**PA/2020/1363**

**Planning permission to erect a dwelling and detached garage including associated works**

CPRE Northern Lincolnshire wish to register their objection to this planning application.

The proposed dwelling and garage falls within the Redbourne Conservation area.  The Redbourne Conservation Area Appraisal was adopted by North Lincolnshire Council as supplementary planning guidance for planning purposes in 2004 and is a material consideration when determining applications for development.  The appraisal states that 'in making decisions on future development within a conservation area, the Council must pay attention to the desirability of preserving or enhancing the character or appearance of the area' and this proposal fails to meet this important test..  Furthermore it continues that 'the private gardens of the village have a significant impact on the overall environment of the village. As buildings tend to be set back from the road in large plots, generous and heavily planted gardens reinforcing the sense of the wooded rural idyll.'  This proposal is backland development and not only impacts detrimentally on the environment and the existing garden of Keeper's Lodge, but also necessitates the removal of trees and bushes from the site.

The proposed development is at odds with a number of policies, especially Policy CS6– Historic Environment which places a responsibility on the council to ensure that the Districts historic environment is protected, conserved and enhanced.  Equally importantly the application site is outside the defined development boundary for Redbourne (apart from the access) and is therefore at odds with policies CS2, CS3 and CS8 of the Core Strategy and RD2 of the Local Plan.

The application also does not meet policy CS8 – Spatial Distribution of Housing Sites, which states that housing development will be strictly limited with consideration given to proposals that relate to agriculture, forestry or to meet a special need associated with the countryside. There is also a requirement to ensure that development does not have an adverse impact on the environment or landscape.

This application fails to meet these tests and the proposal is not suitable for this location and if approved would result in a harmful impact on the area’s character.  As such, the restrictive policies of the Development Plan are not met and the proposal should be refused.

 D Rose

(Chair CPRE Northern Lincolnshire)