

APPLICATION NO PA/2011/0098

APPLICANT Mr Davey

DEVELOPMENT Planning permission to erect a conservatory

LOCATION Horkstow Grange, Main Street, Horkstow

PARISH **HORKSTOW**

WARD Brigg and Wolds

SUMMARY RECOMMENDATION **Refuse permission**

REASONS FOR REFERENCE TO COMMITTEE Support by Horkstow Parish Meeting

POLICIES

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

North Lincolnshire Local Plan: Policy DS1 (General Requirements) sets out the criteria against which the design of a development will be assessed and states that a high standard of design is expected in all developments in both built-up areas and the countryside. There should not be an adverse effect on features of acknowledged importance, which include listed buildings and conservation areas.

Policy DS5 (Residential Extensions) permits extensions to dwellings provided that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Policy HE2 (Development in Conservation Areas) states that all development in, or which affects the setting of, conservation areas should preserve or enhance the character and appearance of the area and its setting.

Policy HE5 (Development Affecting Listed Buildings) states that the council will seek to secure the preservation, restoration and continued use of buildings of special architectural or historic interest. The primary need is to preserve or enhance the fabric and character of the building. Permission or consent will not be granted unless it has been demonstrated that the proposed works would secure this objective.

CONSULTATIONS

Highways: No objections.

PARISH MEETING

The parish meeting were unanimous in their support of this application. This was thought to be an asset to the property and as a result to the village as a whole.

PUBLICITY

Advertised by way of site and press notice, and letters sent to neighbouring properties. No objections or comments have been received.

ASSESSMENT

Planning permission and listed building consent (PA/2011/0099) is sought to erect a single-storey conservatory on the southern side elevation of this grade II listed Georgian farmhouse. The conservatory is approximately 3.8 metres wide, 5.5 metres deep, 2.4 metres to eaves and 4.1 metres to its highest point. The site is in the open countryside, but is located within the conservation area.

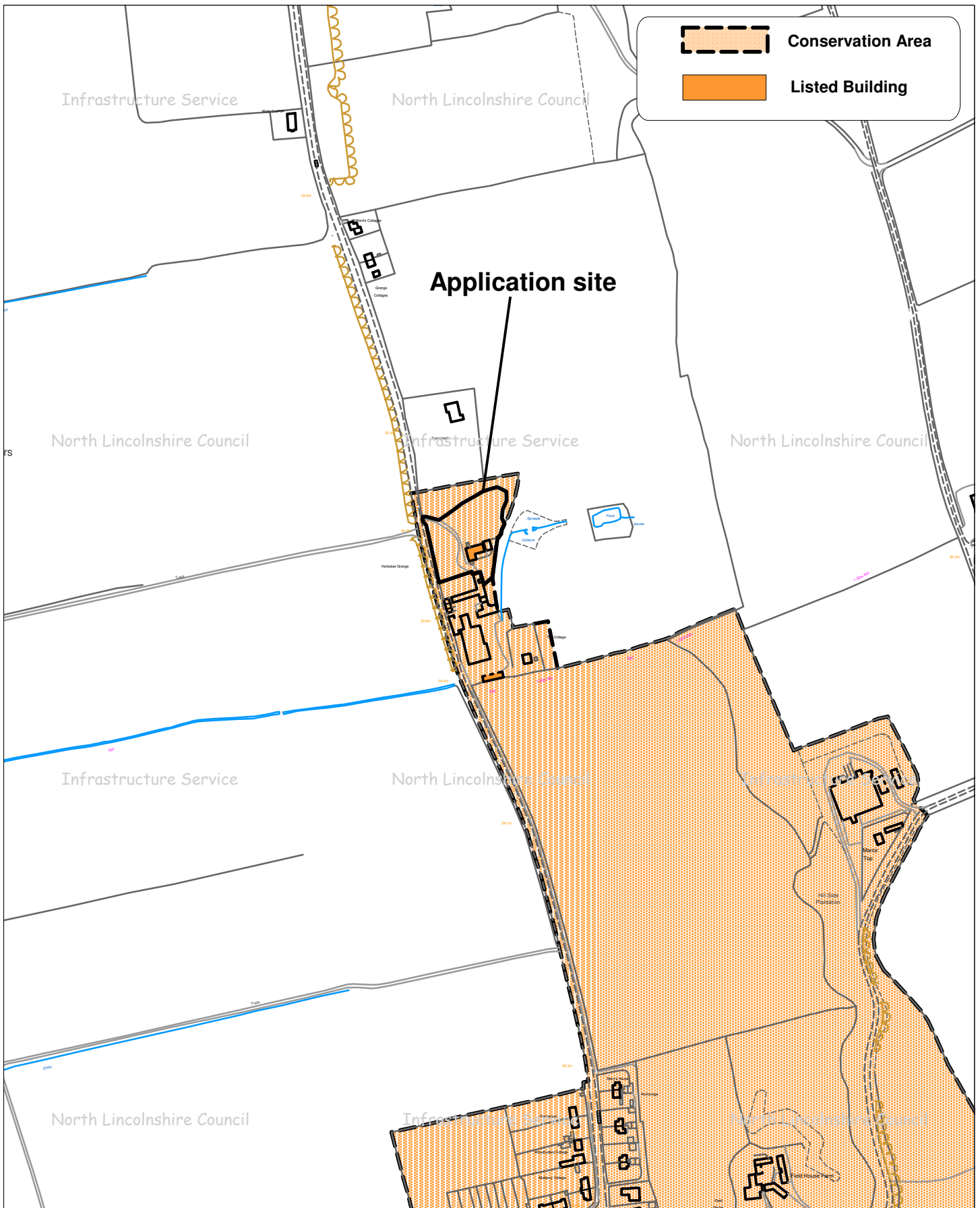
The main issue in determining this application is whether or not the proposal will have an adverse impact on the character of the listed building.

