is considered that exemption number 4.5 applies.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition can be found at <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;
 - ii) planning permission is granted which has effect before 2 April 2024; or
 - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

* "original planning permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.
 - 4.2 Development below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the

statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.5 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal, as amended, would not

harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018), in particular policies 5, 22, 33, 34, 41 and 42.

2 Added Value Statement

Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by requesting additional information and amendments to overcome concerns.

3 Informative

Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 326289 - Option 2).

4 Informative

This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at snn@nelincs.gov.uk to discuss the creation of new addresses.

5 Informative

There shall be no raising of the ground levels.

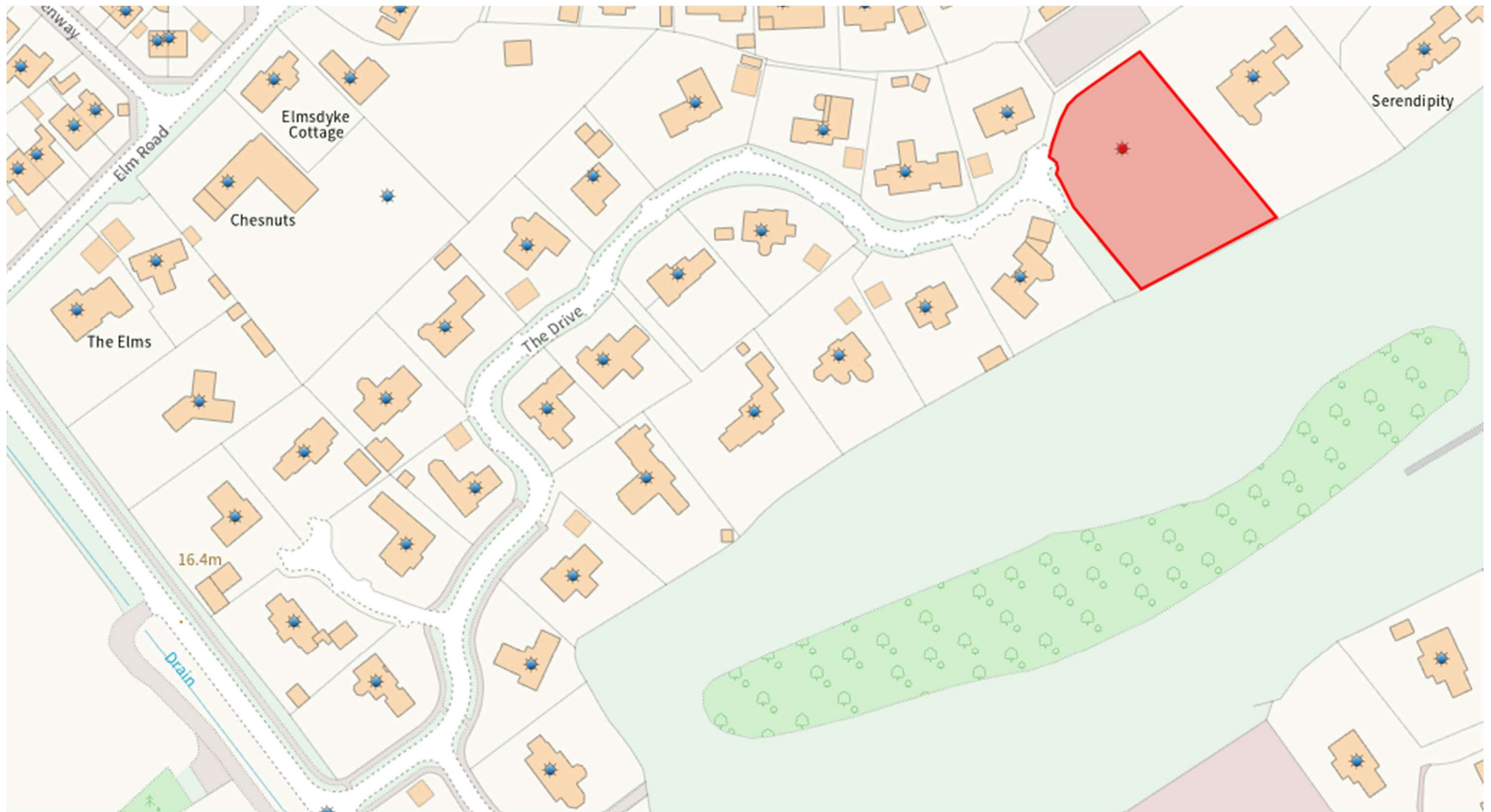
6 Informative

At least 6 months before works begin on site, you must contact Highways Management Team on 01472-324532 about forming a vehicular access within the existing highway.

7 Informative

The applicants' attention is drawn to the comments from the North East Lindsey Drainage Board referenced under DM/0124/26/FUL. Please go to www.nelincs.gov.uk to view the comments.

