



<b>Application Reference:</b>	<b>S22/1002</b>
<b>Application Type:</b>	<b>Full Planning Permission</b>
<b>Proposal</b>	<b>Erection of single dwelling and garage within grounds of The Presbytery</b>
<b>Location</b>	<b>The Presbytery 32 High Street Corby Glen Lincolnshire</b>
<b>Applicant</b>	Mr Mark Hamblin 32 The Presbytery High Street Lincolnshire Corby Glen NG33 4LX
<b>Agent</b>	Mr John Trotter Wythe Holland Limited 10 Emlyn's Street Stamford PE9 1QP
<b>Target Decision Date</b>	12th July 2022
<b>Extension of Time</b>	
<b>Recommendation</b>	<b>Refused</b>
<b>Report By:</b>	Daniel Allen Development Management Planner
<b>Recommendation authorised by:</b>	Ellie Sillah Senior Planning Officer

### Description of site

The application site lies to the eastern side of High Street, to the northern end of the village of Corby Glen. Corby Glen is a village set in wooded countryside, lying on the A151 Colsterworth to Bourne road, and is located 12 miles south of Grantham and 15 miles north of Stamford with the village.

The application site comprises the front curtilage, currently associated with No.32 High Street, The Presbytery House at the Roman Catholic Church of Our Lady Mount Carmel. The Presbytery is a grade II listed building and the application site lies to the south-west of the grade II listed Roman Catholic Church of Our Lady Mount Carmel which immediately neighbours The Presbytery to the north.

The site also lies within Corby Glen Conservation Area, and is neighboured to the south-east, by No.30 High Street and The Old School, Coronation Road, both being identified as Positive Unlisted Buildings within the Corby Glen Conservation Area Appraisal. The Corby Glen Conservation Area Appraisal also identifies an important view to the north and south along the High Street, immediately to the west of the Roman Catholic Church of Our Lady Mount Carmel.

### Description of proposal

The proposal seeks full planning permission for the erection of a two storey dwelling and garage, to be located within the curtilage of 'The Presbytery', a grade II listed building. The proposed dwelling would comprise a detached form and would consist of a maximum ridge height of 9.0metres, from the lowest land level.

The dwelling has been proposed to comprise a sitting room, kitchen/dinner, utility and W/C to the ground floor, with three bedrooms (one with en-suite) and a bathroom to the first floor.



The proposed dwelling would be sited as to comprise an eastern frontage, with the front porch facing towards the eastern neighbouring property. The side western elevation would face the highway of High Street, Corby Glen.

Access would be gained to the site via High Street, Corby Glen, with a driveway to the north of the dwelling. This driveway would be situated to the south of the approved access serving the Roman Catholic Church of Our Lady Mount Carmel, which gained approval under reference S18/0771 and S18/0772.

The proposed driveway would provide access to the rear of the site and would serve the proposed garage. A pedestrian gate would also be installed within the boundary wall, immediately to the south of the dwelling, allowing pedestrian access to the proposed front porch, located to the eastern elevation.

### Relevant History

Reference	Proposal	Decision	Date
S22/1003	Listed building consent for works associated with the erection of single dwelling and garage within grounds of The Presbytery	Pending Decision	

