

<b>APPLICATION NO</b>	<b>PA/2020/152</b>
<b>APPLICANT</b>	A Mercer and A Kendall
<b>DEVELOPMENT</b>	Planning permission to erect a rear, one-and-a-half-storey extension, detached garage and detached workshop/greenhouse, install two dormer windows in the front elevation, and erect 1.4 metre and 2.4 metre high boundary walls
<b>LOCATION</b>	3 School Lane, Appleby, DN15 0AL
<b>PARISH</b>	Appleby
<b>WARD</b>	Broughton and Appleby
<b>CASE OFFICER</b>	Mark Niland
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>

**REASONS FOR REFERENCE TO COMMITTEE**                      Objection by Appleby Parish Council

**POLICIES**

**National Planning Policy Framework:**

Paragraph 189: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 190: Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 193: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 197: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

**North Lincolnshire Local Plan:** DS1, DS5, DS11, HE2, T2, T19

**North Lincolnshire Core Strategy:** CS5, CS6

**Appleby Parish Neighbourhood Plan:** AP1, AP2, AP3, AP13

## **CONSULTATIONS**

**Highways:** No objection subject to the imposition of conditions.

**Drainage (Lead Local Flood Authority):** No objections or comments to make.

**Environmental Protection:** No comments received.

**Historic Environment Record:** No further recommendations in relation to archaeology.

**Conservation:** Initial objection removed following submission of the amended scheme.

## **PARISH COUNCIL**

The parish have made comment that, whilst the amended scheme represents improvements, there are still concerns in relation to the dormer windows, the impact upon the building of Townscape Merit and the proposed wall.

## **PUBLICITY**

The proposal has been advertised by site and press notice.

Numerous objections have been received that cover many topics, all expressing concern in relation to the proposal. They can be summarised as follows:

- impact upon a building of townscape merit
- impact upon the conservation area
- design issues
- highway safety
- residential amenity.

## **ASSESSMENT**

### **Planning history**

7/1990/0838: Outline planning application to erect three houses, with external appearance, landscaping and design not reserved for subsequent approval – granted subject to conditions, 24 January 1991.

## **Site characteristics**

The proposal is located within the settlement boundary and the conservation area for Appleby as identified by the Housing and Employment Land Allocations DPD 2016. The property has also been identified as a building of townscape merit within the Appleby conservation area appraisal. The dwelling is an early 19th century cottage built from local limestone. Typical of traditional properties in Appleby, it is embellished with red brick quoins and dressings. It has a central lobby and matching attractive external chimneys, also embroidered with red brick dressings.

It is a distinctive single-storey cottage that retains its original character. It has a small rear extension; however, when viewed from the key public domain, the cottage can be experienced in its original form with its original front and gable ends. The applicant seeks to erect extensions, an outbuilding and a wall.

**The following issues are therefore relevant to the determination of this proposal:**

- **impact upon the historic environment**
- **impact upon residential amenity.**

### **Impact upon the historic environment**

Policy HE2 of the North Lincolnshire Local Plan is concerned with development in conservation areas. It states, "...All development proposals in, or which affect the setting of, conservation areas should preserve or enhance the character and appearance of the area and its setting." Policy CS6 of the Core Strategy is concerned with the historic environment and states, "...The council will seek to protect, conserve and enhance North Lincolnshire's historic environment, as well as the character and setting of areas of acknowledged importance, including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains."

Policy AP13 of the Appleby Local Neighbourhood Plan sets out in effect principles for proposals to follow for developments within the conservation area. Paragraphs A–H set out the parameters for development which consider scale and massing, local distinctiveness, inherent design, original features such as walls, chimneys and gates, the retention of views and vistas, trees and landscaping, and parking, as well as referring back to the general design principles in the conservation area appraisal and policy AP2.

Since the original submission, the applicant has scaled back the proposal by setting the garage back further into the rear garden space, retained the front hedge, and reduced the height of the wall to 2 metres around the rear of the curtilage and 1 metre along the sides of the property. The extension will allow for an extended kitchen and dining area at ground floor, as well as an additional bedroom at first floor. The garage is set back and away from the dwelling, whilst a greenhouse/workshop is located to the rear.