As described above, the proposal is to erect a single-storey conservatory extension on this grade II listed building. In relation to neighbours, being single-storey and set away from any nearby properties, it is not considered that the proposal will have a detrimental impact on the amenities of neighbouring dwellings. The main issue is the scale and design of the extension in relation to the character of the listed building. The council's Heritage Team have objected to the proposal on the grounds that the extension will harm the character and appearance of the listed building. Georgian buildings are characterised by their symmetry and regularity of detail. They were designed to have balance and have the building elements in proportion. The existing front elevation of the applicant's dwelling is a classical Georgian style that needs to be conserved. To add an extension to one side of the building will create an imbalance that will detract from the original symmetrical classical design and immediately draw attention away from the balanced front elevation. The erection of a conservatory on the side of the building is an unnecessary alteration that cannot be justified in terms of both local and national policy guidance and is therefore unacceptable. The applicant has been made aware of the issues raised and it has been requested that he consider an alternative location for the conservatory to the rear of the property. However, this is his preferred option.

The proposal is therefore considered to be contrary to current policies and is recommended for refusal.

RECOMMENDATION Refuse permission for the following reasons:

The existing building is a grade II Georgian detached dwelling which is characterised by its symmetry and regularity of detail. To erect a single-storey conservatory on the side elevation that is visible from the main front elevation is out of keeping with the character and appearance of the dwelling and creates an imbalance in the main front elevation that detracts from the historic character of the building. The proposal does not preserve or enhance the character of the grade II listed building and, as such, is contrary to policies DS1 and HE5 of the North Lincolnshire Local Plan.