DM/0170/26/FUL – 36 THE DRIVE, WALTHAM



DM/0170/26/FUL – 36 THE DRIVE, WALTHAM



PLANNING COMMITTEE - 5th August 2026

ITEM:2 **RECOMMENDATION: Refused**

APPLICATION No: DM/0207/26/FULA

APPLICATION TYPE: Accredited Agent - Homeholder application

APPLICATION SITE: 52 Humberston Fitties, Humberston, North East Lincolnshire, DN36 4EU

PROPOSAL: Erect single storey extensions to front, side and rear to include covered seating area at the front with associated balustrade, installation of decking. Replace roof and alterations to roof to form side gable, installation of external wall insulation and cladding, alterations / replacement of windows and doors. Creation of new vehicular access, alterations to parking area and erection of picket fence to front boundary/parking area and associated works (amended plans and description received June 2026)

APPLICANT:

Mr Mike Dixon
5 Wedmore Road
Saltford
North East Somerset
BS31 3BY

AGENT:

Mr Matt Deakins
Ross Davy Associates
Pelham House
1 Grosvenor Street
Grimsby
North East Lincolnshire
DN32 0QH

DEPOSITED: 20th March 2026

ACCEPTED: 20th March 2026

TARGET DATE: 15th May 2026

PUBLICITY EXPIRY: 5th July 2026

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 5th July 2026

CASE OFFICER: Becca Soulsby

PROPOSAL

The proposal seeks planning permission to erect single storey extensions to the front, side and rear of the chalet to include a covered seating area with a balustrade within the front elevation. A replacement roof and alterations to the roof profile are proposed which includes the formation of a side facing gable above the kitchen area. Various other

alterations are proposed through the application which consist of the installation of decking at the side and rear of the chalet, installation of external wall insulation and cladding, alterations to and replacement of windows and doors, formation of a new vehicular access, alterations to the parking area and the erection of a picket fence to the front boundary of the site.

The application is brought before planning committee following a call-in request from Councillor Shreeve.

SITE

52 Humberston Fitties is located within the Humberston Fitties chalet park which is covered by both a conservation area designation as well as an Article 4 direction covering the majority of the site. The application site is surrounded by holiday chalets of similar size and appearance, though building materials differ either being finished in render or timber cladding. The site is located within flood zone 3.

RELEVANT PLANNING HISTORY

DC/646/04/HUM - Retention of replacement shed - Approved with conditions.

DC/715/03/HUM - Retention of wooden decking & step - Approved.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2025)

- NPPF12 - Achieving well designed places
- NPPF14 - Climate, flooding & coastal change
- NPPF15 - Conserv. & enhance the natural environ.
- NPPF16 - Conserv. & enhance the historic environ.

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

- PO12 - Tourism and visitor economy
- PO22 - Good design in new developments
- PO33 - Flood risk
- PO34 - Water management
- PO39 - Conserve and enhance historic environ
- PO41 - Biodiversity and Geodiversity
- PO5 - Development boundaries

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the

NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Heritage - This particular chalet has extra significance due to being two folding huts brought back from the US Army Base at Goxhill in the 1950s. The proposals are for the original structure to remain with alterations proposed around them. Extensions proposed to the front of the chalet are not acceptable. The front elevation was an addition to the original folding huts and was done at a similar time as the erection of the original chalet. Alterations to the front elevations of chalets are the most impactful to the conservation area and is where strong emphasis is placed on retaining the historic proportions and elevations. Whilst the extension is relatively modest, it obliterates the existing front elevation and is contrary to the Humberston Fitties Design Guide. This is made substantially worse by extending the existing roof line and matching it in with the adjacent proposed porch.

The porch proposed with the polycarbonate roof is acceptable in isolation but not in conjunction with the front extension proposed. The porch / veranda should remain open. Whilst an extension to the rear is possible to this chalet, the proposed rear extension is too large in scale and should be reduced to become acceptable. The small gas bottle store proposed is acceptable. The existing cladding to the chalet requires renewal with the current profile being rare. Preference is to this cladding profile being retained and replicated, except on the rear extension where an alternative cladding profile would be acceptable to delineate the historic footprint from the proposed extension. The replacement of the roof material from felt to metal is a significant change as all evidence appears to suggest that the chalet has always had a felt roof. Provided the exterior cladding profile is retained, the use of a metal roofing material is acceptable as the historic significance of the chalet will be maintained. Replacement of uPVC windows with timber is a welcome aspect of the application and would create a significant betterment. The proposed landscaping and picket fencing are acceptable. The Anderson shelter present at the rear of the plot is an important indicator of the history and is content with the relocation of this within the plot. The proposed outdoor kitchen area and decking space is considered to be an overdevelopment of the site. Due to the egregious nature of the front extension in particular, the Officer recommends the application be refused.

Drainage - The use of water butts is acceptable to manage surface water runoff.

Highways - Approval no conditions.

Trees and Woodlands - No comments on amended plans. Previous concerns were made regarding the widening of the vehicle parking area and this being out of character with the area.

Environmental Health - Condition requested for hours of construction / demolition.

Ecology - Proposal is subject to a householder application and as such is considered to be exempt from the mandatory biodiversity net gain condition. No known ecological issues.