Numerous objections have been received to the proposals from local residents, which are summarised above, as well as objection from the parish council. The conservation officer has removed earlier objections following the submission of amended plans.

In terms of the dwelling itself, with the exception of the gable dormers, the integrity of the principal elevation is retained, chimney stacks bookending the dwelling, and the garage

moved away, retaining the necessary space so as not to challenge the dwelling. The dormers do dilute its appearance somewhat and in this regard are somewhat harmful to the locally listed building. However, they are at a scale that is proportionate to the property, and whilst not original, the materials are traditional; therefore, whilst there is clearly some harm by the installation of the gable dormers, it is not at a level that would warrant refusal. This position is confirmed by the most recent consultation response from the council's conservation officer.

The rear extension would intersect the existing roof structure and finish with a gable looking into the rear amenity space. This will replace an existing single-storey lean-to extension on the rear elevation. The proposed extension would clearly add a lot of mass to the property, and in relation to the size of the existing dwelling, would represent a large addition. The extension, however, extends from the middle of the rear elevation and does not extend the full width of the house, and is located in a position that is considered to be the most sensitive. The extension, like the dormers, would dilute the existing character of the dwelling, causing some harm to the building of townscape merit. However, it is considered that the harm is not at a level that would warrant refusal due to the built form of the extension being located in a sensitive manner that allows the legibility of the cottage to remain intact. Furthermore, it has to be noted that the proposed materials are of an exceptionally high quality: they are contextually relevant to the historic environment of Appleby and have also been communicated on plan in a precise and professional way, which allows for a robust assessment of the impacts of the development.

The garage, again, retains the materials that are put forward for the extension and is set away from both the house and street scene so as to not overly impinge upon the visual amenity of the historic environment or the cottage. Some local concern has been raised relating to the wall, as well as from Highways and the parish council. The applicant has dropped the height of this wall so it is now 2 metres high to the rear, lowering to 1 metre around the sides. Concerns have stated that this wall is out of keeping and that many of the boundaries in Appleby are made up of planting. Whilst this is true, there are still examples of walls across the wider settlement and this form of boundary treatment is not considered to be incongruous.

In terms of the wider conservation area, there has been an ongoing morphology of the built environment, which includes the erection of dwellings along the street frontage and to the rear, as well as extensions and alterations to existing buildings within the conservation area. Planning permission was granted in 1990 for the erection of three dwellings and these are located to the rear of the application site. The dwellings make little contribution to the historic nature of the conservation area. A wall partially screening this newer (in historic terms) development from the street scene would not have negative impacts upon the historic environment, especially given the quality materials proposed for the wall.

It is therefore considered, based upon the relevant policies put forward at the start of this section, the officer's comments and the material considerations put forward by objectors, that there would be a loss of original features of the existing cottage. However, this harm is mitigated by the sensitive design solution that allows the original dwelling to remain legible, and the contextually relevant materials proposed would enable the development to be easily absorbed into the conservation area.

It is therefore considered, on balance, that the proposal is acceptable and would align with the aforementioned planning policies. The plans are annotated with the proposed materials which will be secured through the approved plans condition.

## **Residential amenity**

Policy DS5 of the North Lincolnshire Local Plan is concerned with residential extensions. It states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing impact or loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

The proposal is considered to be at a scale and to have a suitable separation distance from all other dwellings so as not to give rise to unacceptable impacts caused by overshadowing or being overbearing. Furthermore, all openings are positioned such that they would not give rise to unacceptable levels of visual intrusion.

It is therefore considered that the proposal would not carry any overbearing, overlooking or overshadowing impacts that would be detrimental to the residential amenity rights of adjoining neighbours and aligns with policy DS5.

