

APPLICATION NO PA/2017/1470

APPLICANT Mr Ronald Ogg

DEVELOPMENT Planning permission to retain a brick wall

LOCATION West End Farm, 2 Marsh Lane, Winteringham, DN15 9PA

PARISH Winteringham

WARD Burton upon Stather and Winterton

CASE OFFICER Tanya Coggon

SUMMARY **Grant permission subject to conditions**

RECOMMENDATION

REASONS FOR REFERENCE TO COMMITTEE Objection by Winteringham Parish Council

POLICIES

National Planning Policy Framework: Paragraph 14 sets out that there is a presumption in favour of sustainable development which lies at the heart of the NPPF.

Paragraph 17 sets out the 12 core planning principles that should underpin plan-making and decision taking.

Paragraph 60 states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or style. It is, however, proper to seek to promote or reinforce local distinctiveness.

Paragraph 61 states that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Paragraph 128 states that 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.

Paragraph 129 specifies that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Planning policies and decisions should therefore address the connections between people and places and the integration of new development into the natural, built and historic environment.

Paragraph 131 states that, in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of

heritage assets, and the desirability of new development making a positive contribution to local character and distinctiveness.

North Lincolnshire Local Plan:

HE2 (Development in Conservation Areas)

DS1 (General Requirements)

DS5 (Residential Extensions)

SPG:1 Design Guidance for House Extensions

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Delivering Quality Design in North Lincolnshire)

CS6 (Historic Environment)

CONSULTATIONS

Highways: No objection.

Archaeology: No objection.

Conservation: This is a retrospective application for a replacement wall that was knocked down due to an accident. The original wall was built from the local vernacular red brick, had an aged appearance and blended into the conservation area. The new wall has been built in a modern red brick; the applicant has stated in his application that reclaimed bricks could not be sourced. The new wall has been replaced in a bright modern red brick that does stand out in the street scene and detracts from the surrounding buildings and walls, which have a weathered traditional appearance. Considering that the wall has been replaced in a red brick there is no need for it to be rebuilt; however, efforts should be made to age the bricks to ensure they blend in better with the character of the conservation area. There are various products on the market specifically design to achieve this. I recommend that any permission is conditioned requiring details to be submitted of a suitable aging method and specification, and requiring a sample panel to be prepared on the rear of the wall (facing the garden).

PARISH COUNCIL

The parish council is strongly opposed to the type of brick that has been used to rebuild the wall. This is because the bricks are not in keeping with the rest of the brickwork and the wall is in a conservation area. The council has requested that the front-facing brickwork be replaced with conservation or reclaimed bricks to rectify this. The parish council is unhappy with the proposal to use an appropriate ageing method on the wall as it feels it will not provide a look that is in keeping with the rest of the conservation area and would like the

front of the wall to be replaced with reclaimed or conservation bricks as these are readily available.

PUBLICITY

Advertised by site and press notice. No comments have been received.

ASSESSMENT

Retrospective planning permission is sought to retain a front boundary brick wall to a residential property. The wall has been damaged in an accident and has been rebuilt without the benefit of planning permission. The wall has been constructed from red bricks. The height of the wall from ground level is 1.47 metres. The section of wall rebuilt is 11.97 metres. The applicant claims he has been unable to purchase older-style bricks.

The site is located within the development boundary of Winteringham, within a residential area. The site is flanked by residential properties on all sides and is located within a conservation area and an area covered by an Article 4 direction.

The main issues associated with the proposal are the impact it has on the amenity of the locality, including the conservation area, and its impact on the highway and on the amenity of adjoining neighbours.

Impact on the amenity of the locality and the conservation area

The wall is visible in the street scene and within the conservation area. It appears quite stark in the street scene as it is relatively newly constructed and the red bricks that have been used are not an old/heritage-style brick. As a result, at present, the wall does have a harmful impact on the visual appearance of the area and on the conservation area. However, if a technique was used to age the bricks then this would reduce the visual impact on the area and on the conservation area. The concerns in relation to the use of such a method from the parish council are noted, but the council's heritage officer considers that such a method would be acceptable in this case. As a result, a planning condition will be used to secure a suitable ageing method and specification for the wall, including a sample panel produced on site that can be viewed by the case officer and heritage officer for approval before it is applied to the full length of the wall. The proposal, subject to this condition, would accord with advice in the National Planning Policy Framework, policies CS5 and CS6 of the Core Strategy and policies HE2 and DS1 of the North Lincolnshire Local Plan.

Highways

In terms of impact on the highway, no objections have been received from the Highways team. As a result, the development is considered to be acceptable in highway terms and accords with policy DS1 of the North Lincolnshire Local Plan.

Impact on residential amenity

In terms of neighbours, the boundary wall is visible from neighbouring properties. However, due to the height, length, position of the wall on the site and the distance it is from adjoining neighbours, no loss of amenity is caused to neighbours. The proposal therefore accords with policy CS5 of the Core Strategy and policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development hereby permitted shall be carried out in accordance with the following approved plans: site plan date stamped 19 September and photographs date stamped 8 September 2017.

Reason

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

2.

Within one month of the date of this permission, details of the proposed ageing method and specification to be used on the approved wall, together with a sample panel prepared on a section of the rear of the approved wall, shall be submitted to and approved in writing by the local planning authority. Within one month of the approval of the sample panel, and ageing method and specification, the approved ageing method and specification shall be applied to the front of the approved wall along its full length and height to the satisfaction of the local planning authority and retained as such at all times.

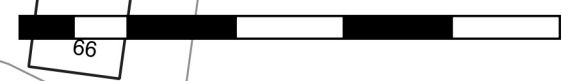
Reason

In order to safeguard the character and appearance of the conservation area in accordance with policy HE2 of the North Lincolnshire Local Plan and policy CS6 of the North Lincolnshire Core Strategy.

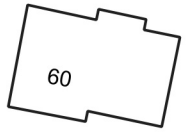
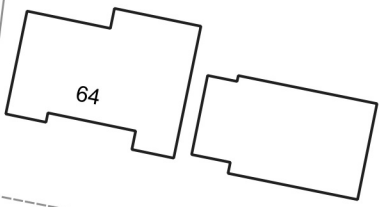
Informative

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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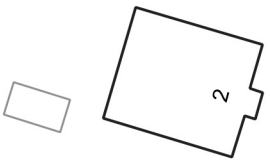
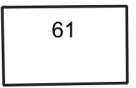
West Farm



WEST END

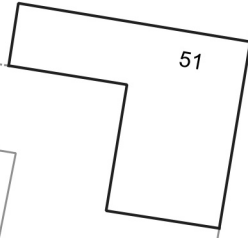
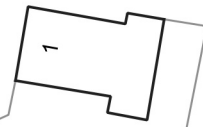
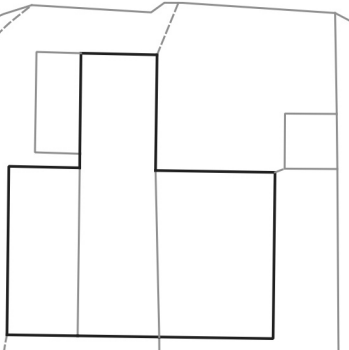


15.5m



16.8m

West End Farm



PA/2017/1470

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West End Farm 2 Marsh Lane Winterringham North Lincolnshire DN15 9PA



Block Plan shows area bounded by: 492755.27, 422254.51 492845.27, 422344.51 (at a scale of 1:500), OSGridRef: SE92802229. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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DEVELOPMENT CONTROL SECTION	
19 SEP 2017	
DATE RECEIVED	
Referred To	