Environment Agency - Development classed as minor development, therefore consultation not necessary.

Humberston Village Council - Objection received to the scheme and support the comments received from the Heritage Officer.

Neighbours

None received.

Other Representations

Councillor Shreeve - Call-in request received, stating the sensitive rebuild complies with the chalet design guide in most respects and should be granted approval. The chair of the Fitties Owners and Tenants Association represents the views of chalet owners and is in support of the application. Request that the application be heard at planning committee and that members deliberate on this matter.

Grimsby and Cleethorpes District Civic Society - Objection received as all alterations should comply with the Humberston Fitties Design Guide. Support the comments made by the Heritage Officer.

APPRAISAL

The key planning considerations are considered to be:

1. Principle of Development
2. Design and Heritage
3. Local Amenity
4. Drainage and Flood Risk
5. Ecology
6. Other Considerations

1. Principle of Development

The chalet is located within the Humberston Fitties Conservation Area and is situated within the resort area as per the local plan maps, therefore Policies 5, 12 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) (NELLP 2018) apply. Policies 22, 33, 34 and 41 will also be used to assess the proposal. The proposal accords

with the aforementioned policies in principle, however, is subject to the site-specific discussion below.

2. Design and Heritage

The application site is located within the Humberston Fitties Conservation Area and is covered by an Article 4 direction. Therefore, the requirements under Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area apply.

The scheme proposes a single storey extension to the front of the existing chalet to extend the dining room and provide a covered veranda seating area to the front elevation. The scheme also includes a rear extension, that projects slightly beyond the existing side elevation, to accommodate an additional bedroom, bathroom and laundry area. A small-scale extension is proposed within the side elevation to provide a gas bottle store. The extensions are proposing vertical timber cladding to the exterior walls which would allow visual delineation between the existing chalet and the proposed additions.

In respect of scale, the Heritage Officer considers the front extension to be the most impactful to the conservation area. The extension is contrary to the Humberston Fitties Design Guide and would result in the front elevation changing almost entirely. This would erode the historic elevations and proportions of the existing chalet, which is considered to be of higher-than-average significance. The proposal includes alterations and changes to the roof and roof material. The Heritage Officer considers the roof alterations make the proposed front extension substantially worse by extending the existing roof line and matching it in with the adjacent proposed porch. The porch proposed with the polycarbonate roof is acceptable in isolation but not in conjunction with the front extension proposed. In addition to this, the Heritage Officer considers the rear extension proposed to be too large in scale. Whilst the bedroom window elevation is proposed to be stepped in marginally from the existing side elevation, the bedroom proposed within the extension is larger than the existing bedrooms within the chalet and does not appear subservient in this respect. In addition to this, the extension is to project beyond the existing lobby side elevation which again alters the form of the chalet itself. It is therefore considered that both the front and rear extensions proposed are harmful to the existing chalet and the Humberston Fitties Conservation Area.

The Heritage Officer considers the small side extension to accommodate the gas bottle store to be acceptable. The extension is small in both scale and nature and is not considered to be harmful when viewing the chalet.

The proposal includes replacement windows and doors throughout the chalet, replacing uPVC as existing with timber units. This is considered to be a significant betterment to the chalet in comparison with the existing arrangement of uPVC units. The window and door designs are considered to be acceptable in this regard.

The proposal includes the installation of decking within the rear aspect of the chalet. Through negotiations, this has been significantly reduced to step away from the rear and side boundaries of the plot. An outdoor kitchen was proposed through the original scheme which has subsequently been removed through negotiations, this is considered to be a positive change.

The proposal includes alterations to the existing parking arrangement to replace the existing paving slab parking strips with equivalent and retaining the grass centre line. A picket fence is proposed to the front boundary of the site at a height of 1.2 metres which is considered to be acceptable. The existing Anderson shelter currently present at the rear of the chalet is proposed to be relocated within the northeastern corner of the plot. The retention and relocation of the shelter is welcomed and considered to be positive.

The front and rear extensions proposed are considered to pose adverse harm to the significance of the existing chalet and the Humberston Fitties Conservation Area due to the scale, form and position proposed. Whilst some aspects of the scheme are considered to be acceptable and in some cases are an enhancement, these do not outweigh the harm by the extensions and so the proposal is considered to be contrary to Policies 5, 12, 22 and 39 of the NELLP 2018 in respect of design and heritage considerations.

3. Local Amenity

The application site adjoins 54 and 50 Humberston Fitties to the sides, faces onto 45 and 47 Humberston Fitties to the front and adjoins 50A and 52A Humberston Fitties at the rear. No neighbour representations have been received in respect of this application.

An objection has been received from Grimsby and Cleethorpes District Civic Society in respect of requiring all alterations to comply with the Humberston Fitties Design Guide and supporting the comments in objection made by the Heritage Officer. The representation is acknowledged, with design and heritage impacts assessed within the design and heritage section of this report. This is equally reflected in the objection from Humberston Village Council who also raise objections and support the views of the Heritage Officer.

