

APPLICATION NO PA/2013/1564

APPLICANT C F Barry

DEVELOPMENT Planning permission to erect a conservatory

LOCATION Gardeners Cottage, 47 Main Street, Saxby All Saints

PARISH **SAXBY**

WARD Brigg and Wolds

CASE OFFICER Graeme Moore

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Saxby All Saints Parish Council

POLICIES

National Planning Policy Framework: No specific policies apply.

North Lincolnshire Local Plan: Policies DS1 (General Requirements), DS5 (Residential Extensions), HE2 (Development in Conservation Areas) and SPG1 (Design Guidelines for Home Extensions).

North Lincolnshire Core Strategy: No specific policies apply.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

Object to the proposal on the grounds that it is out of character with the listed building and is too large.

PUBLICITY

Neighbouring properties have been notified and a site notice posted.

ASSESSMENT

Planning permission is sought for the erection of a small conservatory linking two existing buildings at 47 Main Street, Saxby All Saints. The conservatory measures some 4.5 metres by 5 metres and has a pitched roof. Adjacent properties are residential in nature and the site lies within the Saxby All Saints conservation area which is subject to an Article 4 Direction

The main issues to consider when determining this application are whether or not the proposed conservatory would be out of character with the existing building and would harm the setting of the conservation area.

The proposed conservatory is small and is proposed to create a link between what is a curious layout in that there are two parts of this dwelling which are separated. The proposed conservatory would create a covered link, where currently there is none.

In terms of the proposal's impact it is considered that, due to its minimal size, it will not adversely harm the setting of the original building (which is not listed), nor is it considered to be harmful to the character and setting of the conservation area. The proposed conservatory is to be constructed of brick and timber with no uPVC utilised. Therefore, from a materials perspective, it is hard to justify a reason for refusal on the grounds that it would cause harm, not just to the original building, but also to the conservation area.

Therefore, in accordance with policies DS1, DS5 and HE2 of the North Lincolnshire Local Plan, the proposal is recommended for approval.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

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

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 1 of 2 and 2 of 2.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

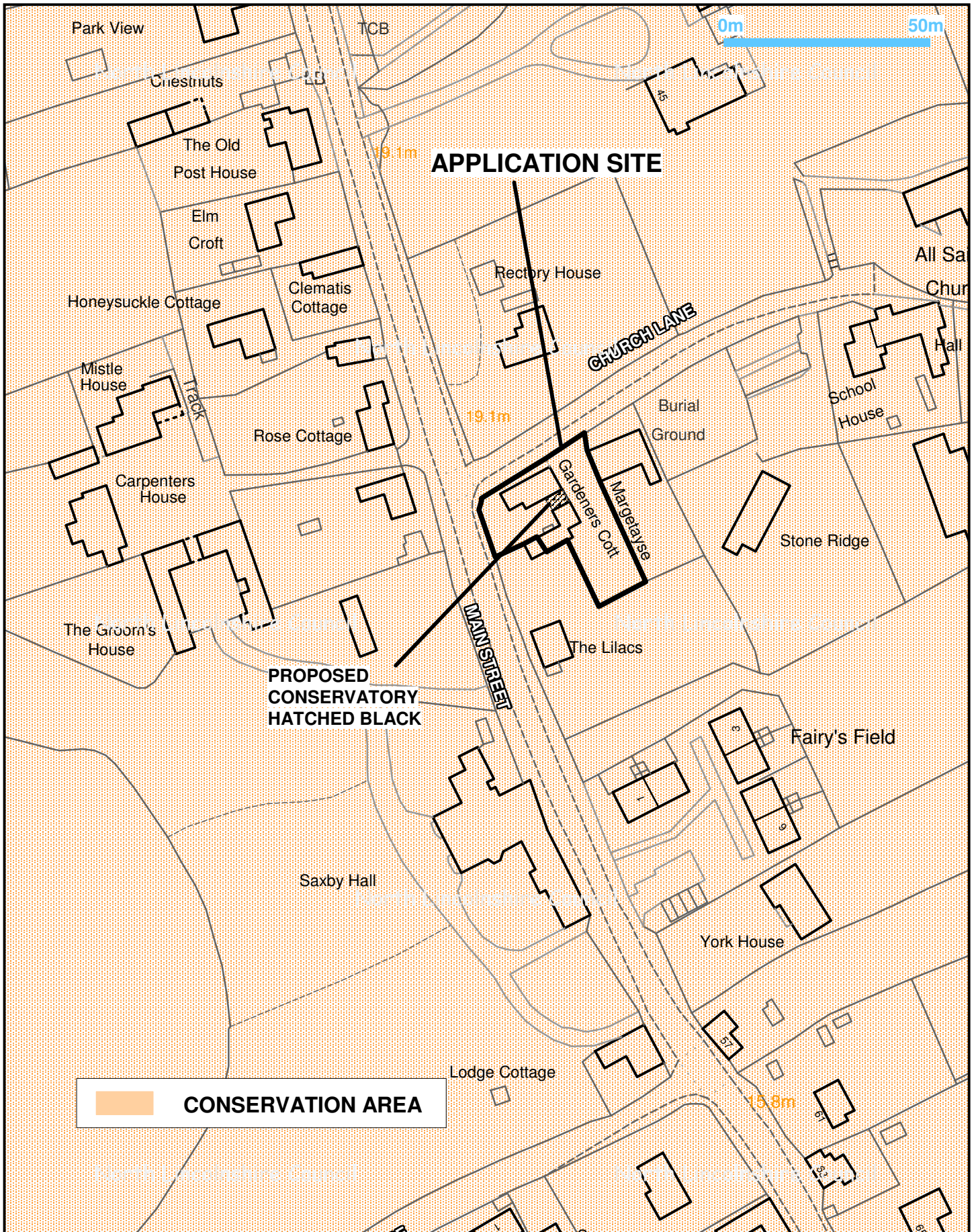
No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



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