Drawing Title: 2011/0098 and 2011/0099

OS Grid Ref: SE98881757

Drawn by: KC

Scale: 1:5000

Date: 18/03/2011



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



Infrastructure Service

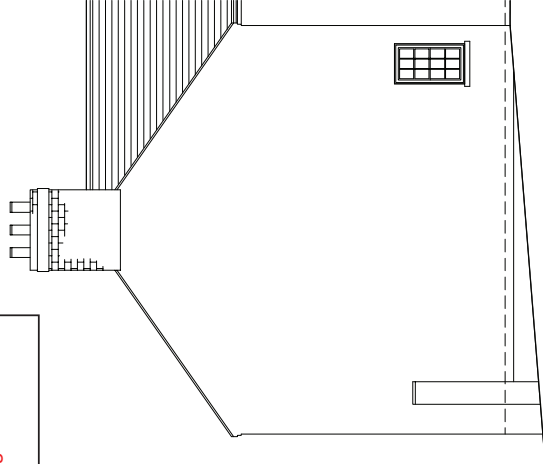
Director,

Peter Williams BSc, DMS, CEng, MEI, MCMI, AMIMechE

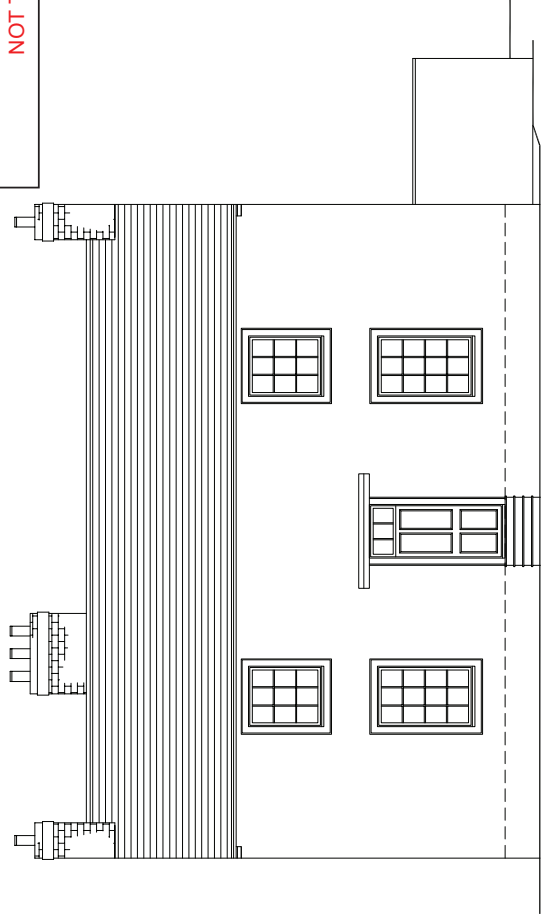
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PA/2011/0098 and 0099 - existing elevations
NOT TO SCALE

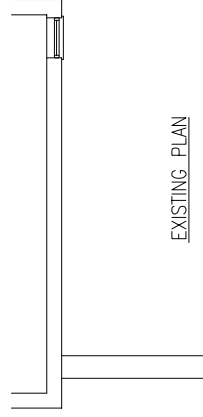
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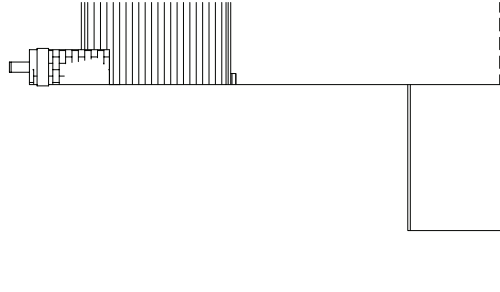
EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION



EXISTING PLAN



EXISTING EAST ELEVATION



DATE	BY	REVISION	REF.
JOB No. : AF1375	CLIENT : Mr Davey	ADDRESS : Horbston Grange Horbston	Bercon-Ujone-Humber South Humberstone DN18 6BL
DRAWING TITLE : EXISTING ELEVATIONS AND PLAN			
CLIENT APPROVAL OF DRAWING			
SIGNED :			
DATE :			
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GENERAL CONSERVATORY DESCRIPTION