The front extension is proposed closest in proximity to 50 Humberston Fitties due to the positioning of the existing chalet within the plot. The front extension is not proposed to project any closer to this adjacent chalet and would follow the line of the existing side elevation adjacent to this chalet. The rest of the works proposed are not considered to pose any adverse impact to this chalet in respect of massing, dominance, overlooking or overshadowing.

The rear and side extensions are proposed relatively centrally within the host plot and well separated from neighbouring chalets. There is not considered to be an adverse impact posed to adjacent neighbours as a result of the works proposed.

Whilst it is accepted that the works proposed would be visible to various chalets surrounding the application site, there is not considered to be an adverse impact posed to these chalets as a result.

The proposal is therefore considered to accord with Policies 5 and 22 of the NELLP 2018 in respect of local amenity considerations.

4. Drainage and Flood Risk

The application site is located within flood zone 3. The Environment Agency classes the development as minor development and advises that consultation with them was not necessary. In any event, the use of the application site is for holiday accommodation and is an existing, established use with no proposed changes to that use through this application. A suitable Flood Risk Assessment has been provided.

The Drainage Officer considers the use of water butts to be acceptable to manage surface water run-off. This detail could be secured by a condition. The proposal is considered to accord with Policies 5, 33 and 34 of the NELLP 2018 in respect of drainage and flood risk considerations.

5. Ecology

The Ecology Officer confirms that the application is subject to a householder application and as such is considered to be exempt from the mandatory biodiversity net gain condition on this basis. There are no known ecological issues. The proposal is therefore considered to accord with Policy 41 of the NELLP 2018 in respect of ecological considerations.

6. Other Considerations

The Councils Trees and Woodlands and Highways Officers raise no objections to the amended scheme. The Environmental Health Officer advises a condition to restrict the hours of construction / demolition.

CONCLUSION

The proposal is considered to conflict with Policies 5, 12, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) specifically in respect of the front and rear extensions proposed. Both aspects of the scheme, including the roof alterations and materials, are considered to pose adverse harm to the character and significance of the existing chalet as well as the character and appearance of Humberston Fitties Conservation Area. The application is therefore recommended for refusal on this basis.

RECOMMENDATION

Refused

(1) The front and rear extensions proposed, due to their position, scale and design, pose detrimental harm to the significance, character and appearance of the existing chalet as well as Humberston Fitties Conservation Area. As such the proposal is contrary to Policies 5, 12, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives

1 Informative

This decision relates to the following plans and documents:

RD6122-03-REV-F - Site Location Plan, Proposed Site Plan and Proposed Fence Details

RD6122-02-REV-G - Proposed Plans and Elevations

RD:6122 LA18-03-26 - Heritage Statement Rev A

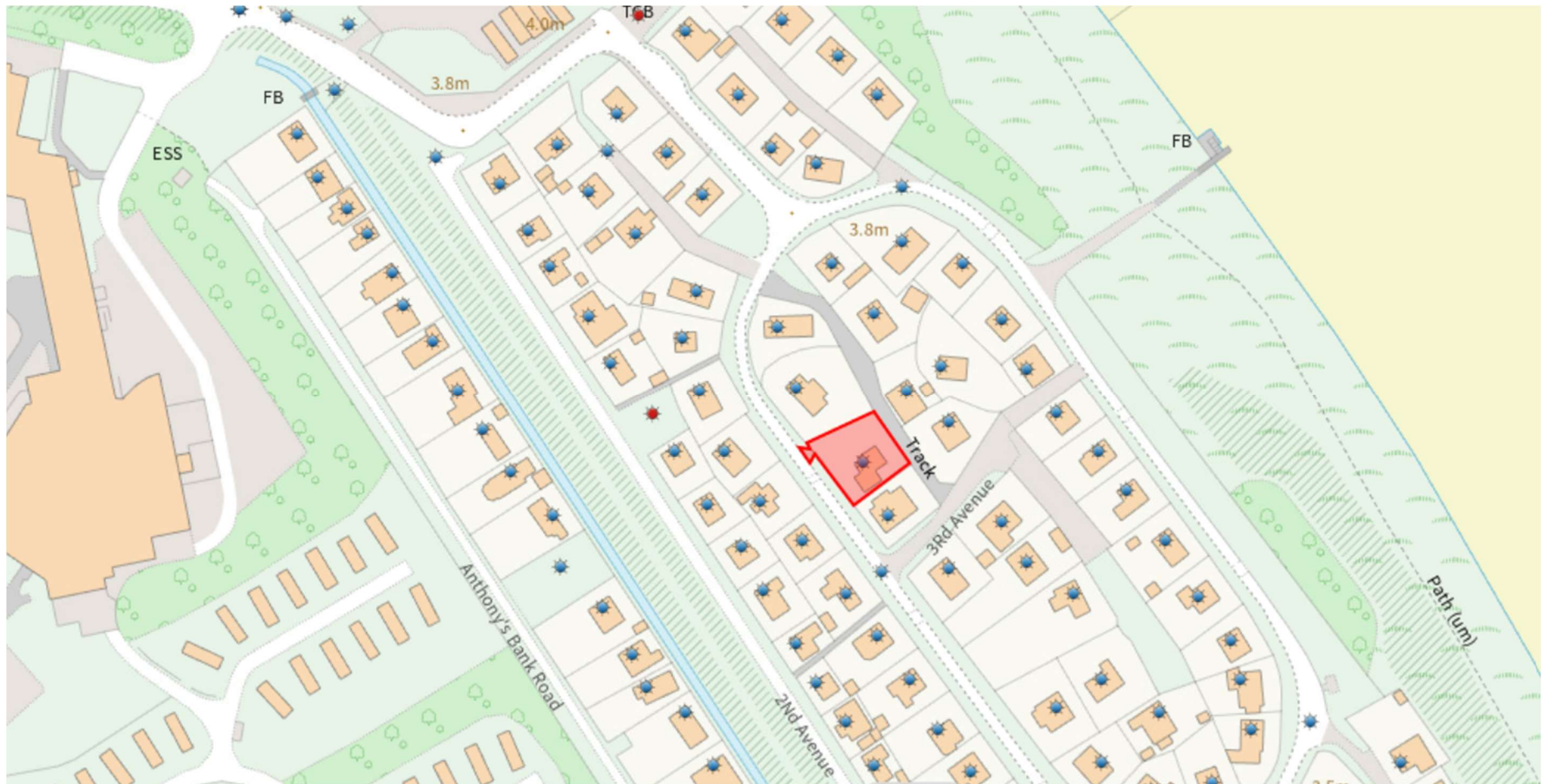
Flood Risk Assessment received 25th March 2026

