

DELEGATED ASSESSMENT

Application no: PA/2025/821

Proposal: Planning permission to erect a dwelling

Location: 6-8, West Street, Scawby, DN20 9AN

Applicant: Qube Estates Ltd

Officer: Georgina Hopwood

POLICY

National Planning Policy Framework:

- 2 Achieving sustainable development
- 4 Decision-making
- 5 Delivering a sufficient supply of homes
- 8 Promoting healthy and safe communities
- 9 Promoting sustainable transport
- 12 Achieving well-designed and beautiful places
- 16 Conserving and enhancing the historic environment

North Lincolnshire Local Plan:

- T1 Location of development
- T2 Access to development
- T19 Car parking provision and standards
- DS1 General requirements
- DS7 Contaminated land
- DS14 Foul sewage and surface water drainage
- DS16 Flood risk
- H5 New housing development
- H8 Housing design and housing mix
- HE2 Development in Conservation Areas
- LC12 Protection of trees, woodlands and hedgerows

North Lincolnshire Core Strategy:

- CS1 Spatial strategy for North Lincolnshire
- CS2 Delivering more sustainable development
- CS3 Development limits
- CS5 Delivering quality design in North Lincolnshire
- CS6 Historic environment
- CS7 Overall housing provision
- CS8 Spatial distribution of housing sites
- CS17 Biodiversity

CS19 Flood risk
CS25 Promoting sustainable transport

Housing and Employment Land Allocations Development Plan:

PS1 Presumption in favour of sustainable development
Settlement Inset Map 35 – Scawby

CONSULTATIONS

Environmental Protection:

Noise

Following submission of further information, including an agreed scope of works and an updated Noise Impact Assessment (January 2026), the assessment has now been undertaken in accordance with ProPG and includes consideration of commercial noise sources with reference to BS4142. The report demonstrates that acceptable internal and external noise conditions can be achieved with appropriate mitigation. The department is therefore satisfied with the updated assessment subject to a condition requiring the development to be carried out in accordance with the approved noise mitigation measures.

Contaminated Land

As the proposal relates to a sensitive residential end use on a site with potential historical contamination, a Phase 1 Contamination Report should be submitted in to demonstrate the site is suitable for its intended use. A pre-commencement condition will be used to secure this.

LLFA Drainage: The LLFA are satisfied with the level of detail provided from a flood risk and drainage perspective. No objection subject to recommended conditions.

Highways: No comments

Archaeology: There are no known heritage assets of archaeological interest recorded within the site and the potential for the presence of as yet unrecorded archaeological remains is judged to be low

Scawby Parish Council: No comments or objections

Conservation Officer:

14/07/2025:

The design of the building is at odds with the character and appearance of the conservation area and in its present format is not supportable under s.72 of the 1990 Act or local plan policy for development in conservation areas (HE2).

Recommended revisions to ensure the character and appearance of the conservation area is preserved.

20/02/2026:

No comments subject to conditions securing materials for external facings, external joinery and details of hard landscaping.

PUBLICITY

A site notice was displayed. One letter of comment was received expressing that the proposals should include the addition of swift bricks. This appears to be a generic comment and there is no evidence the application will adversely affect swift populations.

PLANNING HISTORY

The relevant planning application/s for the site are identified below:

Reference: 7A/1985/0378

Proposal: Consent to display an internally illuminated projecting box sign 22" x 18"

Decision: Approve with Conditions

Reference: PA/2025/672

Proposal: Planning permission for change of use of a former shop (6 West Street) to domestic garage, including external alterations and demolition of outbuildings

Decision: Approve with Conditions

Planning Designations / Considerations

The site is located within the development limits there are no TPO's on site. The site is located within the Scawby Conservation Area and there are no listed buildings in the vicinity of the site.

The site is located within Flood Zone 1.

THE SITE

The existing property, a dwellinghouse and former shop has received permission for change of use of the shop to a domestic garage as well as permission for demolition of the existing outbuildings to the rear. The existing outbuildings have now been demolished.

The area is characterised by a mix of two-storey detached and semi-detached houses and some commercial facilities. The site is located on West Street and features a residential dwellinghouse to the north and The Sutton Arms, a public house to the south. To the south, the site is bordered by the rear car park serving the public house.

PROPOSED DEVELOPMENT

The applicant seeks permission for the erection of a new dwelling to the rear of No. 6-8 West Street including alterations to the boundary walls/fencing and the erection of a new detached garage to serve the new dwelling.

The dwelling would be designed as a five-bedroom two-story detached dwelling with a pitched roof. Materials have been chosen to reflect those used in other dwellinghouses within the village. The front elevation of the dwelling will use a symmetrical design with a central door, three windows at first floor level and two at ground floor level. There will be two small windows on the side elevations, serving bathrooms as well as a door to the southeast elevation. To the rear, the dwelling would feature large French doors for access to the rear garden. The proposed garage will sit perpendicular to the front of the dwelling and would have a pitched roof and materials matching the existing dwelling.

MATERIAL CONSIDERATIONS

The main issues to consider in the assessment of this application are the principle of the development and whether the new dwelling would have an adverse impact on the character of the conservation area, the street scene and on the amenities of the adjacent properties.

Principle of development

Full Planning Permission is being sought for the erection of a new dwelling and detached garage. The site is unallocated and within the development limits of Scawby as identified within the adopted Housing and Employment Land Allocations Development Plan Document Proposals Map - Insert Map 35 Scawby. The development aligns with the development plan for small scale developments in rural settlements and with Policies CS1 and CS2 of the Core Strategy.

