

APPLICATION NO	PA/2010/0204
APPLICANT	Miss V Thornton
DEVELOPMENT	Planning permission to replace existing wooden windows and doors with new UPVC windows and doors
LOCATION	31 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 Parish Council

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy HE2 (Development in Conservation Areas) states that all development in conservation areas should preserve or enhance the character and appearance of the area and its setting.

Policy DS1 (General Requirements) states that the design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area.

Other relevant guidance: 6: Saxby All Saints Conservation Area Supplementary Planning Guidance provides detailed guidance on the management of the Saxby conservation area and is used when determining planning applications within the conservation area. It states that neutral buildings are older buildings which have been altered or modern buildings where the design is considered to be reasonably in keeping with the surrounding area.

CONSULTATIONS

Highways: No objection or comments.

PARISH COUNCIL

Object on the grounds that the use of materials and design of windows do not respect the appearance and character of the conservation area to the detriment of the street scene. Additionally it should be noted that the Saxby conservation area is covered by an Article 4 Direction which has been imposed to protect the character and appearance of the settlement.

PUBLICITY

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

ASSESSMENT

It is proposed to replace existing timber windows and doors with UPVC fixtures and fittings. 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.

The main issue in determining this planning application is whether the installation of UPVC windows and doors will harm the character and appearance of the conservation area.

Main Street is located within the Saxby conservation area. An Article 4 Direction removes permitted development rights, resulting in replacement windows and doors requiring planning permission. Main Street contains a mix of housing types, designs and ages. Most of the properties have timber windows and doors but there are some properties along Main Street that have UPVC windows and doors.

There are a number of properties along Main Street that post-date 1960. These properties are identified in the conservation area appraisal for Saxby as having a neutral impact. 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 was presented to the Planning Committee on 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 and accept the policy recommendation.

In this case, bearing in mind the neutral impact that the majority of the post-1960 properties located on Main Street have on the conservation area itself, the installation of UPVC windows and doors will not adversely affect the character and setting of this part of the Saxby All Saints conservation area. Additionally the council's conservation officer has no objections to the use of UPVC and comments that where a building has been assessed as having a neutral impact on the character of the conservation area, UPVC can be used.

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

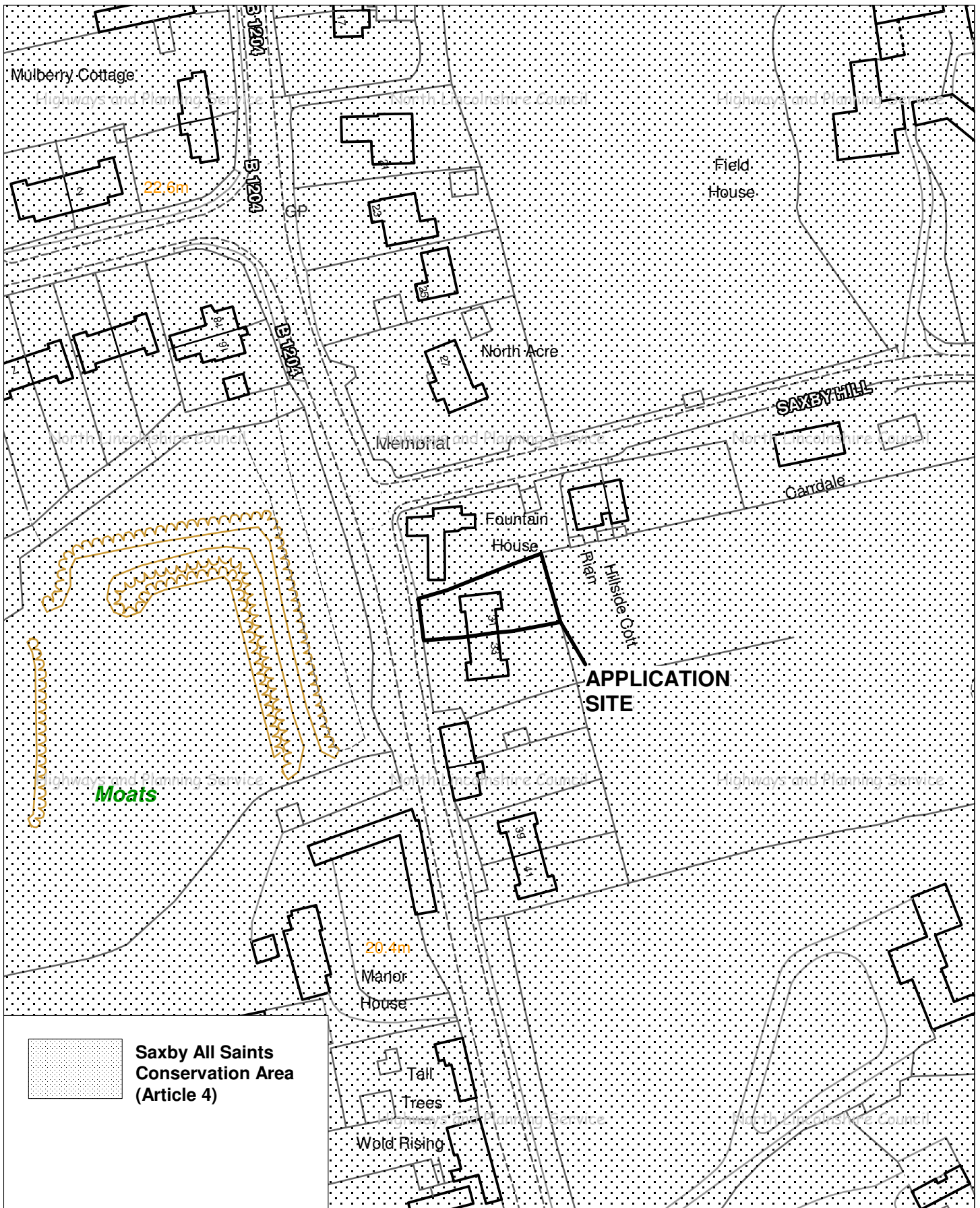
To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: HT1.

Reason

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



Drawing Title: 2010.0204

OS Grid Ref: SE99051688

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Highways and Planning Service

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