

APPLICATION NO PA/2022/469

APPLICANT Julia Matthews

DEVELOPMENT Planning permission to replace the existing single-glazed wooden-framed windows with double-glazed UPVC window units to ground and first floor

LOCATION 34 King Street, Winterton, DN15 9TP

PARISH Winterton

WARD Burton upon Stather and Winterton

CASE OFFICER Deborah Oikeh

SUMMARY **Grant permission subject to conditions**
RECOMMENDATION

REASONS FOR REFERENCE TO COMMITTEE Application by a senior officer of the council

POLICIES

National Planning Policy Framework: Chapter 16

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

North Lincolnshire Core Strategy: CS1, CS5, CS6

CONSULTATIONS

Highways: No objections or comments.

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

Conservation: Recommends a design change.

TOWN COUNCIL

Would have no objections IF the materials used were of the material that is not easily indistinguishable as wood, as there are many composite materials that look like wood. Can this be confirmed as a condition if permission granted?

PUBLICITY

Advertised by site and press notice – no comments received.

ASSESSMENT

Planning history

PA/2006/1698: Planning permission to extend the roof and erect a single-storey extension to provide additional living accommodation – approved 07/12/2006.

Proposal and site characteristics

Permission is sought to replace existing windows on the dwelling with wooden double-glazed plain windows. The site comprises a two-storey property adjacent to 'The Elms', a large imposing five-bay Georgian Townhouse which is grade II listed, on King Street in Winterton. The property is within the development boundary of the settlement, albeit within the conservation area. An objection was raised by the conservation officer and town council to the initial proposal to replace the windows with UPVCs. A wooden window frame was recommended by the conservation officer. The applicant has agreed and confirmed that the replacements will be wooden double-glazed plain windows.

Site constraints

- Within the development boundary of Winterton according to the Housing & Employment Land Allocations Development Plan Document (HELADPD) 2016
- Within SFRA flood Zone 1
- Within Winterton conservation area

Main considerations

- **Principle of development**
- **Impact upon character and appearance**
- **Impact upon the residential area**

Principle of development

Householder extensions and alterations are acceptable in principle subject to there being no harm to the character and appearance of the property through unsympathetic design or harm to the amenity of neighbouring properties and residential areas.

Policy CS6 of the Core Strategy 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. All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value.'

Policy HE2 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.' The policy

requires the design and materials of any development to be of a standard and such that respects the character, appearance and landscape of the area.

Whilst the dwelling is within Winterton's conservation area, it is within the development boundary and the amended proposal would respect the character and appearance of the building and adjacent listed building. It is therefore considered that the proposal complies with policies CS6 and HE2.

Impact upon character and appearance

Policy CS5 and CS6 of the Core Strategy and policy DS1 of the local plan are concerned with the quality of design of a proposal and its impact on the appearance and character of the area. Policy CS6 specifically relates to North Lincolnshire's historic buildings and conservation areas and seeks to protect their character and appearance. Policy CS5 on the other hand relates to all development and states, '...All new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place' and 'Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.' Policy DS1 further corroborates policy CS5 and reiterates that 'A high standard of design is expected in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused.'

A part of the building (first floor) can be seen from public view. As highlighted under the 'proposal and site characteristics' section, traditional materials, namely wooden-framed double-glazed plain windows, will be installed in the building. This is considered appropriate for the setting of the host building and adjacent listed building. It is assessed that the amended plan would ensure the building is in keeping with the character of the wider conservation area.

Impact upon residential amenity

Policies DS1 and DS5 of the North Lincolnshire Local Plan are concerned with residential extensions. Policy DS5 specifically applies to residential extensions and states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed provided that the proposal does not unreasonably reduce sunlight or daylight, have an overbearing impact, or result in overshadowing or loss of privacy to adjacent dwellings. Proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

The proposal does not include any additional extension or creation of openings that could impact neighbours' amenity. On this premise, the proposal is considered to comply with policies DS1 and DS5.

Conclusion

The proposal is within the development boundary of Winterton and flood zone 1, albeit within the conservation area. Notwithstanding the aforementioned, the now proposed wooden frame is traditional and would be in keeping with the character of the building, the adjacent listed building and the surrounding conservation area. Paragraph 197 of the NPPF states, 'in determining applications, local planning authorities should take account of: the desirability of new development making a positive contribution to local character and distinctiveness'. It is considered that replacing the window frames with a traditional material

would be a positive contribution to the local character of the conservation area and that this proposal accords with policy HE2 amongst others.

Pre-commencement conditions

The pre-commencement condition has been agreed with the applicant.

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:

- location plan PA/2022/469/01
- block plan PA/2022/469/03
- proposed elevation plan PA/2022/469/06, and
- window diagram sheet.

Reason

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

3.