### Relevant Planning Policies & Documents

#### SKDC Local Plan 2011 - 2036

Policy SD1 - The Principles of Sustainable Development in South Kesteven

Policy SP1 - Spatial Strategy

Policy SP2 - Settlement Hierarchy

Policy SP3 - Infill Development

Policy DE1 - Promoting Good Quality Design

Policy EN6 - The Historic Environment

#### National Planning Policy Framework (NPPF)

Section 4 - Decision-making

Section 5 - Delivering a sufficient supply of homes

Section 9 - Promoting sustainable transport

Section 12 - Achieving well-designed places

Section 16 - Conserving and enhancing the historic environment

### Representations Received

Parish Council	<p>Whilst Corby Glen Parish Council has no objection in principle, the council is concerned that the dwelling is to be built so close to the High Street.</p> <p>The council is further concerned by the height of the proposed building, and that the blank gable end facing the road will detract from the aesthetic appearance of this area.</p>
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LCC Highways & SuDS Support	This proposal is for the erection of a dwelling, the access meets the guidelines as set out in Manual for Streets and adequate provision for
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	car parking is proposed within the limits of the site, therefore, it is considered that the proposals would not result in an unacceptable impact of highway safety.
Ward Councillors	No Comment Received.
Minerals And Waste Planning (LCC)	No Comment Received.
Historic Buildings Advisor (SKDC)	<p>Pre-application advice comments still apply. These comments are summarised below:</p> <p>At present the house (former presbytery) is set in large gardens which contribute to the significance of the heritage asset in terms of how it is experienced.</p> <p>The presbytery would have formed a part of the group of buildings supporting the Roman Catholic Church of Our Lady of Mount Carmel. That has already been converted to residential use. The further development of these groups of buildings in the setting of the LB is considered not to better reveal or enhance the heritage asset and for these reasons the scheme is not supported.</p>
Environmental Protection Services (SKDC)	The potential for any historical ground contamination is low considering current and past use of the land. I would though recommend the following condition should development be approved.
Heritage Lincolnshire	It is considered that the site offers a potential for archaeological remains to be encountered during development. Therefore, it is recommended that the developer should be required to commission a Scheme of Archaeological Works, according to a written scheme of investigation to be agreed with, submitted to and approved by the local authority. Initially I envisage that this would involve monitoring of all groundworks, with the ability to stop and fully record archaeological features.

### Representations as a Result of Publicity

This application has been advertised in accordance with the Council's Statement of Community Involvement and three letters of representation have been received. The points raised can be summarised as follows:

1. Adverse impact and harm to the character and appearance of the area.
2. The proposal is not in keeping with the area.
3. Loss of privacy and intrusion to No.30 High Street, Corby Glen.
4. Loss of light and overbearing impact to No.30 High Street, Corby Glen.



5. Highway and traffic impacts, including the use of the access by numerous properties.
6. Loss of trees and shrubs.
7. Loss of views.
8. Impact upon property values.

## **Evaluation**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The Council adopted the South Kesteven Local Plan 2011-2036 in January 2020, which forms the Development Plan for the District, and is the basis of decision-making in South Kesteven alongside the Lincolnshire Minerals and Waste Local Plan (where relevant).

Furthermore, where a Neighbourhood Plan has been adopted, this alongside the adopted Local Plan, forms part of the Development Plan for the District, and must be considered when assessing development proposals. In this instance, Corby Glen does not have an adopted Neighbourhood Plan.

The Planning Inspectorate confirmed that the Council has a 5.22 year housing land supply on 12 October 2021 and therefore full weight can be attributed to the policies in the South Kesteven Local Plan.

The policies and provisions set out in the National Planning Policy Framework (updated July 2021) are also a material consideration in the determination of planning applications, alongside the recently adopted Design Guidelines for Rutland and South Kesteven.

## Principle of Development

Policy SD1 (The Principles of Sustainable Development in South Kesteven) sets out the overarching obligation for development proposals to minimise its impact on climate and contribute toward a strong, stable and more diverse economy. The policy requires consideration of a number of matters including the impact of development of climate change, minimising the need to travel, avoiding development of areas of flood risk and development proposals giving rise to pollution, encouraging the use of previously developed or underutilised land, providing a supply of housing to meet the needs of present and future generations, and enhancing the character, natural environment and cultural and historic environment of the District.

The South Kesteven Local Plan (SKLP) sets out the principles for the location of development within Policies SP1 and SP2. Policy SP1 (Spatial Strategy) outlines the strategy for the district during the plan period. It identifies that the overall strategy of the Local Plan is to deliver sustainable growth, including new housing and job creation, in order to facilitate growth in the local economy and support local residents.

Decisions about the location and scale of new development will be taken on the basis of the settlement hierarchy set out in Policy SP2. Policy SP2 (Settlement Hierarchy), alongside Policy SP1, seeks to focus the majority of new development to Grantham to support and strengthen its role as a Sub-Regional Centre, with "new development which helps to maintain and support the role of the three market towns of Stamford, Bourne and the Deepings" also being allowed, provided that the proposal does not "compromise their nature



and character". The application site in this instance lies within the village of Corby Glen, and as such, comprises a larger village as defined by policy SP2.

