

APPLICATION NO PA/2014/1122

APPLICANT Mr & Mrs Marshall

DEVELOPMENT Planning permission to erect a two-storey extension

LOCATION Vicarage Barn, Howe Lane, Goxhill

PARISH **GOXHILL**

WARD Ferry

CASE OFFICER Andrew Willerton

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Goxhill Parish Council

POLICIES

National Planning Policy Framework:

Section 7 (Requiring Good Design)

Section 11 (Conserving and Enhancing the Historic Environment)

North Lincolnshire Local Plan:

Policy DS1 (General Requirements)

Policy DS5 (Residential Extensions)

Policy HE5 (Development affecting Listed Buildings)

North Lincolnshire Core Strategy:

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS6 (Historic Environment)

CONSULTATIONS

Highways: No objection.

Conservation Officer: No objection but does provide comment.

Environment Team (Trees): No objection.

PARISH COUNCIL

Objects to the application for the following reasons:

- The proposed extension, by its design and orientation, would be overbearing to the open character and appearance of the immediate area.
- The proposed extension is close to a beech tree within the curtilage of The Old Vicarage and the footings of the proposed extension will be detrimental to the root system of the tree and those of the hedgerow between the two properties. Should the tree sustain damage the owners of The Old Vicarage should not be liable for the cost of its removal.
- The proposed extension would result in over-development of Vicarage Barn and would not be sympathetic to its age or original purpose.

PUBLICITY

Neighbouring properties have been notified by letter, and site and press notices posted. One letter of objection has been received from the owner/occupier of The Old Vicarage with the following concerns:

- The proposed extension is contrary to development guidelines within the Department for Communities and Local Government Permitted Development for Householders – Technical Guidance (April 2014).
- The proposed extension is close to a beech tree and the foundations of the proposed extension may damage the root system of the tree.
- The crown of the beech tree extends close to where the extension is to be sited and thus will require pruning.

ASSESSMENT

The application site is Vicarage Barn, Howe Lane, Goxhill and is within the development limit. The site lies adjacent to the grade II listed Old Vicarage. Planning permission is sought to erect a two-storey extension.

The applicant has provided amended plans for determination following receipt of letters of objection from the owner/occupier of The Old Vicarage and from the parish council. It is important to highlight that Vicarage Barn is not a listed building. It has been confirmed by the council's conservation officer that, despite its name and proximity to The Old Vicarage, Vicarage Barn is not a listed building as at the time of the listing of The Old Vicarage the barn was outside its curtilage.

The main issues to be considered in the determination of this application are whether the appearance, scale and siting or the proposed extension are acceptable, particularly with regard to its context with Vicarage Barn, and whether the extension would adversely affect the setting of the adjacent grade II listed building.

Vicarage Barn is a two-storey property which has undergone conversion from a barn to a two-storey dwelling by virtue of planning permission PA/2000/0109. The barn has been extended previously, off the north elevation, to provide a storeroom and dual car port. It is proposed to build a two-storey extension off the west elevation which faces onto a grade II

listed building known as The Old Vicarage. The west elevation of Vicarage Barn is considered to be the rear elevation as the principal elevation of the property is perpendicular to Howe Lane. The proposed two-storey extension is to be built to the following dimensions: 2.6 metres deep, 4.9 metres wide, 4.2 metres to eaves and 5.1 metres to maximum roof height. The proposed extension has a mono-pitch roof with the roof ridge tying into the existing roof slope rather than a wall typical in 'lean to' extensions.

It is proposed to construct the extension in external materials to match the existing barn. These will therefore consist of a multi-red facing brick, red double pantile to the roof and cream timber-framed windows with four symmetrical panes. It is considered that the proposed materials are acceptable and in keeping with the existing barn.

The conservation officer, however, does have some concerns that the proposed extension would detract from the character of the barn which is a simple utilitarian building. Whilst this may be the case, the barn is not a listed building and, as stated previously, the design of the extension is considered sympathetic to its context with Vicarage Barn and would not cause significant harm to it to warrant refusal. This stance is further taken owing to the position of the extension to the rear of Vicarage Barn resulting in no visual impact from the proposed extension on the principal elevation. However, it is acknowledged that owing to the siting of Vicarage Barn perpendicular to Howe Lane, the extension will be visible from Howe Lane, although this viewpoint is partially screened by a mature tree and hedgerow.

The proposed extension is not considered to adversely affect the residential amenity of The Old Vicarage, having been designed so that windows do not overlook the garden space. In addition, the proposed extension is not considered to result in loss of light to the property, being over 10 metres away from The Old Vicarage building itself, although it will be situated close to the boundary between the two properties.

Further assessment is required of how the proposed extension will affect the setting of the grade II listed building, The Old Vicarage. The conservation officer has stated that proposed extension will not draw the eye or damage the experience of The Old Vicarage. This viewpoint is taken because the hedgerow along the boundary between the two properties is to be retained and Vicarage Barn, as extended, will not form an overly dominant structure which would compete for interest with the listed building.