## **Conclusion**

The proposal does result in some harm to an identified building of townscape merit. However, it is considered that the harm is not at a level that would warrant refusal. The sensitive design solution and the materials allow the original elements of the cottage to remain legible, whilst also being absorbed by the existing urban landscape. Furthermore, the wall is of high quality and the screening of a more modern development does not give rise to conservation concerns. Lastly, Highways have recommended compliance conditions which will be attached to protect the safety of existing and future users of the highway.

## **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: 902.01 Rev A.

Reason

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

3.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

## Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

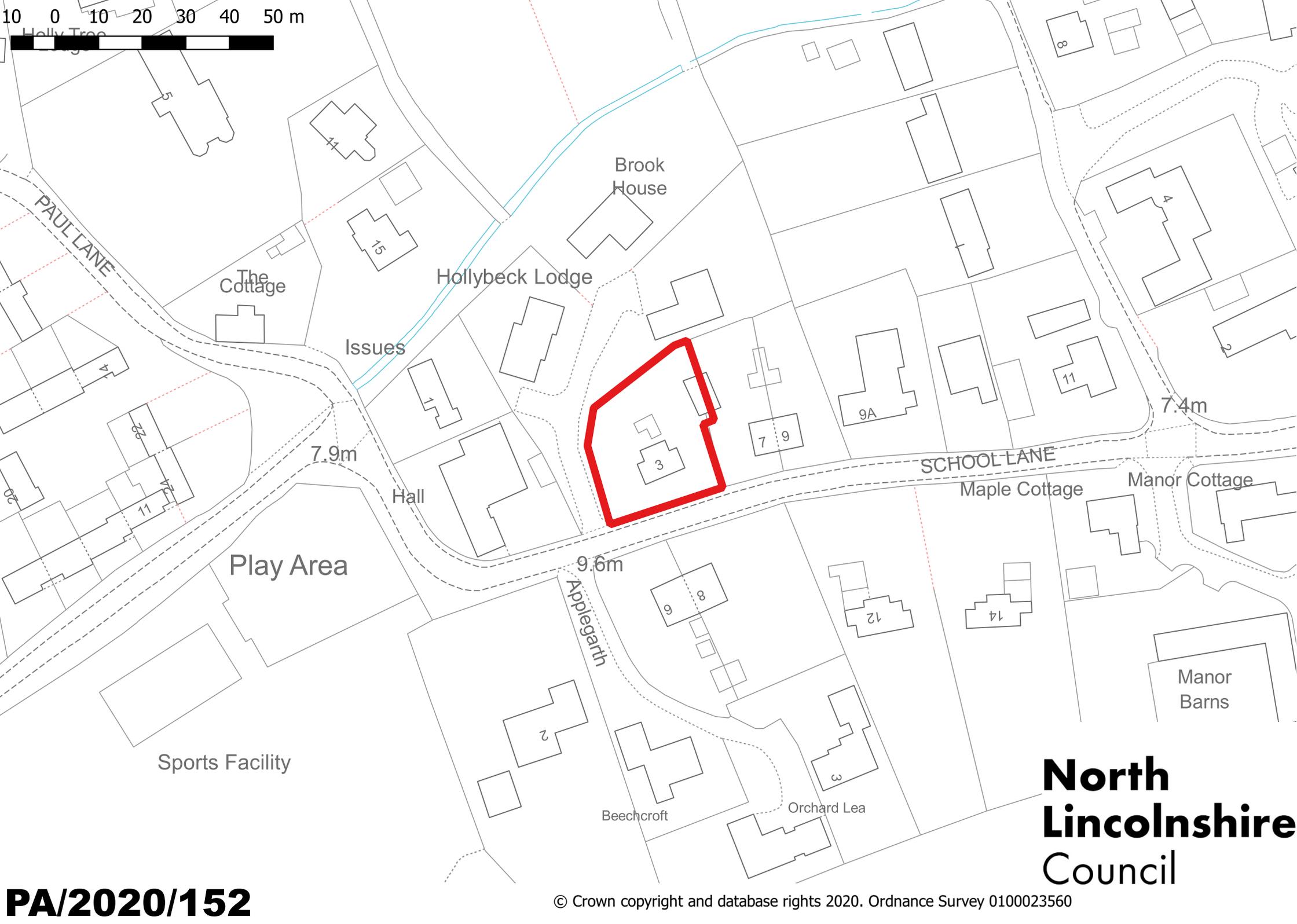
### **Informative 1**

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

### **Informative 2**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 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.