The application seeks Full Planning Permission for the development of a single, two storey, detached dwelling within land situated to the southwest of The Presbytery House at the Roman Catholic Church of Our Lady Mount Carmel and the Roman Catholic Church of Our Lady Mount Carmel. As identified, South Kesteven's Local Plan outlines that development within Corby Glen will be allowed subject to the development proposal being in accordance with Policy SP3, or SP4, and all other relevant policies, where development will not compromise the village's nature and character.

The proposal in this instance comprises a site that lies within close proximity to the highway of High Street, Corby Glen, and within the curtilage of The Presbytery. The site is bounded by neighbouring properties and their associated curtilages and garden areas, albeit the built form of these neighbouring properties may not be immediately neighbouring the application site. The site also lies within the main settlement of Cory Glen. As such, the site is considered to fall to be assessed as an infill site, and therefore the proposal must comply with Policy SP3 (Infill Development).

Policy SP3 (Infill Development) goes on to state that for "all settlements defined in Policy SP2, infill development, which is in accordance with all other relevant Local Plan policies, will be supported provided that:

- a. it is within a substantially built up frontage or re-development opportunity (previously development land);
- b. it is within the main built up part of the settlement;
- c. it does not cause harm or unacceptable impact upon the occupier's amenity of adjacent properties;
- d. it does not extend the pattern of development beyond the existing built form; and it is in keeping with the character of the area and is sensitive to the setting of adjacent properties.

The National Planning Policy Framework (NPPF) outlines, within para 60, that "to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay".

Para 69 of the NPPF also emphasises the importance that the contribution of small to medium sized sites can make in meeting the housing requirements. ("Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly"). This policy seeks to ensure that there is a sufficient supply of homes and advises that sites of all sizes make a contribution to the housing requirement of an area.

As detailed above, when considering the acceptability of 'infill development', as required by Policy SP3, development must be within the built up frontage or a redevelopment opportunity, must be within the main built up settlement, and must not extend the pattern of development beyond the existing built form.

The application site is located to the south and south-west of a former Church and Presbytery and therefore it is considered that the proposal would comply with the aforementioned matters referred to within criterion a-c of Policy SP3. Notwithstanding this, it is considered that the proposed dwelling would cause a detrimental impact upon the



character and appearance of the area and would result in unacceptable harm to the Conservation Area and an unacceptable detrimental visual impact on the setting of the Grade II Presbytery House and Grade II Roman Catholic Church of Our Lady of Mount Carmel, such as to harm the significance of the Grade II listed buildings. As such, it is considered that the proposal would fail to be in accordance with criterion d of Policy SP3, as the proposed dwelling would not be sensitive to the setting of adjacent properties.

To conclude, as Policy SP3 (Infill Development) states that proposals will only be supported if d. it is in keeping with the character of the area and is sensitive to the setting of adjacent properties; it is considered that due to the proposed dwelling causing a detrimental impact to the character and appearance of the area, and due to the aforementioned reasons, the proposal is unacceptable in principle, being contrary to policy SP3 - Infill Development.

In addition to the proposal being unacceptable in principle, with the proposed impact also being addressed further below, the proposal requires the assessment against site specific criteria. These include the impact of the proposal on the character or appearance of the area, impact and harm upon heritage assets (listed buildings and conservation area), impact on the residential amenities of neighbouring occupiers, and impact on highway safety, which are discussed in turn as follows.

#### Impact on the character and appearance of the area

Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that to ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area

Part 12 of the NPPF (Achieving well-designed places) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.

It is important that new residential development should be of the highest quality to enhance and reinforce good urban design characteristics. It is generally accepted that good design plays a key role towards sustainable development. Regard must be had towards the impact that the proposed dwelling would have on local character, including topography, street patterns, building lines, boundary treatment and through scale and massing. New residential development would therefore require the siting, design and scale to be respectful of surrounding development and ensure that the character of the area is not compromised.

