

<b>APPLICATION NO</b>	<b>PA/2010/0214</b>
<b>APPLICANT</b>	Mr M & Mrs M Baker
<b>DEVELOPMENT</b>	Planning permission to retain a bay window in a conservation area
<b>LOCATION</b>	Mary's House, 1 Main Street, Saxby All Saints
<b>PARISH</b>	<b>SAXBY</b>
<b>WARD</b>	Brigg and Wolds
<b>SUMMARY RECOMMENDATION</b>	<b>Refuse permission</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Applicant request to address the committee

## **POLICIES**

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

**North Lincolnshire Local Plan:** Policy HE2 (Development in Conservation Areas) calls for all development proposals in, or which affect the setting of, conservation areas to preserve or enhance the character and appearance of the area and its setting.

Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. It states that the design and external appearance of proposals should reflect or enhance the character, appearance, and setting of the immediate area.

The site lies within the Saxby All Saints conservation area and is within the Article 4 Area.

## **CONSULTATIONS**

**Highways:** No restrictions.

## **PARISH COUNCIL**

Object on the grounds that the site is within the conservation area and an Article 4 Direction is in place. UPVC should not be allowed or used within the conservation area.

## **PUBLICITY**

The application has been advertised by site and press notice, and immediate neighbours have been notified.

No comments have been received.

## **ASSESSMENT**

The application site is a traditional semi-detached house at the north end of Saxby village. The site is located within the Article 4 conservation area and is defined as a building of townscape merit in the Saxby Conservation Area Appraisal. Development of buildings of this nature should seek to retain the traditional nature of such buildings and traditional materials and styles should be used throughout. The bay window that has been installed in this property is not considered to reflect the character and appearance of the existing building by way of materials and design.

It is accepted that there are dwellings in the vicinity with uPVC windows – some are buildings of townscape merit, others are considered to have a neutral or negative impact on the conservation area. The majority of these windows are designed to be in keeping with the character of the conservation area.

**The main issue to consider in the determination of this application is whether or not the bay window is harmful to the character of the Saxby all Saints conservation area.**

The majority of properties in the conservation area are small two-storey brick cottages laid out in a linear development along the main road.

Because of this, any development on Main Street will have a marked impact on the area's character.

1 Main Street has been highlighted as a building of townscape merit which makes a positive contribution to the character of the conservation area. These buildings were built in the early part of the 20th century, have architectural and historic interest, are part of the historic development of the village and contribute to the traditional street scene.

The conservation area is protected by an Article 4 Direction which was imposed to prevent the installation of inappropriate windows and doors.

The adopted supplementary planning guidance for the conservation area states that windows should be made from timber and that top-hung sashes or plastic windows are not suitable.

The window has bulky sections with opening lights standing prominently forward of the fixed frames. This, along with the modern material it is made from, makes it incongruous in relation to the historic character of the conservation area.

In addition, following a recent report to the Planning Committee, it was formally agreed that traditional timber windows should be used in buildings of townscape merit in conservation areas.

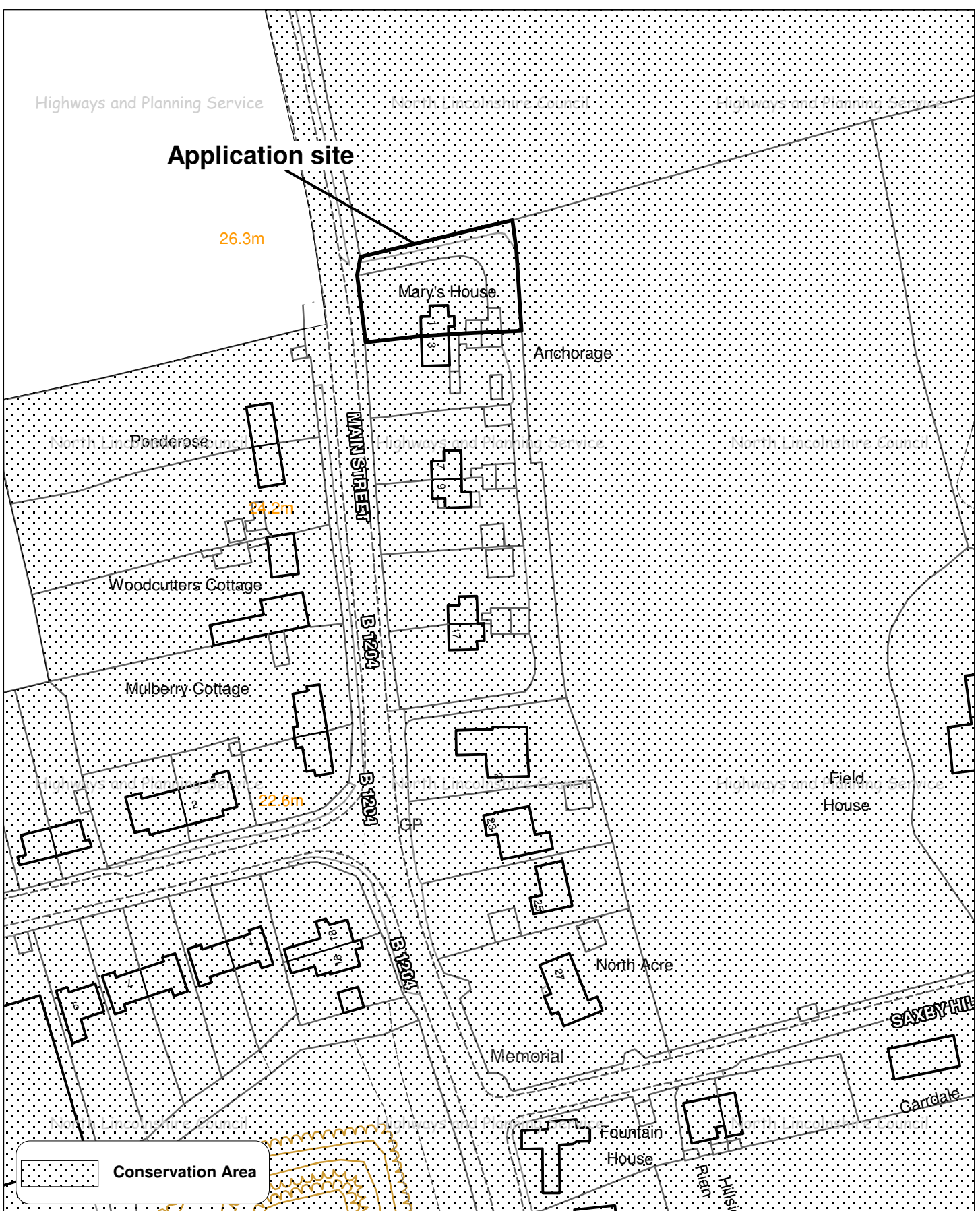
**RECOMMENDATION      Refuse permission for the following reasons:**

The bay window is considered to be unacceptable by virtue of its materials and design which have an adverse impact on the character and appearance of the building and the conservation area.

The application site is listed as a building of townscape merit in the Saxby Conservation Area Appraisal. As such the uPVC bay window, by virtue of its materials and design, are considered to be out of character with the existing building and the character and appearance of the conservation area, which is subject to an Article 4 Direction.

The proposal is therefore contrary to policies HE2 and DS1 of the North Lincolnshire Local Plan.

### Application site



Drawing Title: 2010/0214

OS Grid Ref: SE99021703

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**Highways and Planning Service**

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