2 Added Value Statement

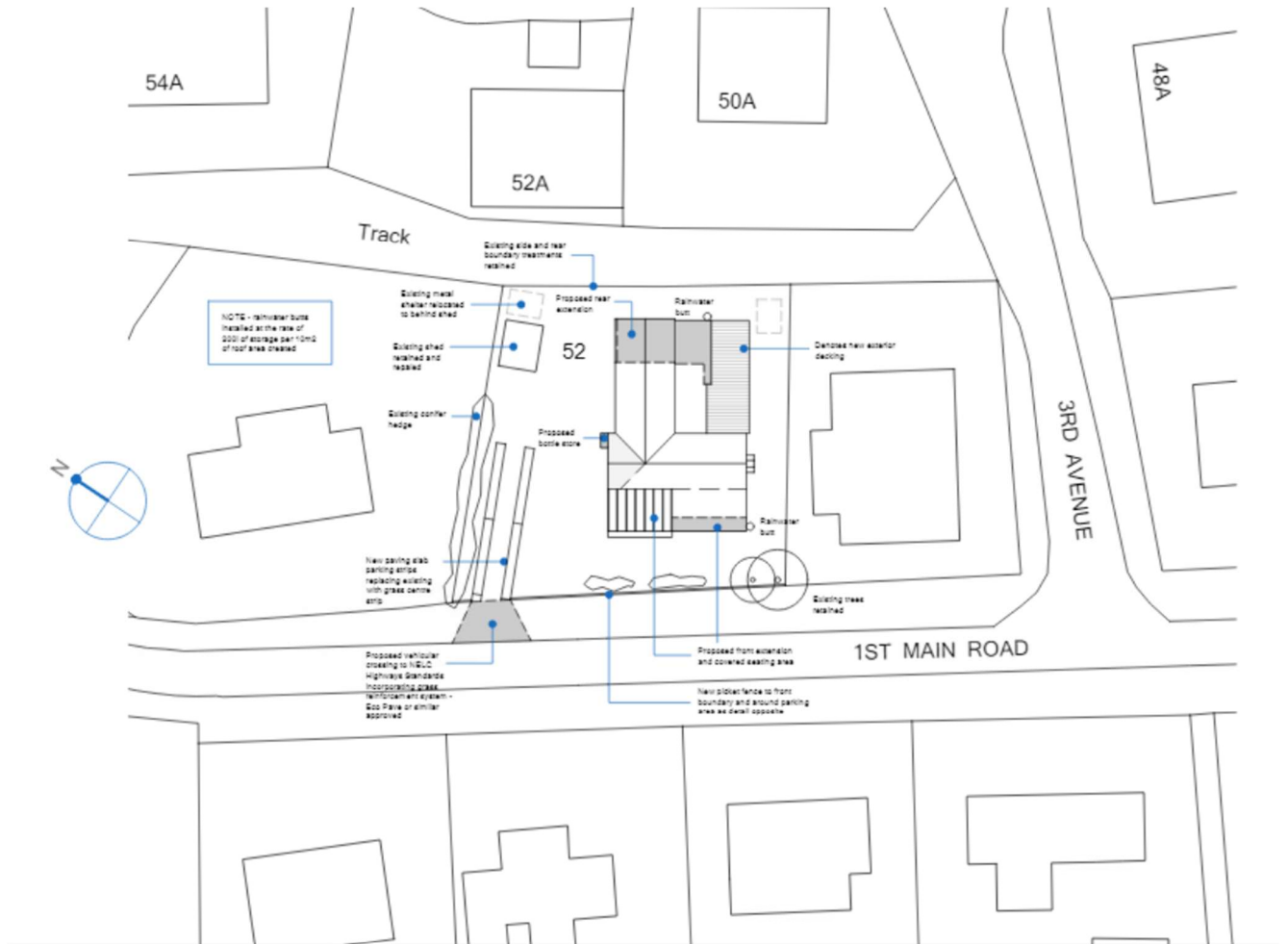
Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by negotiating to secure betterments to try and overcome concerns.