The Design Guidelines for Rutland & South Kesteven identifies that proposals should be of an appropriate scale, density, massing and height, and should take the local character and context into account. Notwithstanding this, the SPD also identifies that whilst design does not necessarily require the proposed development to match that of the surrounding built form, this should "make a positive contribution to local distinctiveness, vernacular and character", and details that "design response is influenced by a number of factors including the relationship between the site or extension and other buildings, routes and spaces, views and vistas, facilities, architectural details and landscape".

The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings in relation to Section 66 of the Planning (Listed Buildings



and Conservation Areas) Act 1990 (the 'Act'). No harm should be caused with the historical assets and their surroundings requiring to be preserved or enhanced.

The Local Planning Authority is required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990.

Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (NPPF). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.

The NPPF states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance". This goes on to state within Para 202 that: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".

With regard to non-designated heritage assets, para 197 of the NPPF provides that: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Policy EN6 (The Historic Environment) states amongst other criteria that the Council will seek to protect and enhance heritage assets and their settings, in keeping with the policies in the National Planning Policy Framework. Proposals will be expected to take into account the Conservation Area Appraisals, where these have been adopted by the Council.

The Corby Glen Conservation Area was designated in 1984, with an appraisal, 'Corby Glen Conservation Area Appraisal', being carried out in 2013 which also resulted in the review of the Conservation Area. This appraisal clearly identifies the extent of the conservation area boundaries, which includes the application site. This appraisal, in addition to illustrating the listed buildings of The Church and The Presbytery, identifies the immediate southernly neighbouring properties, No.30 High Street and The Old School, Coronation Road, as Positive Unlisted Buildings.

The appraisal refers to the application site and the existing buildings, describing that: "To the north of the junction with Coronation Road, the former Catholic school, Presbytery and Catholic Church are set back from the highway with large front gardens enclosed by boundary walls and mature planting which partially obscures them from view".

The Conservation Area Appraisal also identifies important views northernly and southernly along the High Street, immediately to the west of the Roman Catholic Church of Our Lady Mount Carmel; further identifying the importance of the site and its surrounding context.



The proposed dwelling would be situated as to be within close proximity to the highway and as such, would be readily visible and prominent within the streetscene. Whilst the large majority of properties that reside along High Street front onto the highway, these properties are designed as to provide a linear form of development towards the southern end of the road and are situated as to be front facing, with principal elevations of the properties being readily visible towards High Street. This section of High Street is characterised by traditional style stone cottages.

The proposed dwelling would be sited as to have the western side elevation fronting the highway, resulting in the development not comprising a principal frontage onto High Street. As such, the siting/layout of the proposed dwelling would be at odds with that of the surrounding built form, when viewing the front facing dwellings that comprise the properties along High Street.

Although the properties within the immediate context, in the form of The Presbytery and the converted Church, are set significantly back from the highway, they remain sited as to front the highway of High Street. The properties sited towards the road, with minimal separation, are of a similar nature, design and form. As such, it is considered that the proposed dwelling would result in a form of development that is at odds with the character and would cause a detrimental impact to the character and appearance of the area.

Furthermore, the NPPF is clear in defining the 'Setting of a heritage asset' within Annex 2 (Glossary), detailing that the 'Setting of a heritage asset' is "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral". Historic England guidance continues to explain that "while setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset" ... and "its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance".

The proposed development would be situated within the curtilage of the Presbytery, located to the southwest corner of the site. It is considered, gathered from historic records, that the land that is the subject of the application has formed part of Church and Presbytery (grade II listed buildings) land/group of buildings since the 1900's. South Kesteven's conservation officer has expressed that these large gardens are considered to "contribute to the significance of the heritage asset in terms of how it, and the former Church, are experienced".

The dwelling would be prominently sited within the streetscene along High Street, within an area that is of importance and contributes towards the significance of the two listed buildings of The Presbytery and the converted church. The development hereby proposed would adversely impact upon the setting of these heritage assets and would fail to better reveal the significance of the assets. The Conservation Area Appraisal is clear in identifying important views along High Street, to both the north and south, which would be disrupted and adversely impacted upon by the proposed development.

Likewise, it is considered that the existing front boundary wall to High Street is an important feature, and whilst permission has been granted for alterations and the formation of a new access to the north, which would be utilised to for the access to the site, further disturbance to this boundary wall would be to the detriment of the character of the conservation area.