Residential amenity

The proposed development seeks permission for the erection of a new dwelling.

In terms of impact on the amenities of the neighbouring dwellings, the proposed height would not raise an issue of overbearing and overshadowing given the separation distance from the adjacent property to the north. The land to the south serves as the car park for The Sutton Arms.

The proposed first floor window to the northwest elevation will serve a bathroom and will therefore be obscure glazed, this will be conditioned for clarity. The proposed first floor windows to the rear may partially overlook the garden space serving the public house, however this is considered to be public amenity space and would not represent a loss of privacy. The front elevation of the proposed dwelling would sit approximately 30m from the rear elevation of No. 6-8 West Street and 12m from the proposed rear garden which will be bordered by 2m tall fencing. Views to the rear garden of No. 6-8 will also be partially obscured by the proposed garage.

Both dwellings will be served by generous outdoor amenity space and adequate off-street parking space.

The suitability of the site for development is considered acceptable and would not result in the loss of residential amenity for neighbouring residents. Given the location of the proposed dwelling and neighbouring properties, it is not considered that the development would result in a detrimental loss of amenity for existing or future occupiers in accordance with policy DS1.

Impact on the character of the area and heritage assets

Policies CS5 and CS6 of the Core Strategy, together with Policies H5 and HE2 of the Local Plan, are relevant as they require new development to respect and enhance the character of the area as well as conservation areas and their settings.

The policies set out in Section 16 of the NPPF are relevant and require great weight to be given to the conservation of heritage assets. Furthermore, any harm to a heritage asset, even when limited, should be weighed against the public benefits.

The plans show that the new dwelling will be set back from the highway and mostly obscured from the public street scene by the existing dwelling on site to be retained. Following the initial comments from the conservation officer, a revised scheme was submitted which features a more traditional arrangement on the front elevation including a three-bay frontage around a central entrance door.

The materials for the build will be as follows and are considered to be suitable for the location:

- Walls – Wienerberger New Red Multi Gilt Stock brickwork
- Roof – Marley Anglia interlocking clay effect pan tiles in Old English Dark Red

Conditions will be used to secure material details for the windows, doors, joinery and hard landscaping.

The application also proposes 0.5m high close boarded fencing on top of the existing boundary wall to achieve a maximum height of 2m.

The proposed development will provide a high-quality traditional design thus enhancing the character, appearance and setting of the immediate area. There is a mix of design in the local area, with a number of different dwellings, building types and designs. This proposal is for one detached dwellinghouse, with the betterment scheme received ensuring that it does not adversely impact the conservation area, the scheme set behind an established dwellinghouse – this will also assist in masking the development. It is considered that the three townhouses would preserve and offer some limited enhancements to the character with the area, including the conservation area

Highways / access

Policies T2 and T19 of the local plan require developments to be served by satisfactory access and parking provision. The proposal has been reviewed by the Highways team who have no concerns over the principle of the proposal, there being sufficient access to ensure that vehicles can enter and leave the site in a forward gear as well as adequate parking provision on site for both dwellings

Flood risk and drainage

Policy CS19 of the Core Strategy states the council will support development proposals that avoid areas of current or future flood risk. The application site is within flood zone 1 and is therefore in a location considered to be at low risk of flooding. The LLFA Drainage team has reviewed the proposal and is satisfied with the level of detail provided.

Other considerations

Noise

The applicant has submitted an agreed scope of works and an updated Noise Impact Assessment (January 2026), the assessment has now been undertaken in accordance with ProPG. The Environmental Protection have reviewed the application and is satisfied that the submitted information demonstrates that acceptable internal and external noise conditions can be achieved with appropriate mitigation. A condition will be used requiring the development to be carried out in accordance with the approved noise mitigation measures.

Contamination

The application for residential development is a **sensitive** end use. In addition, historical data held by this department shows former buildings on site where parts of the proposed development shall be located. Therefore, there is the potential for the site to have been affected by contamination. This may include metals, made ground and asbestos. A pre-commencement condition will be used requiring the submission of a Phase 1 report and any subsequent works required.

Self-build and custom build development

Currently, the North Lincolnshire Council has no policies regarding self and custom build housing. The new National Planning Policy Framework supports small sites for self-build. The Council supports the provision of opportunities for constructing Self-Build and Custom-Built Homes as part of the mix of housing, unless the impacts of development would conflict with other policy requirements in the Local Development Plan policies.

On the basis that the applicant has confirmed on the application form the proposal constitutes self-build/custom build development, the proposal meets the definition of self-built as set out under the Self-Build and Custom Housebuilding Act 2015.

The development meets the self-build requirements and exemptions as set out under the Biodiversity Net Gain regulations.

Biodiversity Net Gain

Policy CS17 seeks to conserve and enhance North Lincolnshire's wildlife and support a richness of biodiversity that will underpin the creation of sustainable neighbourhoods and green tourism.

A small-scale self-build and custom housebuilding projects are exempt from the mandatory 10% Biodiversity Net Gain (BNG) requirement under the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

On the basis that the applicant has confirmed on the application form that this proposal is a self-build/custom build development, the proposal meets the definition of self-built as set out under the Self-Build and Custom Housebuilding Act 2015. Therefore, the proposal is exempt from BNG and in accordance with policies CS17 of the Core Strategy and the NPPF.

RECOMMENDATION: Grant permission subject to conditions.