The owner/occupier of The Old Vicarage and the parish council have objected to the proposed extension. The owner/occupier of The Old Vicarage has concerns that the proposed extension is contrary to development guidelines within the Department for Local Communities and Government Permitted Development for Householders – Technical Guidance (April 2014). It is acknowledged that the proposed development is contrary to policy in this document. However, the policy in this document relates to development that may occur without the need for planning permission which is classified as 'permitted development' rather than giving specific design guidance for planning applications. The fact that the proposed extension is not consistent with regulations within this document is not a reason for refusal.

The objection goes on to raise concerns about the impact of the proposed extension upon a beech tree within the curtilage of The Old Vicarage. The tree officer has been consulted with regard to this application and has stated that it is unlikely that the proposed development will significantly affect the tree's root system given that the hedgerow is to be retained and will act as a barrier, and the footprint of the proposed extension is small in scale to the anticipated root system that the beech tree will have.

The parish council's objection also raises concerns with regard to the impact the proposed extension will have on the beech tree. It also states that the proposed extension will result in the over-development of the site and is not sympathetic to Vicarage Barn, and that the proposed extension will be overbearing to the open character of the area and the setting of the listed building.

It is considered that, whilst the proposed extension will have little impact upon the setting of the listed building and beech tree and no significant impact upon Vicarage Barn will occur given the scale of the extension and the facing materials chosen.

It is therefore recommended that planning permission be granted subject to conditions.

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.

The development hereby permitted shall be carried out in accordance with the following approved plans: 158 4 001 and 158 1 003 Revision A.

Reason

For the avoidance of doubt and in the interests of proper planning.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

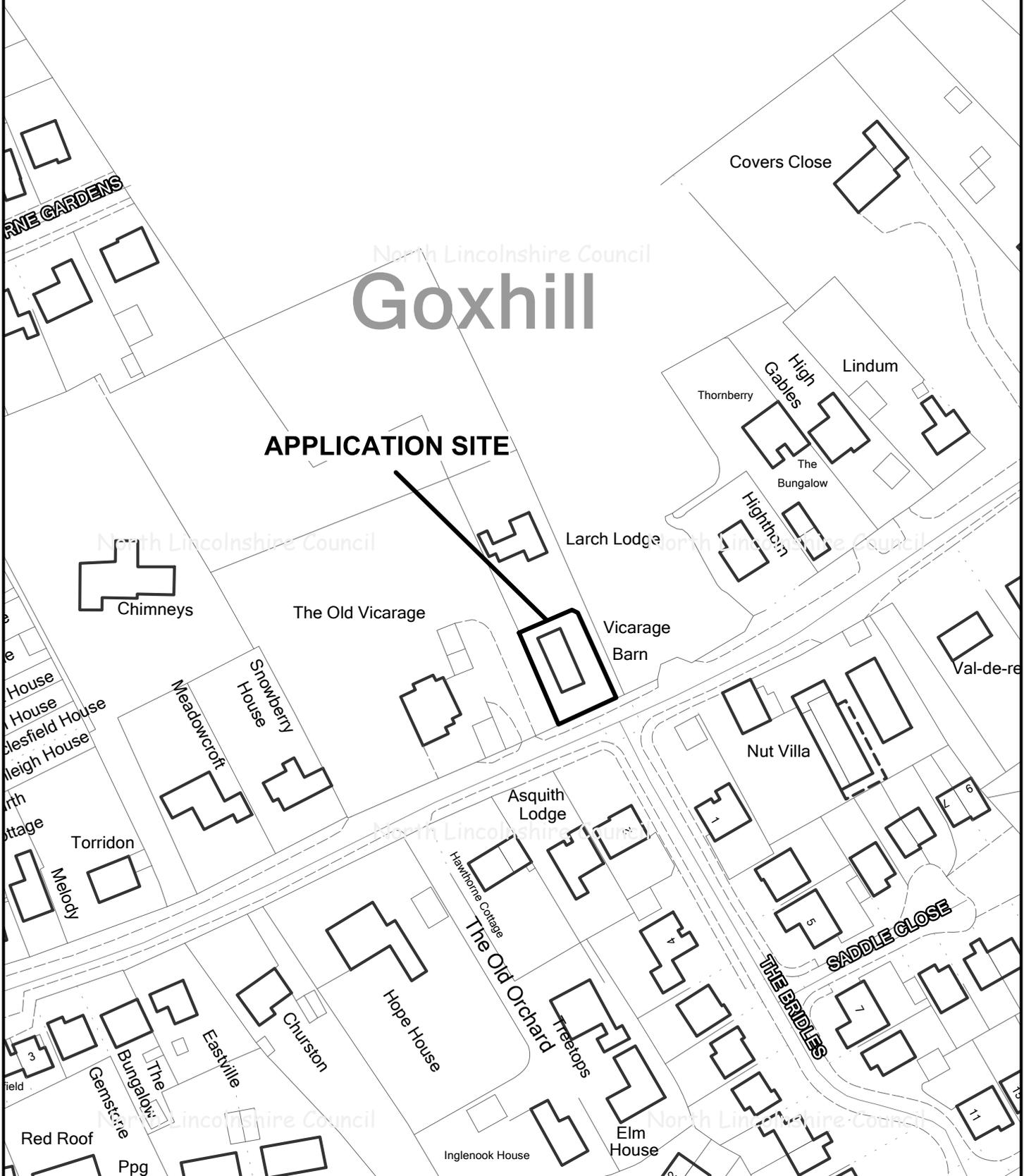
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North Lincolnshire Council

North Lincolnshire Council

Goxhill

APPLICATION SITE



Title: 2014/1122

Drawn by: Sue Barden

Date: 27/01/2015

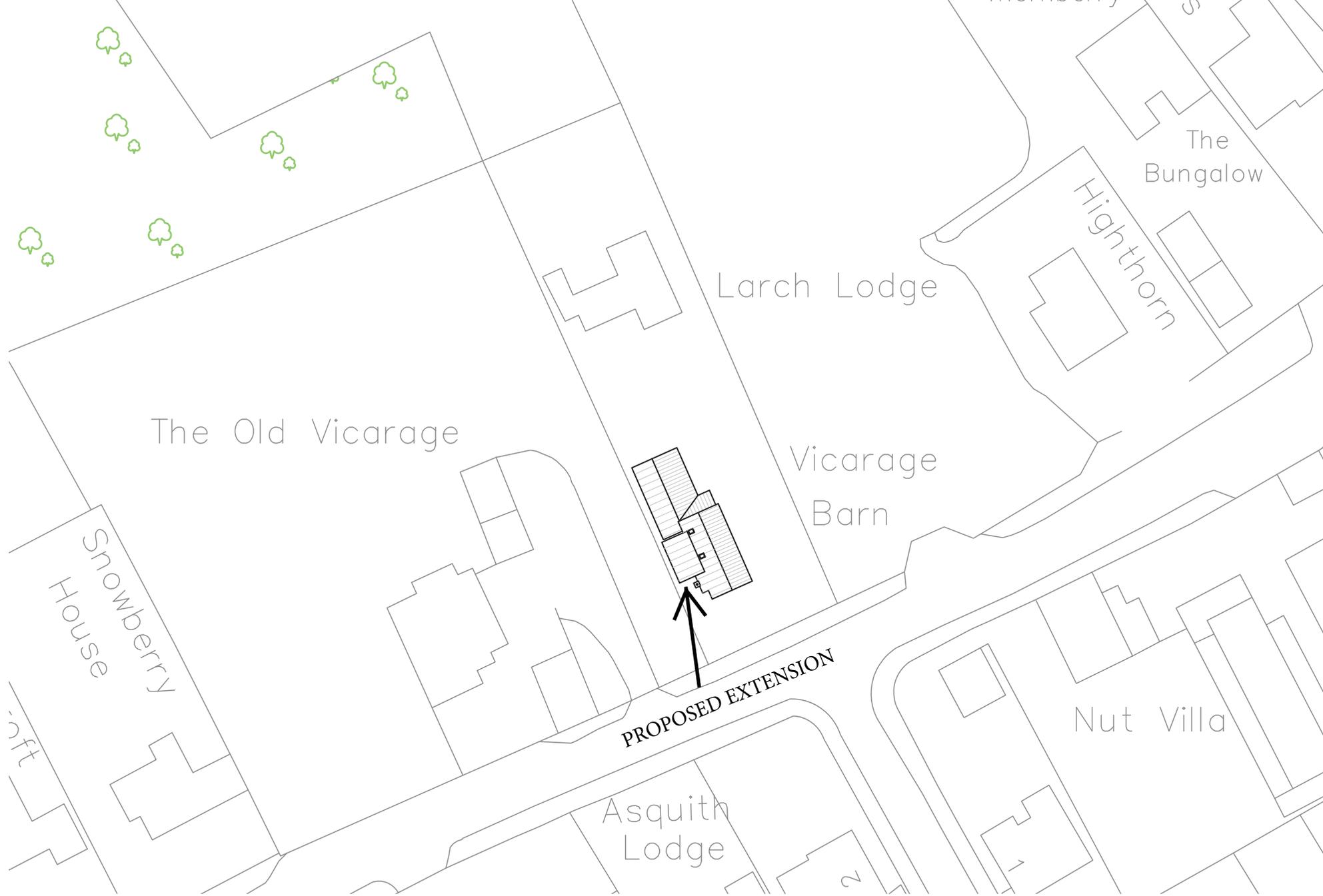
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Director of Places
Peter Williams
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PA/2014/1122 Proposed Block Plan

Not to scale