DM/0207/26/FULA – 52 HUMBERSTON FITTIES, HUMBERSTON



DM/0207/26/FULA – 52 HUMBERSTON FITTIES, HUMBERSTON



PLANNING COMMITTEE - 5th August 2026

ITEM: 3 **RECOMMENDATION: Refused**

APPLICATION No: DM/0225/26/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: Windsor , Waltham Road, Barnoldby Le Beck, North East Lincolnshire, DN37 0DS

PROPOSAL: Erect detached double garage to front of dwelling, erect entrance gate with pillars and associated works

APPLICANT:

Mr Daniel Hood Vairinhos
Windsor
Waltham Road
Barnoldby Le Beck
North East Lincolnshire
DN37 0DS

AGENT:

Mr Dieter Nelson
Dieter Nelson Planning Consultancy
Unit 12 Cleethorpes Business Centre
Jackson Place
Wilton Road
Humberston
Grimsby
DN36 4AS

DEPOSITED: 26th March 2026

ACCEPTED: 26th March 2026

TARGET DATE: 21st May 2026

PUBLICITY EXPIRY: 20th July 2026

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 2nd May 2026

CASE OFFICER: Mark Danforth

PROPOSAL

The proposal is to erect a detached single garage adjacent to the front boundary. A new pair of gates with gate pillars is also proposed.

The proposal is brought to Planning Committee as it has been called in by Councillor Hudson.

SITE

Windsor is a detached property located near the junction of Bradley Road and Waltham Road, the property known as The Boundary lies to the east. The area surrounding the property is residential in nature to the north, east and west of the site, with green fields present to the south of the site across Waltham Road.

RELEVANT PLANNING HISTORY

DM/0136/15/FUL - Demolish existing timber garage and replace with detached brick garage, alterations, first floor extension to rear and construction of chimney. Approved 31.03.2015.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (2025)

NPPF12 - Achieving well designed places
NPPF14 - Climate, flooding & coastal change
NPPF15 - Conserv. & enhance the natural environ.

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries
PO22 - Good design in new developments
PO33 - Flood risk
PO34 - Water management
PO41 - Biodiversity and Geodiversity
PO42 - Landscape

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Heritage - No input required.

Tree Officer - This proposal would be a deviation from the existing build line therefore objects to the principle of the garage being to the front of the dwelling.

Highways - Approval with conditions. Conditions request for the gates not to open over the highway at any time.

Drainage - The proposed use of water butts to manage surface water runoff from the garage is acceptable.

Ecology - Application is subject to a householder planning application and is therefore considered exempt from the mandatory bio-diversity net gain condition. Standing advice is recommended for nesting birds.

Environmental Protection - No comments required.

Waltham Parish Council - Supports the proposal.

Barnoldby Le Beck Parish Council - No objections were noted, Parish Councillors did request if an agreement could be made in respect of when the works would take place to avoid a build up of traffic.

Councillor Hudson completed a call in request to allow for a wider discussion on the application.

Other representations

Southlands, Waltham Road - Support the proposal.

APPRAISAL

Material Considerations

- 1) Principle of Development
- 2) Design
- 3) Neighbouring Amenity
- 4) Trees and Hedging
- 5) Other Considerations

1) Principle of Development

The site is located within the development boundary, therefore Part 1 of Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) (NELLP 2018) applies. Policy 5 does not preclude works of this nature in principle within the defined development boundaries. It is therefore considered in principle that the proposed development is acceptable subject to the site-specific impacts discussed below.

2) Design

The detached garage is proposed to be 5.2m x 5.2m in area and the height to the eaves

of the garage is proposed at 2.3 metres. The overall height to the top of the roof is proposed at 3.6 metres. There would be a side door on the inner side with a garage door to the front (east). The garage would be constructed from brick with a tile roof to match the house, those materials are acceptable.

Established trees and hedges are present along the boundary with the road frontage of the application site. The proposed frontage location and parallel position with the road would be viewed in the context with the existing trees and hedges. However, due to the height of the garage there would be a large proportion of the blank side wall and front which would clearly be visible within the street scene and wider area. This is emphasised by the garage position forward of the building line which would highlight its presence. There are currently no other buildings that extend beyond the dwelling frontages in this location and so, this would be out of character. As a result, the position and height of the proposed garage with its blank facing side wall adjacent the road frontage would adversely impact on the visual character of the site and the wider area to the detriment of the streetscene.

In regard to the gates and pillars, these would be acceptable in this location where a range of finishes and boundary treatments are present. The height would also be comparable with others nearby.

