

<b>APPLICATION NO</b>	<b>PA/2008/0633</b>
<b>APPLICANT</b>	Mrs Victoria Rogers
<b>DEVELOPMENT</b>	Planning permission to retain replacement windows and door with wood-framed, double-glazed units
<b>LOCATION</b>	33 Main Street, Saxby All Saints
<b>PARISH</b>	<b>SAXBY</b>
<b>WARD</b>	Brigg and Wolds
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Saxby Parish Council
<b>POLICIES</b>	<p><b>Regional Spatial Strategy:</b> No specific policies apply.</p> <p><b>North Lincolnshire Local Plan:</b> Policy ST2 (Settlement Hierarchy) identifies Saxby as a rural hamlet.</p> <p>Policy HE2 (Development in Conservation Areas) requires that all development should preserve or enhance the character and appearance of the area and its setting. The policy gives detailed criteria for assessing applications in conservation areas.</p> <p>Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The policy states that design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area.</p>
<b>CONSULTATIONS</b>	<b>Highways:</b> Do not wish to restrict the grant of planning permission.
<b>PARISH COUNCIL</b>	<p>Object on the following grounds (summarised):</p> <ul style="list-style-type: none"> <li>• not in keeping with street scene</li> <li>• would detract from the character and appearance of the conservation area contrary to policy HE2</li> <li>• windows replaced in contravention of planning permission</li> </ul>

- plans wrong
- the sticking on of glazing bars does not appear to be a practical solution, easily removed and easy to fall off
- the amount used is not similar to that of Georgian windows

## **PUBLICITY**

Neighbouring properties have been notified, and site and press notices posted. No representations have been received.

## **ASSESSMENT**

This application seeks planning permission for the retention of windows and a door at 33 Main Street, Saxby. The windows are timber and are painted. The property is within the Saxby conservation area and is covered by the Article 4 Direction, which requires a planning application to be made by a householder wishing to replace windows and/or doors.

**The main issue in determining this application is whether or not the design of the new windows and door is acceptable within the conservation area.**

The windows and door have been installed at the property already and the application seeks to regularise the planning status of the works through retrospective approval.

The windows were originally installed with large modern looking panes, which were not divided horizontally by glazing bars. Subsequently a previous application was refused planning permission (PA/2007/1675) on the grounds that the design of the replacement windows would detract from the character and appearance of the conservation area.

However, following on from the refusal the applicants have stuck horizontal glazing bars to the windows. The windows are now in keeping with the traditional windows seen in many of the dwellings in Saxby, and are more traditional to the village than the windows that have been replaced in the property. The council's conservation officer is satisfied with the alterations as now submitted.

With the imposition of a condition requiring the glazing bars to be maintained in their current form the development complements the character of the conservation area and permission should be granted.

**RECOMMENDATION**

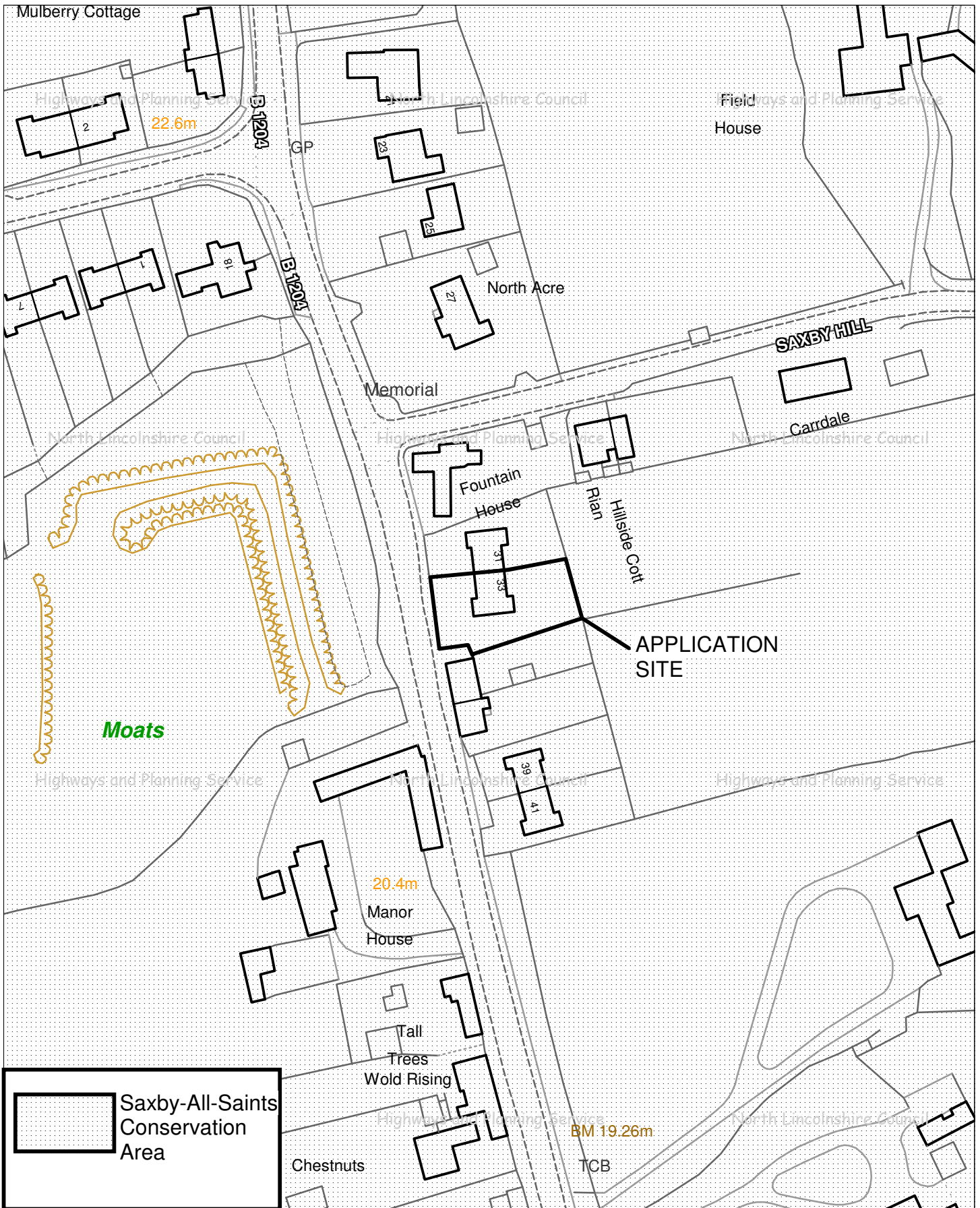
**Grant permission subject to the following conditions:**

1.

The windows shall be maintained in their present condition with the glazing bars as shown on the photographs submitted by the applicant on 23 April 2008.

**Reason**

To protect the character and appearance of the Saxby conservation area and to comply with policy HE2 of the North Lincolnshire Local Plan.



Drawing Title: 2008/0633

OS Grid Ref: SE99051687

Drawn by: SJ

Scale: 1:1250

Date: 30/05/2008



Based upon the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

NORTH LINCOLNSHIRE COUNCIL 100013349 2008



**Highways and Planning Service**

Service Director,  
G Popple

The Ordnance Survey map data included within this publication is provided by North Lincolnshire Council under license from Ordnance Survey in order to fulfil its public function to act as a highways and planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to license Ordnance Survey map data for their own use.