**North  
Lincolnshire  
Council**

**PA/2020/152**

# PA/2020/152 Existing and proposed plans (not to scale)

All dimensions & details given on this drawing are to be checked and verified on site prior to works being undertaken. Any discrepancies and/or variations to the specifications within these drawings or associated documents are to be notified to keystonearchitecture.

Do not scale from these drawings. If in doubt - ask.

All materials shall be best, applied or fixed in accordance with the manufacturers written instructions, recommendations and specifications. Variations to specified materials shall be agreed in writing with keystone architecture.

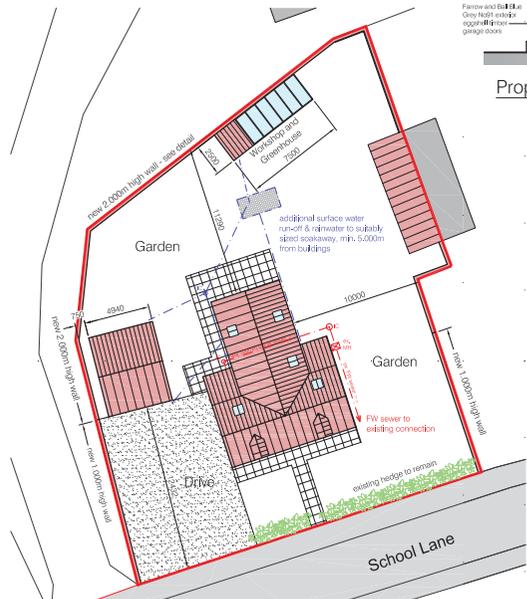
The Contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority, whether or not indicated on the drawings or in the specification.

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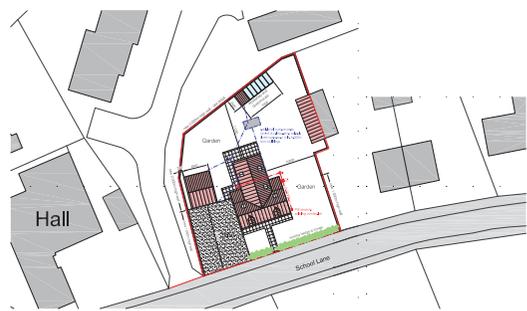


1:1250  
0 25m 50m 75m 100m 125m  
Ordnance Survey, (c) Crown Copyright 2018. All rights reserved. Licence number 100022432

