

APPLICATION NO PA/2015/0993

APPLICANT Mr M Parish

DEVELOPMENT Planning permission for the installation of three rooflights to front elevation

LOCATION Hillside Cottage, 1 Low Burgage, Winteringham

PARISH WINTERINGHAM

WARD Burton Stather and Winterton

CASE OFFICER Chris Neal

SUMMARY RECOMMENDATION Refuse permission

REASONS FOR REFERENCE TO COMMITTEE Agent request to address the committee

POLICIES

National Planning Policy Framework: 6 (Choice of High Quality Homes); 7 (Requiring Good Design).

Supplementary Planning Guidance: Winteringham Conservation Area Supplementary Planning Guidance.

North Lincolnshire Local Plan: Policies DS1 (General Requirements) and T2 (Access to Development).

North Lincolnshire Core Strategy: Policies CS1(Spatial Strategy For North Lincolnshire), CS3 (Delivering Quality Design In North Lincolnshire) and CS6 (Historic Environment).

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

No objections.

PUBLICITY

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

ASSESSMENT

This application is for the installation of three rooflights to the front elevation of a dwelling in an Article 4 Conservation Area. All three rooflights would be grouped together at one end of

the roof replacing one existing significantly smaller rooflight. The building in question is an 18th Century dwelling prominent in the street scene.

The agent has requested to address the committee following objections raised by the council's Conservation Officer. Based on the consultation response:

the main issue to consider is whether or not the proposal would preserve or enhance the character of the conservation area.

The Design, Access and Heritage Statement submitted with the application argues that, due to the high nature of the roof and its angle from and proximity to the street, the alterations will have minimal impact on the street scene but will improve natural lighting into the second floor living accommodation. The document acknowledges the architectural importance of the building and the conservation area but states they believe the design to be carefully chosen to have minimal impact on the conservation area as an overall heritage asset and that whilst not of traditional style it is sympathetic to the existing building.

Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 requires a general duty to preserve or enhance the character of the area when exercising planning functions.

The council's Conservation Officer highlights that during the 2005 appraisal of the Winteringham conservation area the application site was identified as a building of townscape merit which is considered to be of local importance. The proposed rooflights are considered a modern architectural feature not associated with or complementary to the clear red pantile roofs. Whilst not noticeable from immediately in front of the building the street scene looking up or down the road will be affected.

There are no other examples of such a feature in the conservation area and similar development has been resisted in the past so as not to set a precedent. It is not considered to comply with Winteringham Conservation Area Supplementary Planning Guidance which details the approach towards consideration of townscape merit buildings, policy HE2 of the North Lincolnshire Local Plan or Section 72 of the 1990 Act detailed earlier in this report.

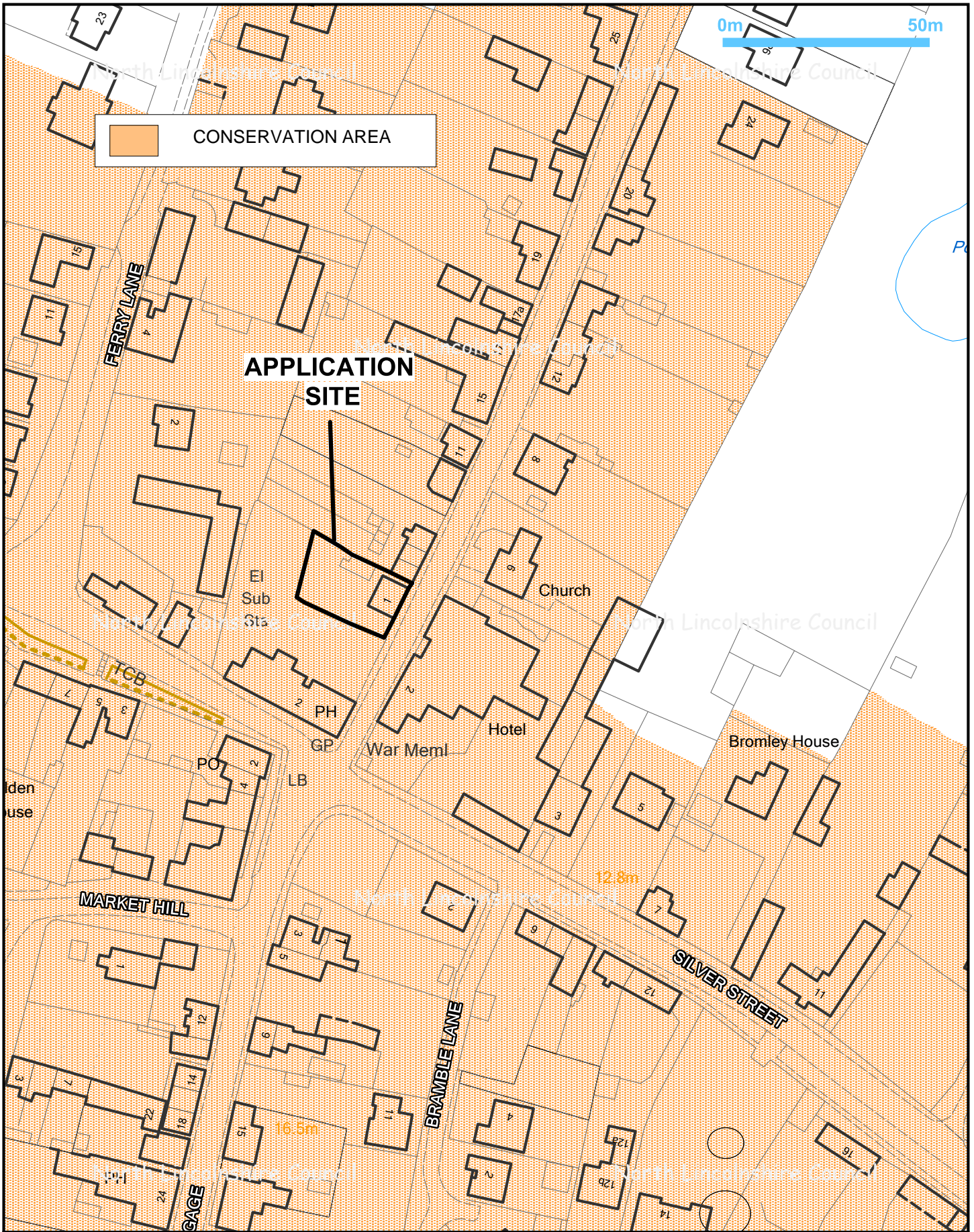
It is therefore recommended that the application be refused.

RECOMMENDATION Refuse permission for the following reasons:

The proposed design is not considered to preserve or enhance the appearance of the area, but instead is considered to be detrimental to the conservation area and therefore contrary to the SPG for Winteringham Conservation Area, policy HE2 of the North Lincolnshire Local Plan, and the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

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.

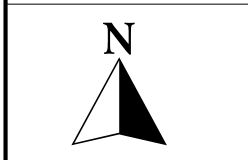


Title: PA/2015/0993

Drawn by: Sue Barden

Date: 06/10/2015

Scale 1:1250 at A4



© Crown copyright and database rights 2015
Ordnance Survey 0100023560



Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE

