

**APPLICATION NO** PA/2020/1365

**APPLICANT** Mrs Rebecca Proctor

**DEVELOPMENT** Planning permission to replace all windows and external doors

**LOCATION** Camasstraddan, 41 Main Street, Saxby All Saints, DN20 0QF

**PARISH** Saxby All Saints

**WARD** Brigg and Wolds

**CASE OFFICER** Nick Salt

**SUMMARY RECOMMENDATION** **Refuse permission**

**REASONS FOR REFERENCE TO COMMITTEE** Member 'call in' (Cllrs Rob Waltham and Carl Sherwood – significant public interest)

## **POLICIES**

**National Planning Policy Framework:** Section 16

**North Lincolnshire Local Plan:** DS1, DS5, HE2

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

**Supplementary guidance:** Saxby All Saints Conservation Area Appraisal

## **CONSULTATIONS**

**Highways:** No comment or objection.

**LLFA (Drainage):** No comment or objection.

**Conservation:** Object, request an amended application.

This property is a modern 1970's property in the Saxby All Saints Conservation Area. It is situated on Main Street, the main through route in the conservation area and the most important street that contains the majority of the historic properties.

The majority of the buildings in the conservation area are small, two-storey cottages. Some of these properties were built in the 18th century as single-storey houses, but were raised to two storeys in the 19th century.

These buildings face the highway, and are either located on the back edge of the pavement or slightly back from the street, with small front gardens enclosed by hedges. Typically, these cottages are detached brick whitewashed buildings of three bays with a central door, timber multi-paned sliding sash windows, timber-boarded doors, and orange clay pantile roofs.

All these buildings have traditional timber casement or sliding sash windows and are a key area characteristic that contributes to the character of the conservation area.

The majority of the traditional buildings in the conservation area have traditional timber windows.

As you travel along Main Street a key visual characteristic is the 18th and 19th century cottages and houses with their timber windows and doors.

The Saxby All Saints Conservation Area Appraisal, an adopted document, set out to preserve and enhance the character of the conservation area, states as a recommendation to discourage the use of modern materials and detailing, particularly uPVC windows and doors.

An adopted SPG for Saxby states that materials for new development in Saxby All Saints will usually be chosen to match existing buildings in the area. For instance, new walls should be red/brown brick and consideration may be given to colourwashing. Roofs should be covered in Lincolnshire clay pantiles. Windows should be made from timber and be traditionally detailed vertical or horizontally sliding sashes, painted rather than stained. Top-hung false sashes or plastic windows are not suitable.

This policy is in place to conserve the area's character and should therefore be adhered to.

41 Main Street is next to 35/37 Main Street, a pair of 18th century cottages classed as buildings of townscape merit which make an important contribution to the character of the conservation area. Putting plastic windows in the adjacent property would detract from the character of the building and, as this site is in a prominent position on Main Street, would detract from the character of the conservation area.

There are some plastic windows in the conservation area, the majority of which have been installed without permission and are exempt from action due to the length of time they have been in.

It is important that the plasticisation of the conservation area does not continue as this will have a detrimental impact on it.

Recommend that the application is amended to have timber 'like for like' windows on the front elevation to protect the character of the conservation area. UPVC windows in the other elevations are acceptable as they are less visible and there is less harmful impact.

Paragraph 196 of the NPPF directs that less than substantial harm should also be weighed against the public benefits of the proposal. There are no public benefits arising from this application, which is insufficient to outweigh the harm identified.

If the application is not amended to have timber windows on the front elevation, it should be refused for non-compliance with council policy HE2 and section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990, and section 196 of the NPPF.

## **PARISH COUNCIL**

Saxby All Saints Parish Council does not object and leaves recommendations to those that the Conservation Officer may make.

## **PUBLICITY**

Advertised by site and press notice. No comments received.

## **ASSESSMENT**

### **Site and proposal**

The application site forms the residential curtilage of a property on the main road through Saxby and forms half of a semi-detached pair of dwellings. Both properties are two-storey.

The proposals comprise the replacement of all existing timber-framed casement windows with oak coloured, plain glass, double-glazed uPVC windows and the replacement of timber doors to the front and side of the property with composite doors.

### **Material considerations**

**The following considerations are relevant to this proposal:**

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

### **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 applicant does not propose to insert any new openings nor enlarge existing openings and therefore there is no increase in overlooking. No new built form is proposed. 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.

### **Design and appearance**

Policy HE2 is concerned with development within conservation areas. Both policies DS5 and CS5 are concerned with visual amenity, the former stating that proposals should be sympathetic in design, scale and materials. The key test is the impact of the proposal on the character and appearance of the conservation area, in that any development should 'preserve or enhance' these aspects.

The council's conservation officer was consulted on this application as it is within the Saxby conservation area. The conservation officer provided the detailed comments listed above, noting that the applicant could revise the application to ensure that the front elevation windows were timber, and a like-for-like replacement for the existing. UPVC windows on the secondary elevations to the side and rear would not have as great an impact on the character of the area, not being as visible. The case officer has spoken with the applicant and suggested this amendment to overcome a likely refusal recommendation, but the applicant has declined and considers the proposal to have no adverse impact.

It is acknowledged that the dwelling is relatively modern, and the existence of uPVC windows in the vicinity is also noted. These do carry weight in reducing the net impact of non-traditional window types on the street scene and the historic character of the area. However, the majority of the traditional buildings in the conservation area have traditional timber windows. This includes the adjacent properties of 35/37 Main Street, a pair of 18th century cottages classed as buildings of townscape merit that make an important contribution to the character of the conservation area. Installing uPVC windows in this property would detract from the character of the adjacent building, and as the site is in a prominent position on Main Street, would detract from the character of the conservation area.

Whilst the resulting harm from uPVC windows on the front elevation as proposed may not be substantial, paragraph 196 of the National Planning Policy Framework directs that less than substantial harm should also be weighed against the public benefits of the proposal. There are no public benefits arising from this application that would outweigh the harm identified.

Whilst the applicant's comments that there are existing uPVC windows in the area are noted, the case officer could not identify recent cases where this had been granted planning approval in the area. Such examples are therefore likely to be older or have been carried out without planning approval.

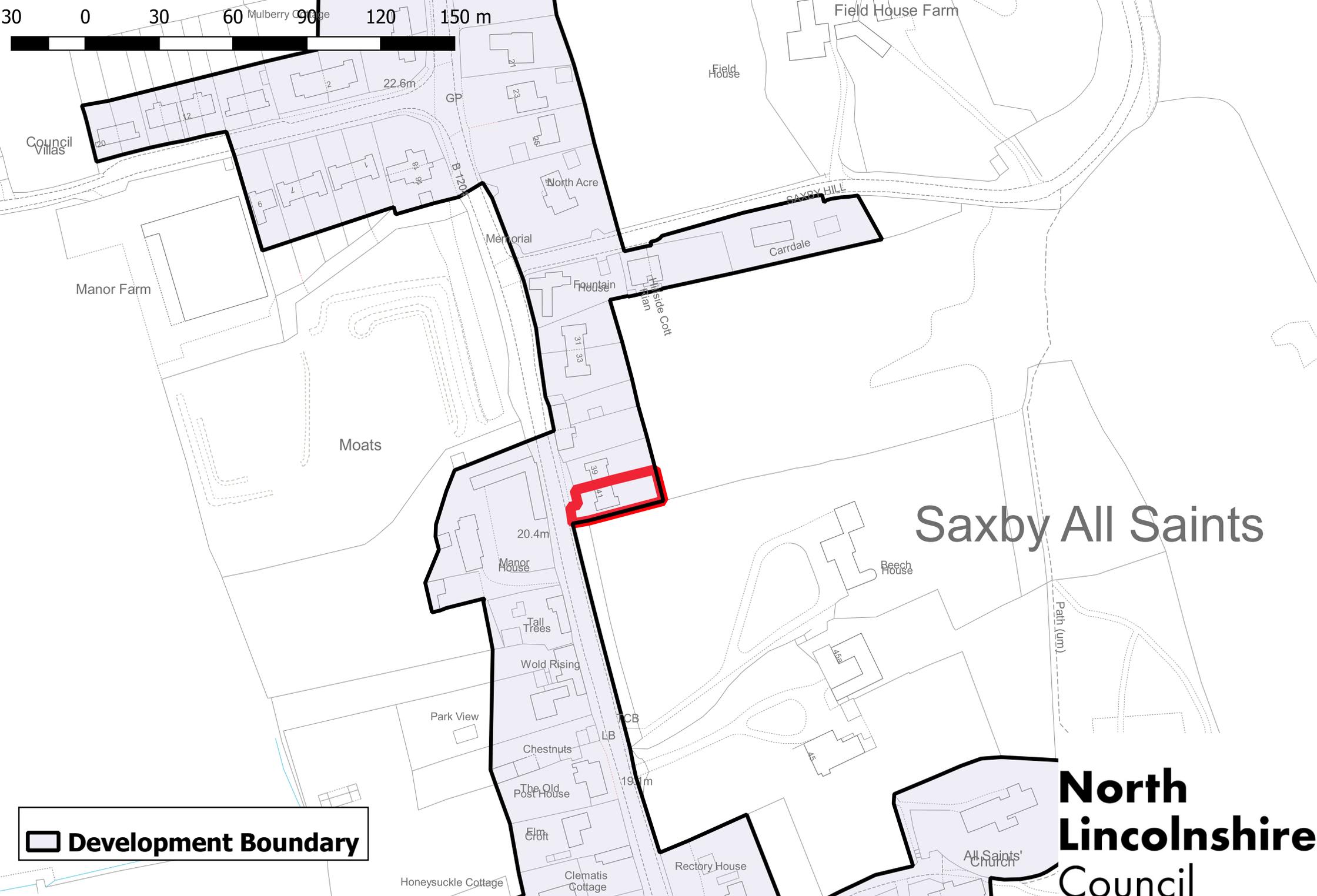
For this reason, it is considered that the proposal for uPVC windows in this sensitive conservation area would not be traditional in type and appearance and would neither preserve nor enhance the character and appearance of the nearby buildings of townscape merit. As a result, the proposal would not be in keeping with the Saxby All Saints Conservation Area Appraisal, local plan policy HE2, Core Strategy policy CS6, section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 and section 196 of the National Planning Policy Framework.

**RECOMMENDATION      Refuse permission for the following reason:**

UPVC windows in this sensitive conservation area would not be traditional in type and appearance, and would neither preserve nor enhance the character and appearance of the nearby buildings of townscape merit, and the wider Saxby conservation area. As a result, the proposal would not be in keeping with the Saxby All Saints Conservation Area Appraisal, policy HE2 of the North Lincolnshire Local Plan, policy CS6 of the Core Strategy, section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 and section 196 of the National Planning Policy Framework.

**Informative**

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.



 **Development Boundary**

Saxby All Saints

**North  
Lincolnshire  
Council**

**PA/2020/1365**