Location Plan  
scale 1:1250



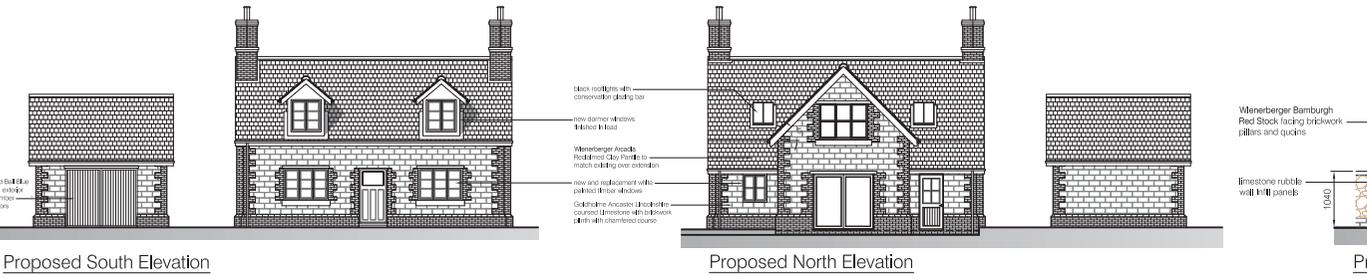
Proposed Site Plan  
scale 1:200



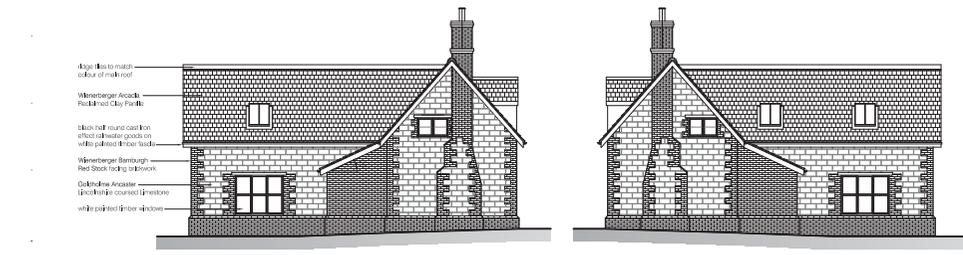
Proposed Block Plan  
scale 1:500



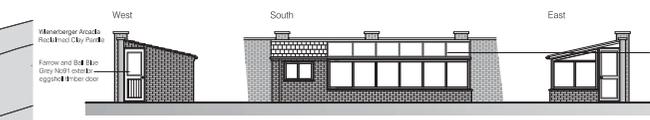
Existing South Elevation      Existing West Elevation      Existing East Elevation      Existing North Elevation



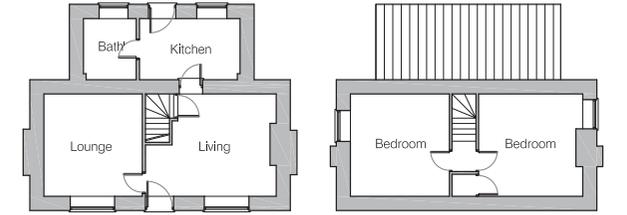
Proposed South Elevation      Proposed North Elevation      Proposed Boundary Walling



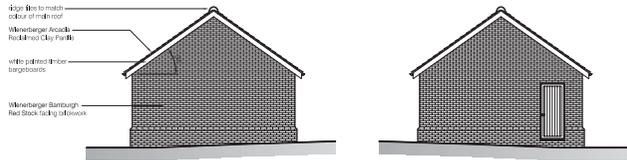
Proposed West Elevation      Proposed East Elevation



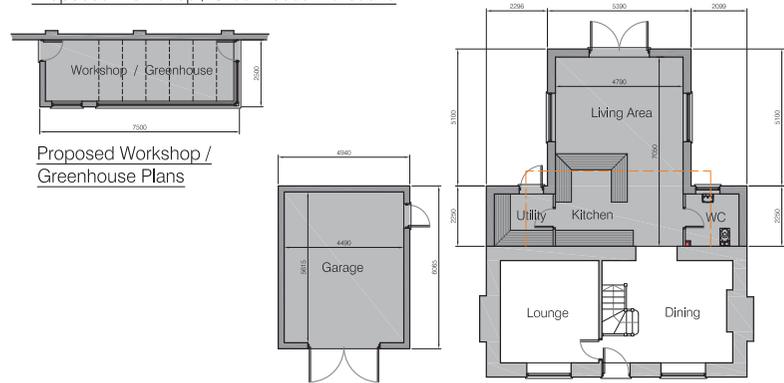
Proposed Workshop / Greenhouse Elevations



Existing Ground Floor      Existing First Floor

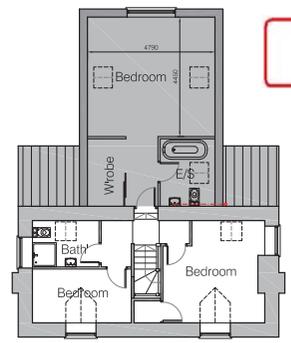


Proposed Garage West Elevation      Proposed Garage East Elevation



Proposed Workshop / Greenhouse Plans

Proposed Ground Floor



Proposed First Floor

AMENDED