To conclude, it is considered that the proposed development is unacceptable and would cause a detrimental impact to the character and appearance of the area. The proposal is not considered to preserve or enhance the conservation area, nor the setting of the nearby grade II listed buildings of The Presbytery and the Roman Catholic Church of Our Lady Mount Carmel and is considered to result in less than substantial harm to these heritage assets.

Taking the above into account, it is considered that by virtue of the siting, layout, orientation, and scale of the proposal, the proposed development would not be acceptable and would have a detrimental impact on the character and appearance of the area. The proposal would fail to 'make a positive contribution to the local distinctiveness, vernacular and character of the area', as required by criterion a. of Policy DE1 and would cause harm to Corby Glen Conservation Area and the significance of The Presbytery and Roman Catholic Church of Our Lady Mount Carmel; whilst failing to better reveal, enhance or preserve the heritage assets. Whilst the degree of harm identified to the setting of the listed building would be considered as less than substantial, it is not considered that this harm is not outweighed by any public benefits arising from the scheme. The proposal is therefore contrary to the NPPF and Policy EN6 of the Local Plan.

The proposal would therefore be contrary to Sections 66 and 72 of the 'Act', Sections 12 and 16 of the National Planning Policy Framework, and policies SP3, DE1 and EN6 of the South Kesteven Local Plan, whilst also failing to take account of guidance outlined within the adopted Design Guidance for Rutland and South Kesteven.

#### Impact on the neighbours' residential amenities

Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that all development proposals will be expected to ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and provide sufficient private amenity space, suitable to the type and amount of development proposed.

Paragraph 130 of the NPPF states that developments should 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The application site lies within a predominately residential area, albeit the closest neighbouring properties have alternative historical uses. Notwithstanding the aforementioned objection to the principle of development and the impact and harm caused to the character and appearance of the area, conservation area and nearby heritage assets, it is considered that the proposed development would not result in a significant adverse impact to the residential amenities of the neighbouring occupants.

It is considered that the scale of the proposed dwelling would be proportionate given the size of the site and would allow for adequate separation distances between the plots and neighbouring occupants. No first floor windows have been proposed to the northern side elevation. First floor windows have been proposed to the eastern elevation; however, these would serve the landing, bathroom, and en-suite. As such, it is considered that with appropriate conditions relating to obscure glazing, no unacceptable overlooking, loss of privacy or adverse impact would be caused to neighbouring occupants.



Notwithstanding the aforementioned principle concerns and the harm in which the proposal would be considered to cause, taking into account the nature of the proposal, layout and separation distances, it is considered that there would be no significant unacceptable adverse impact or harm on the residential amenities of the occupiers of adjacent properties, through overlooking, massing, or loss of privacy and light; and as such accords with the provisions of the NPPF Section 12, and Policy DE1 of the Local Plan.

### Highway issues

Paragraph 111 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

The proposal would utilise an existing access. Notwithstanding the aforementioned concerns, this would provide suitable vehicular access to the site, with available parking and turning facilities.

Lincolnshire County Council Highways, as local highway authority, have been consulted as part of this application and have expressed no objections to the proposal; stating that " the access meets the guidelines as set out in Manual for Streets and adequate provision for car parking is proposed within the limits of the site, therefore, it is considered that the proposals would not result in an unacceptable impact of highway safety". Therefore, it is considered that the proposal would not result in an unacceptable impact on highway safety.

The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

### Climate Change

Policy SB1 of the South Kesteven Local Plan states that "All development proposals will be expected to mitigate against and adapt to climate change, to comply with national and contribute to local targets on reducing carbon emissions and energy use unless it can be demonstrated that compliance with the policy is not viable or feasible".

This policy goes on to state, amongst other criteria, "New development should demonstrate how carbon dioxide emissions have been minimised in accordance with the following energy hierarchy" and "All new development should demonstrate how they can support low-carbon travel, to achieve this:

- g. new residential development will be expected to provide electric car charging points
- h. new commercial developments shall make provision for electric car charging points. The number of charging points required will be determined on a case by case basis".

