

APPLICATION NO	PA/2008/1030
APPLICANT	North Lincolnshire Council
DEVELOPMENT	Planning permission to replace an existing entrance with a new two-storey extension and erect a single-storey rear extension
LOCATION	Barton-upon-Humber Youth Centre, Maltby Lane, Barton-upon-Humber
PARISH	BARTON-UPON-HUMBER
WARD	Barton-upon-Humber
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Third party request to address the committee
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy ST2 (Settlement Hierarchy) identifies Barton as a principal growth settlement.</p> <p>Policy ST3 (Development Limits) shows the site as being within the development boundary of Barton.</p> <p>Policy DS1 (General Requirements) states that a high standard of design is expected in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. All proposals will be considered in relation to quality of design, and impact on amenity.</p> <p>The site is in the conservation area (policy HE2) where the Local Planning Authority has a duty to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area.</p> <p>Policy C7 (Community Centres) sets out the criteria for assessing applications for new and extended community centres.</p>
CONSULTATIONS	Highways: No objections.
TOWN COUNCIL	No objections.

PUBLICITY

The application has been advertised by means of site and press notices, and neighbouring properties notified. Letters of objection and a petition signed by 19 residents of Maltby Lane has been received raising the following material issues:

- Inadequate parking for the centre, which is predominantly used in the evenings, residents who struggle to park their vehicles within a reasonable distance will suffer significant disruption. Extra traffic. Maltby Lane should become one-way, worry about emergency vehicles getting through. Double yellow lines would have a detrimental effect on residents.
- Reduced visibility for both road users and pedestrians due to the extension being situated on a bend in the street.
- Invasion of privacy. New windows will overlook neighbours' gardens and windows.
- Loss of daylight.
- Characteristics of Maltby Lane will be dramatically transformed from a peaceful neighbourhood to a busy and hectic locality acting as the core of the community.
- Increase in noise due to people arriving and leaving and from activities within the centre.
- Increase in levels of litter.
- Disadvantage to the youth of Barton. The objectors feel that if the site is no longer purely providing for the youth of Barton it will disadvantage these young people.

ASSESSMENT

Planning permission is being sought to erect a replacement entrance which would be two-storey and a single-storey rear extension. The accommodation provided would be a new entrance and a storage room at ground floor, a meeting room at first floor to the front, and three interview rooms/offices at the rear.

The main issues for consideration in this case are whether the design of the proposals is in keeping with, and would contribute to, the character of the Barton conservation area; the impact upon the amenity of neighbours; parking; and whether the

principle of development is acceptable in policy terms.

Design

The proposed entrance foyer has been sympathetically designed and would be in keeping with, and would complement, the character of the existing building. The proposals would preserve the character and appearance of the conservation area.

Amenity

The rear extension would have no impact upon the surrounding properties. The front extension would have first floor windows overlooking neighbouring properties but from across the street in a built-up urban area. This is considered acceptable, especially as the centre is non-residential. Additionally, in practical terms, the main windows are set at an oblique angle looking away from the neighbouring houses and the side window which would overlook the houses only lights a staircase/landing and would not have a material impact. Loss of light would not be likely to be a factor due to the distance of the proposed extension from residential properties.

Parking

Objectors have raised concerns about the lack of parking and the traffic in the street, also about the possible problems for emergency vehicles. The application involves the loss of the three parking spaces to the front of the building, however Highways have not identified these as issues and the proposals are felt to be acceptable.

Policy

Policy C7 supports applications for extensions to community centres subject to the development not resulting in a loss of amenity in a residential area.

The objectors raise the issue of the impact upon the youth of Barton, but this application seeks to provide additional facilities which would improve the level of services provided, and there is no evidence that these proposals would have a negative impact upon the young people of Barton or reduce the facilities available to them.

In summary, this is considered a scheme which complies with design considerations, sits well within the street

scene, is sympathetic to the character of the Barton conservation area and can be supported.

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.

No development shall take place until a full schedule of all external facing materials has been submitted to and approved in writing by the Local Planning Authority to include all bricks, joinery products, roof coverings, rainwater goods and external finishes, and only the approved materials shall be used.

Reason

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

3.

No development shall commence on site until detailed drawings of the windows and doors, at a scale of 1:10 and including cross-sectional details, have been submitted to and approved in writing by the Local Planning Authority. Only the approved windows and doors shall be installed and these shall be retained thereafter.

Reason


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




Application site within Conservation Area

Drawing Title: 2008/1030

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