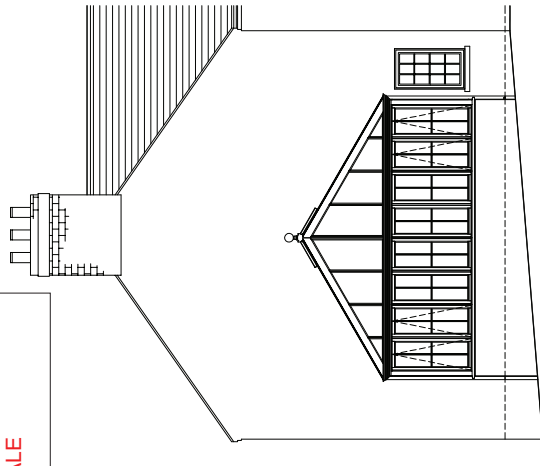
DOUBLE GLAZED UNITS THROUGHOUT COMPRISING 2.4mm CLEAR TOUGHENED GLASS WITH 16mm AIRSPACE LOW EMISSIVITY COATING TO REDUCE HEAT LOSS AND TO BE IN ACCORDANCE WITH BS 6399 PART 1. FRAME AND FACIARY PART FINISHED WITH AN ALUMINIUM POWDER COATED TO MATCH.

DATE	BY	REVISION	REVISION
		AF1375	
JOB No: AF1375			
CLIENT: Mr Diney			
ADDRESS: Horikisw Grange Horikisw			
BY: Benon-John-Humber South Ardscliffe DN18 6BL			
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DATE:			

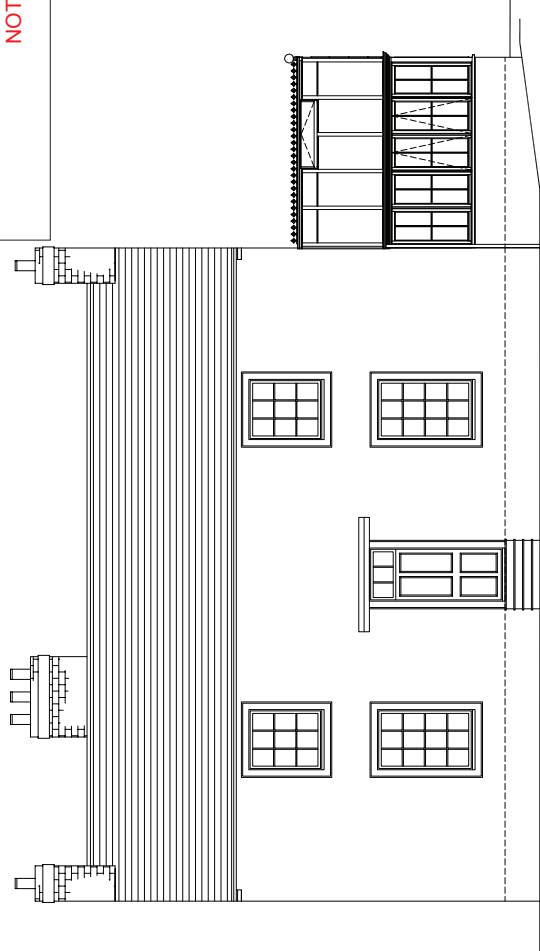
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DATE: 01 Feb 2011

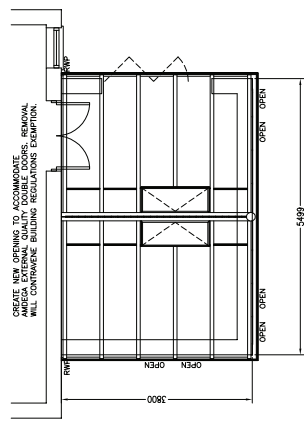
PA/2011/0098 and 0099 - proposed elevations
NOT TO SCALE



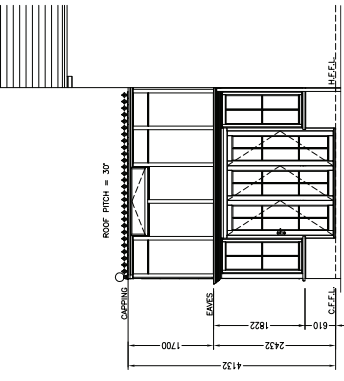
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED PLAN



PROPOSED EAST ELEVATION