The submitted details do not indicate that there will be provision for a possible use of electric charging points; furthermore, no details have been forthcoming with regard to demonstrating how the proposed development would minimise the carbon emissions. However, it is considered these details could be secured by a suitably worded condition and as such, the development could accord with policy SB1 of the South Kesteven Local Plan.

### Other Matters



Representation has been received expressing objections to the proposed development due to a loss of views and the impact upon property value. Whilst these have been referred to within the representation section above, the loss of a private view and the resultant value (increase or decrease) caused by proposed development are not material planning consideration and as such, have not be considered during the evaluation of this application.

Consultation responses have also highlighted that "the site for the proposed development lies in an area of archaeological interest. The proposal lies in an area of archaeological interest in the historic core of Corby Glen and within the Conservation Area" and details that development within the site "could disturb previously unknown archaeological finds and features which could further our knowledge of the development of this area". As such, conditions have been advised by Heritage Lincolnshire with regard to Archaeological investigation.

Furthermore, South Kesteven's Environmental Health have highlighted that the site has "potential for any historical ground contamination is low considering current and past use of the land" and have therefore recommended conditions with regard to contamination.

Whilst a favourable recommendation would comprise conditions that would mitigate the concerns raised within these consultation responses, given the recommendation in this instance is for the refusal of planning permission, conditions are not required and further investigation and reports are not required.

### **Crime and Disorder**

It is considered that the proposal would not result in any significant crime and disorder implications.

### **Human Rights Implications**

Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

### **Conclusion**

Taking the aforementioned reasons into account, as detailed within the report above, it is considered that the proposal is not appropriate or acceptable in principle; and is considered to be unacceptable for its context as a result of its adverse impact upon the character and appearance of the area. It is considered that the proposal fails to accord with criterion d. of policy SP3 of the South Kesteven Local Plan, along with policy DE1 of the South Kesteven Local Plan.

The proposal is considered to cause harm to Corby Glen Conservation Area and to the significance of the nearby grade II listed buildings of The Presbytery House at the Roman Catholic Church of Our Lady Mount Carmel and Roman Catholic Church of Our Lady Mount Carmel, with the proposed development failing to better reveal or preserve the significance of the grade II listed buildings.

The harm caused is considered to be less than substantial and there is not considered to be any public benefit from the erection of a single dwelling, that would outweigh this identified harm.



As such, it is considered that the proposal for the erection of a single residential dwelling would be contrary with Sections 12 and 16 of the National Planning Policy Framework and Policies DE1, SP3 and EN6 of the South Kesteven Local Plan (Adopted January 2020), and contrary to the aims of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

RECOMMENDATION: that the development is refused for the following reasons

- 1 The proposed development, by reason of its siting and scale, would result in a detrimental visual impact on the setting of the Grade II Presbytery House and Grade II Roman Catholic Church of Our Lady of Mount Carmel, such as to harm the significance of the Grade II listed buildings, as well as the character and appearance of the conservation area. The harm is considered to be less than substantial harm, and the public benefit of the proposal, providing a single residential dwelling, would not outweigh the identified harm and the proposal would not better reveal or preserve the heritage assets. The proposal is therefore contrary Policy EN6 of the South Kesteven Local Plan, and the NPPF (section 16), and Sections 66 and 72 of the Planning (Listed buildings and Conservation Areas) Act 1990.
- 2 The proposed dwelling, by reason of its siting, orientation and layout, would result in a form of development that would be at odds with the surrounding development along High Street, Corby Glen. The proposal would result in development that would introduce a form of development and relationship to the streetscene that does not currently exist within this vicinity and fails to make a positive contribution to the local distinctiveness, vernacular and character of the area, and would result in harm to Corby Glen Conservation Area. As such the development would be detrimental to the character and appearance of the area, contrary to Policy SP3, DE1 and EN6 of the adopted Local Plan and the NPPF (section 12 and section 16).

**Note(s) to Applicant:**

**1 There is a fundamental objection to the proposal and it is considered that this cannot be overcome. Consideration has not been delayed by discussions which cannot resolve the reasons for refusal. The decision therefore accords with paragraphs 38 of the National Planning Policy Framework.**