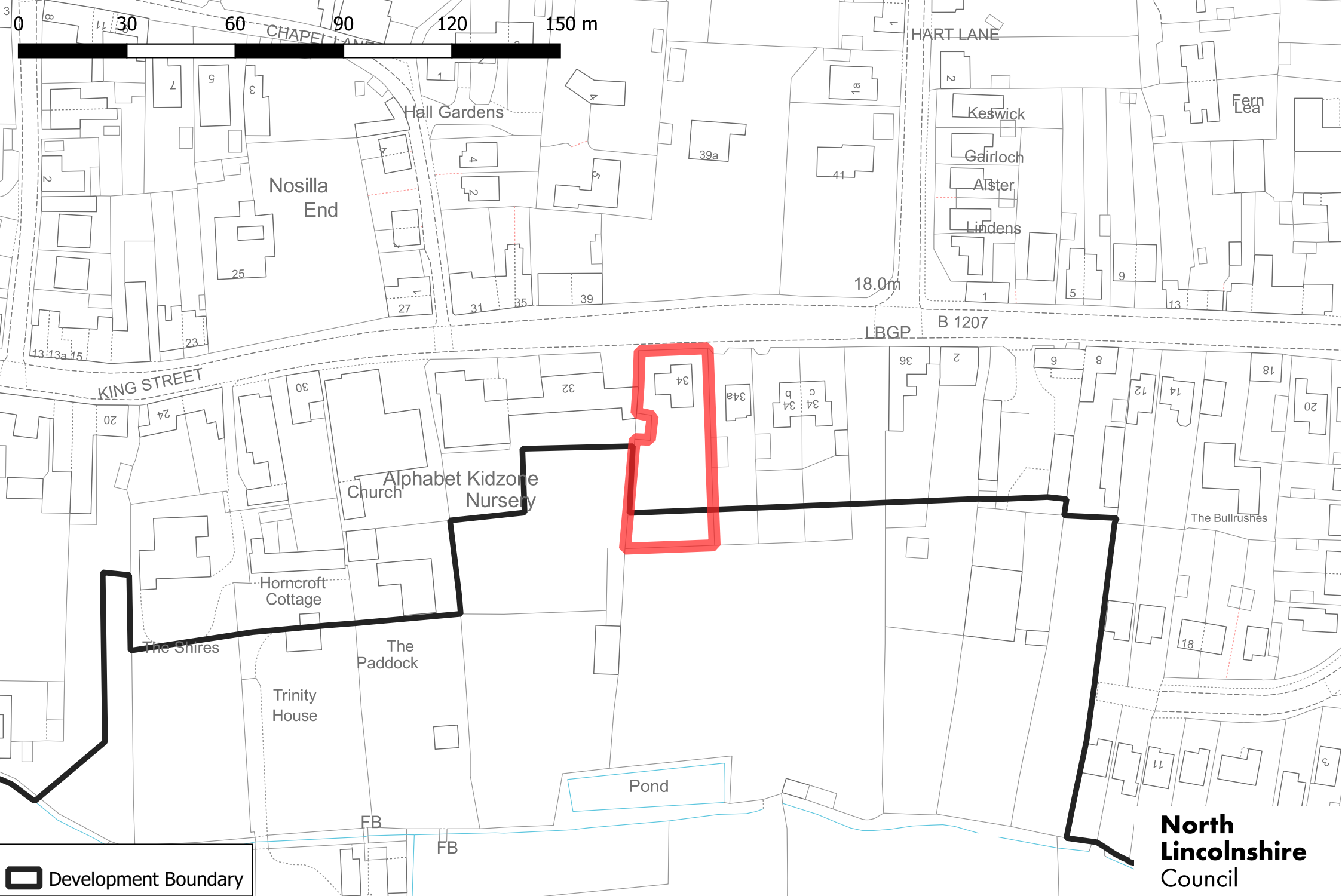
No development shall commence until details of the proposed windows with material specification have been submitted to and approved in writing by the local planning authority. The windows shall be installed in accordance with the approved details and retained as such thereafter.

Reason

To protect the character of the building and its setting in accordance with policies HE2 of the North Lincolnshire Local Plan and CS6 of the Core Strategy.

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.

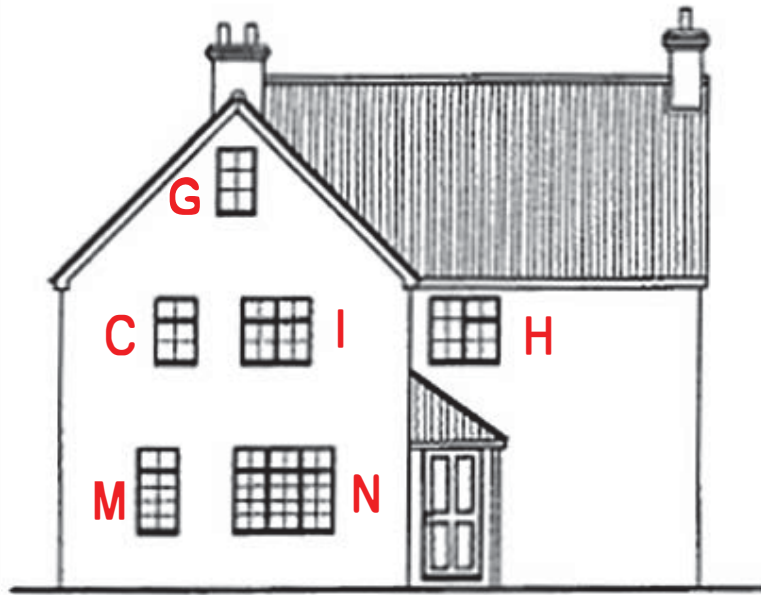


 Development Boundary

**North
Lincolnshire
Council**

PA/2022/469

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Proposed Front Elevation.



Proposed Rear Elevation.



Proposed Side Elevation.



Proposed Side Elevation.