

APPLICATION NO	PA/2008/1055
APPLICANT	Mr G Marsh
DEVELOPMENT	Listed building consent for a single-storey extension and associated works (application to vary details already approved - resubmission of PA/2007/0901)
LOCATION	The Laurels, 70 High Street, Belton
PARISH	BELTON
WARD	Axholme Central
SUMMARY RECOMMENDATION	Grant consent subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Belton Parish Council
POLICIES	Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply. North Lincolnshire Local Plan: Policy HE5 (Development Affecting Listed Buildings) applies because the principal building on the site is a grade II listed building. The primary consideration will be the need to preserve or enhance the fabric and character of the building and consent will not be granted unless it has been demonstrated that the proposed works would secure this objective. Proposals which damage the setting of a listed building will be resisted.
CONSULTATIONS	Highways: No objections.
PARISH COUNCIL	Object on the grounds that the proposal is too high and intrusive and it is out of character with the area as it is next to a listed building.
PUBLICITY	Neighbouring properties have been notified. No letters of objection have been received.
ASSESSMENT	This application involves an amendment to the previously approved application (PA/2007/0772). The previous permission was granted for a large single-storey extension to the outbuildings to the rear of 70 High Street, Belton. The proposed amendment is to raise the roof height of part of the outbuildings which are to be used as garages.

The main issue in the determination of this application is whether the proposed extension would have an adverse impact upon the setting of the listed building.

The proposed alteration to the roof is not considered to be out of keeping with the character of the area or the existing dwelling. It is considered that the scale, size and location of the roof extension is not out of keeping with the immediate area or the listed building. The raising of the roof is not considered to detract from the character of the listed building especially as it is set well back from the main dwelling.

The roof is proposed to be raised by approximately 0.47 metres. This is not an excessive increase in height and would not form an intrusive feature in the area. The council's Environment Team have been consulted on this application with regard to its impact on the listed building and have raised no concerns provided the materials used on the roof are sympathetic to the existing dwelling and the surrounding area.

After considering all the issues raised it is felt that the proposal is acceptable in planning terms and is recommended for approval.

RECOMMENDATION

Grant consent subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

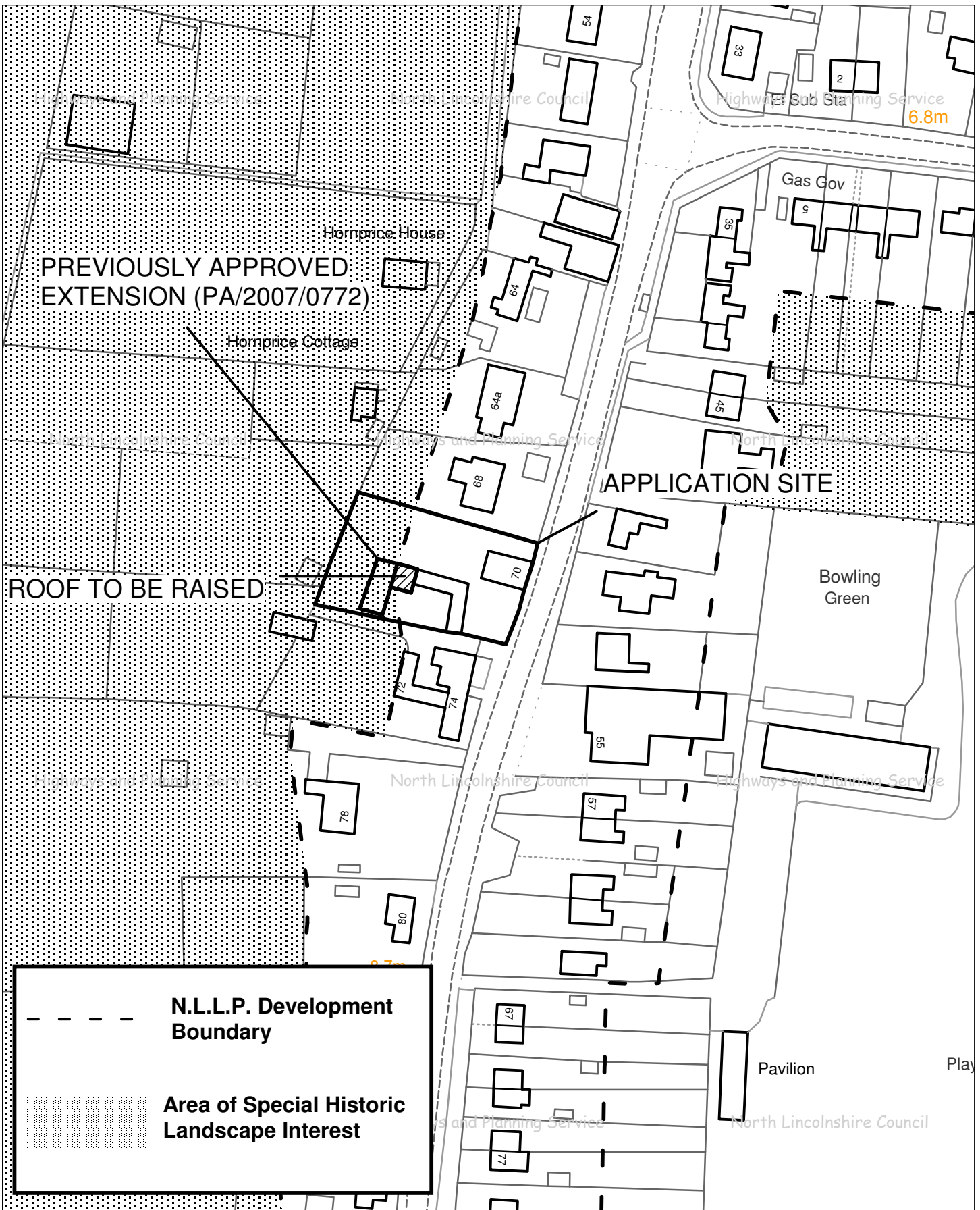
To comply with section 91 of the Town and Country Planning Act 1990.

2.

No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.



Drawing Title: 2008/1055

OS Grid Ref: SE78440674

Drawn by: AL

Scale: 1:1250

Date: 24/09/2008



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Highways and Planning Service

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