

<b>APPLICATION NO</b>	<b>PA/2009/0686</b>
<b>APPLICANT</b>	North Lincolnshire Homes Ltd
<b>DEVELOPMENT</b>	Planning permission to retain UPVC windows and doors
<b>LOCATION</b>	12 North Carr Lane, Saxby All Saints
<b>PARISH</b>	<b>SAXBY</b>
<b>WARD</b>	Brigg and Wolds
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Saxby All Saints Parish Council
<b>POLICIES</b>	<p><b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.</p> <p><b>North Lincolnshire Local Plan:</b> Policy HE2 states that all development in conservation areas should preserve or enhance the character and appearance of the area and its setting.</p> <p>Policy DS1 provides general design guidance for all new development.</p> <p><b>Other relevant guidance:</b> Supplementary Planning Guidance 6: Saxby All Saints</p>
<b>PARISH COUNCIL</b>	‘Although the parish council acknowledges that this has been returned after the due time, it still wishes to inform you that it feels that all frontages should be of timber to keep consistency with all planning documents.’
<b>PUBLICITY</b>	Neighbouring properties have been notified, and site and press notices posted. No representations have been received.
<b>ASSESSMENT</b>	This proposal is to retain existing UPVC windows and doors in a residential property. The property is a modern semi-detached dwelling located within the conservation area. An Article 4 Direction is in force which restricts permitted development rights. Directly to the east and west of the application site are other dwellings with UPVC windows and doors that have been installed without planning permission.

**The main issue associated with this case is whether the UPVC windows harm the character and setting of the conservation area.**

North Carr Lane is located within the Saxby conservation area. An Article 4 Direction removes permitted development rights, resulting in replacement windows and doors requiring planning permission.

North Carr Lane contains a mix of housing types, designs and ages. Two of these properties have timber, traditional-style windows and others have UPVC windows. Three other properties along North Carr Lane have unauthorised UPVC windows. Other properties have had UPVC windows and doors installed with planning permission. Other properties have had UPVC windows and doors installed without planning permission but are exempt from enforcement action as they were installed over four years ago. In summary, of the twenty properties located on North Carr Lane, only two have timber windows.

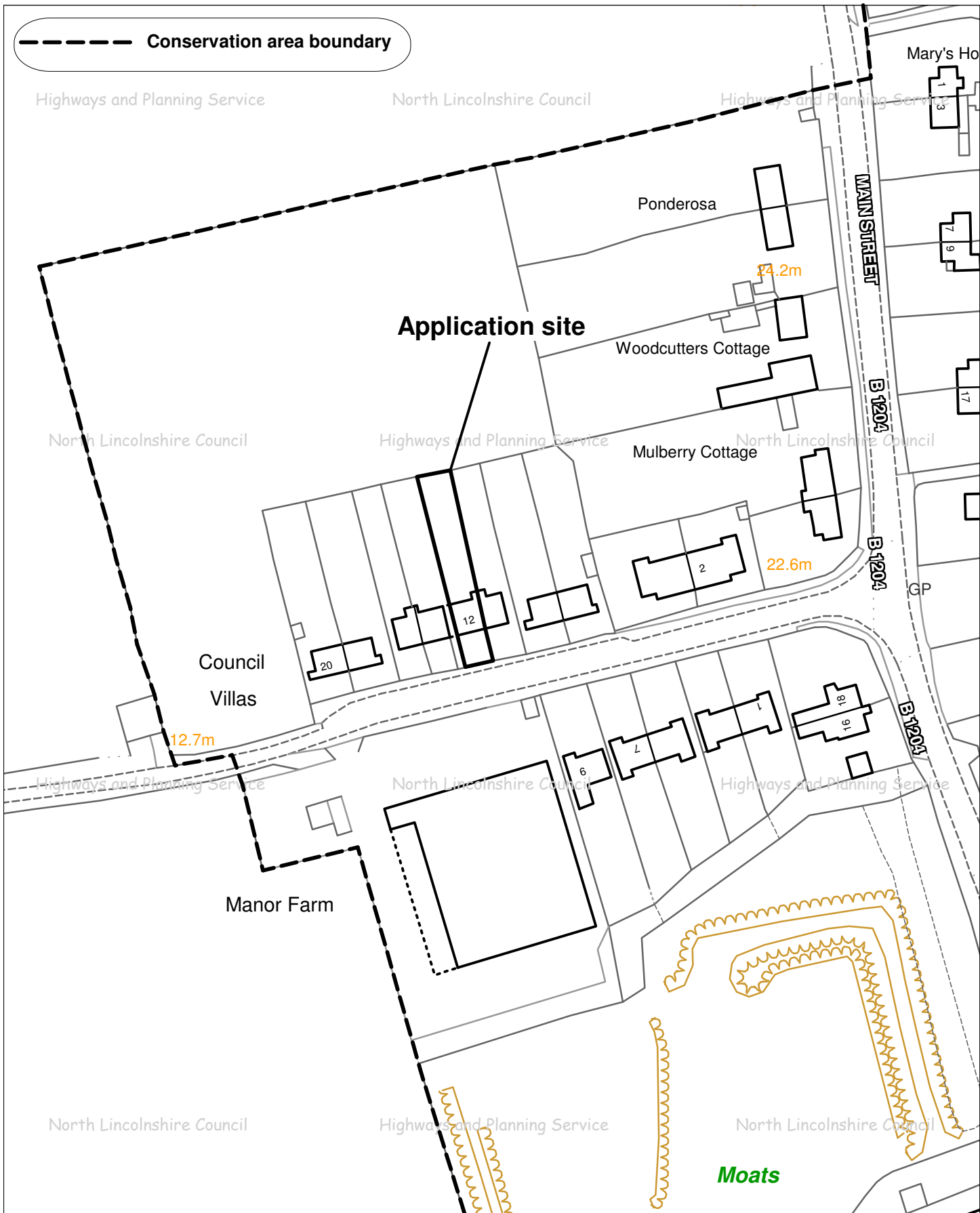
This area comprises a mix of housing types and designs. The majority of the properties post-date 1960. The conservation area appraisal for Saxby states that 'although some of the more modern buildings lack some of the architectural quality of their predecessors, in terms of materials, height, bulk and garden surroundings, they relate well to their setting and therefore have a **neutral** impact on the character and appearance of the conservation area'.

Members will recall a report being presented to them at the last Planning Committee (16 September 2009) relating to Article 4 Directions – The control of materials and design. That report recommended that on buildings identified as having a neutral or negative impact upon the character of the conservation area the use of traditional materials and designs no longer be required. Members resolved to approve the report.

In this unique case, bearing in mind the neutral impact that the majority of the properties located on North Carr Lane have on the conservation area itself, the retention of UPVC windows and doors will not adversely affect the character and the setting of this part of the Saxby All Saints conservation area.

**RECOMMENDATION      Grant permission.**

--- Conservation area boundary



Drawing Title: 2009/0686

OS Grid Ref: SE99041694

Drawn by: KC

Scale: 1:1250

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NORTH LINCOLNSHIRE COUNCIL 0100023560 2009



**Highways and Planning Service**

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