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| APPLICATION NO | PA/2009/0632 |
| APPLICANT | Mr C Barry |
| DEVELOPMENT | Planning permission to erect a conservatory |
| LOCATION | 47 Main Street, Saxby All Saints |
| PARISH | SAXBY |
| WARD | Brigg and Wolds |
| SUMMARY RECOMMENDATION | Grant permission subject to conditions |
| REASONS FOR REFERENCE TO COMMITTEE | Objection by Saxby-All-Saints Parish Council |
| POLICIES | <p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:</p> <ul style="list-style-type: none"> (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area; (ii) the design and layout should respect and, where possible, retain or enhance the existing landform; (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing; (iv) amenity open space should be retained where possible; (v) no pollution of water, air or land should result. <p>Policy DS5 (Residential Extensions) requires that residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings. The</p> |

proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

Object to the proposal as they feel it is out of character with the village.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. No comments have been received.

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 is 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

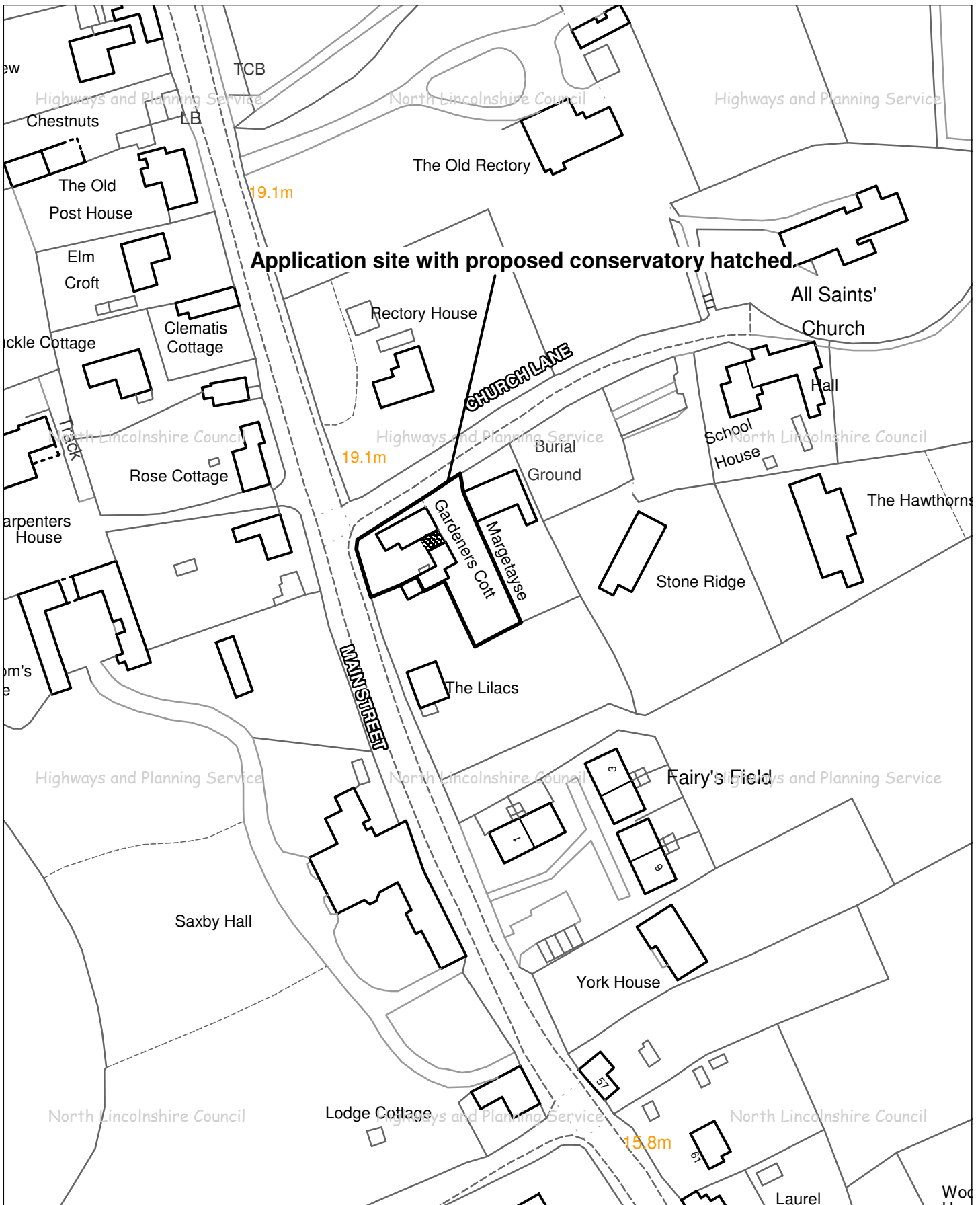
To comply with section 91 of the Town and Country Planning Act 1990.

2.

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.



Drawing Title: 2009/0632

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Highways and Planning Service

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