In respect of the location and design of the garage, it is therefore considered that the proposal would not be in accordance with Policies 5 and 22 of the NELLP 2018.

3) Neighbouring Amenity

The host property adjoins various properties and their gardens to the north, east and west with open fields to the south (across the road). The property known as 'The Boundary' lies to the east. There has been one neighbour representation received in relation to this application supporting the proposal.

The proposed garage is well separated from neighbouring properties being to the front boundary and it would be partially screened. Due to its single storey nature and position, it would not be overbearing or have any adverse impact on privacy or light. Equally, the new gates and pillars would not be harmful given their nature, position and height.

In respect of neighbouring amenity, the proposal is considered to be in accordance with Policies 5 and 22 of the NELLP 2018.

4) Trees and Hedging

The existing trees within the application site are not subject to a Tree Preservation Order. The Trees and Woodlands Officer has objected in principle to the garage position as it extends beyond the building line. This is a matter that is already discussed in Section 2.

One tree is being removed to accommodate the garage and two new trees are proposed.

There is no objection in relation to the loss of this tree and further tree planting is welcome.

In regards to the impact on trees, the proposal is considered to be in accordance with Policy 42 of the NELLP 2018.

5) Other Considerations

The Council's Heritage Officer raises no concerns with the proposal.

The Highways Officer has stated that the garage would not impact on road safety. The Highways Officer recommends a condition in the event of any approval in respect of the new gates opening inwards. Provided there is adequate turning space to allow forward facing access and egress from the site and this is maintained, Highways raise no concern in this regard. Equally they note the intent to cross the footway and although this may have some temporary impact on pedestrian movements, they do not raise any objections. It is acknowledged that the footway at this location is not particularly well trafficked, so it would be difficult to justify the addition of gates would severely impact the operational efficiency of the public highway.

In respect of highways, the proposal would accord with Policy 5 of the NELLP 2018 if conditions were imposed.

No objections are raised by the Parish Council or the adjoining Parish Council. Though a comment has been made regarding whether there could be an agreement on the timing of works to be undertaken. A Construction Traffic Management Plan could be secured by condition.

Ecology have confirmed that as it is a householder planning application it is exempt from the mandatory bio-diversity net gain condition. Standing advice is also recommended in respect of nesting birds. The proposal would accord with Policy 41 in this regard.

The Drainage Officer is content with the use of water butts for surface water drainage and the proposal would accord with Policy 34 of the NELLP 2018 in this regard.

CONCLUSION

The proposed garage by reason of its inappropriate location to the front of the dwelling would cause an adverse impact to the character and appearance of the streetscene and is therefore contrary to Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018). It is recommended for refusal on this basis.

RECOMMENDATION

Refused

(1) The proposed garage by reason of its inappropriate location to the front of the dwelling and the strong build line will cause an adverse impact to the character and appearance of the streetscene. It is therefore contrary to Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

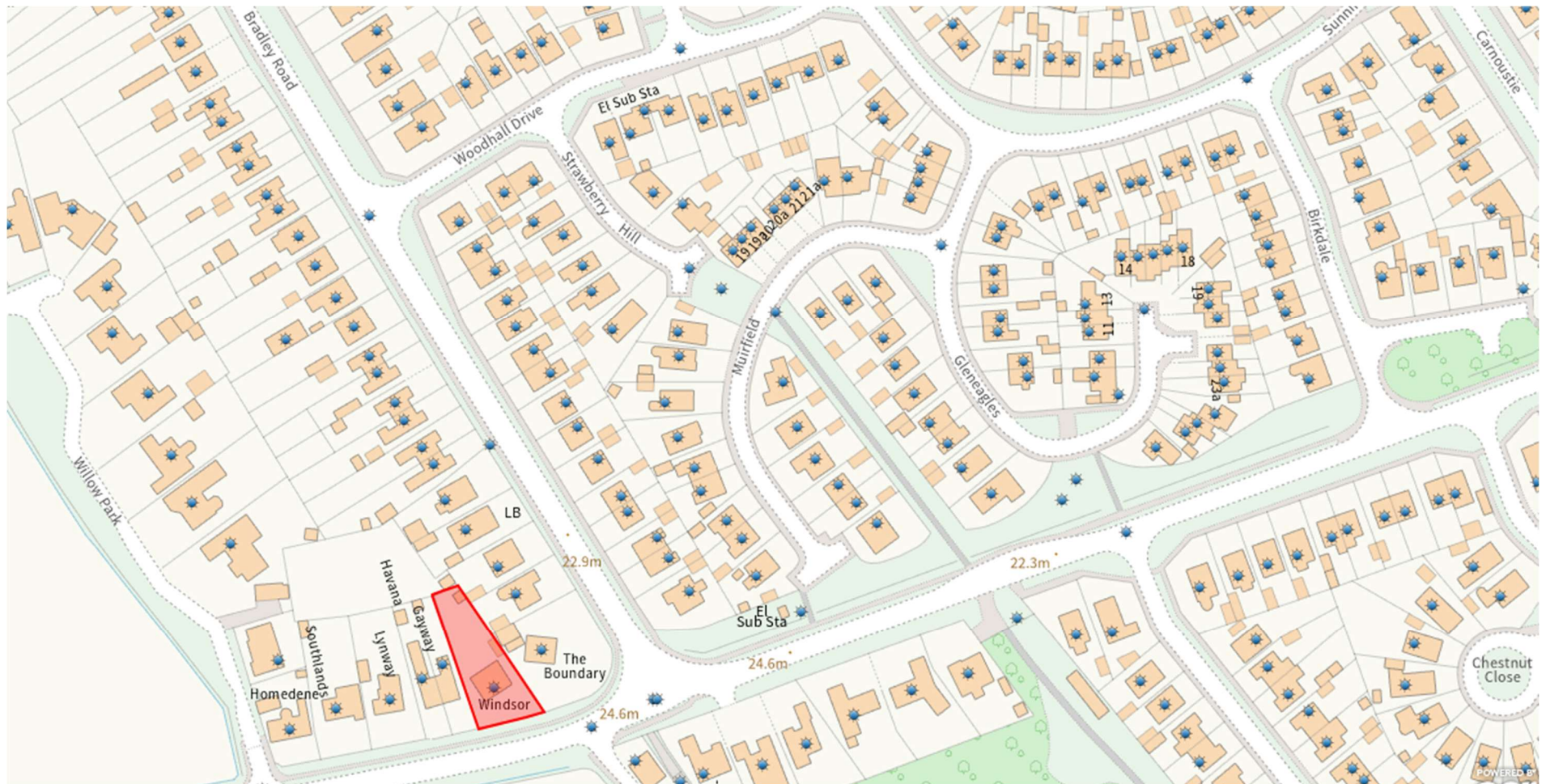
Informative

1 Informative

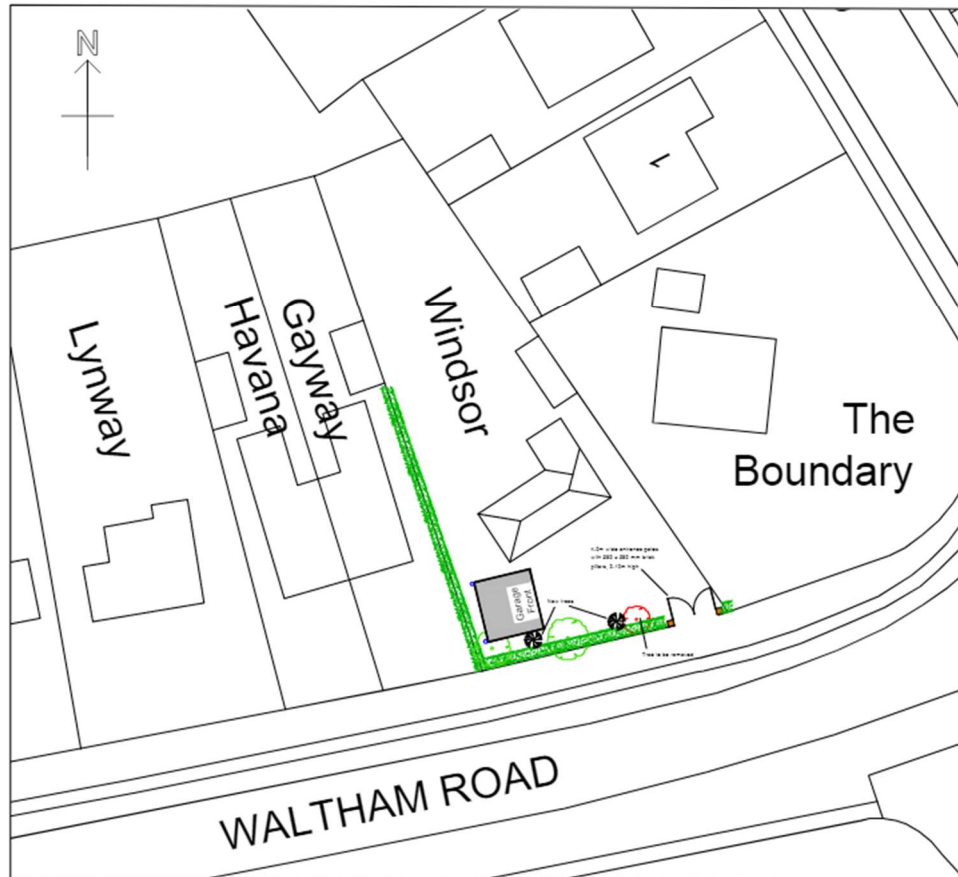
This decision relates to the following plan:

- 971-1AA Site Location Plan, Block Plan, Proposed Plans and Elevations

DM/0226/26/FUL – WINDSOR, WALTHAM ROAD, BARNOLDBY LE BECK



DM/0226/26/FUL – WINDSOR, WALTHAM ROAD, BARNOLDBY LE BECK



©Crown Copyright. Licence no. 100041041