

APPLICATION NO	PA/2022/1208
APPLICANT	Mr & Mrs D Kaye
DEVELOPMENT	Planning permission to erect a two-storey rear extension and make alterations to provide additional accommodation
LOCATION	Southdale, Cross Lane, Alkborough, DN15 9JL
PARISH	Alkborough
WARD	Burton upon Stather and Winterton
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Ralph Ogg – significant public interest) Objection by Alkborough and Walcot Parish Council

POLICIES

National Planning Policy Framework: Sections 12 and 16 apply.

North Lincolnshire Local Plan: Policies DS1, DS5, DS16, T2, T19 and HE2 apply.

North Lincolnshire Core Strategy: Policies CS1, CS2, CS5, CS6 and CS19 apply.

Supplementary Planning Guidance: Alkborough conservation area appraisal, supplementary planning guidance, conservation area map and townscape analysis.

CONSULTATIONS

Highways: No objection or comments.

LLFA Drainage: No objection or comments.

HER (Conservation): Object to the proposals. The proposed extension and alterations to Southdale negatively impact on the character and appearance of this building which has been identified as a building of townscape merit in the Alkborough Conservation Area Appraisal.

PARISH COUNCIL

Object to the proposed development on the grounds of there being too much glass on the rear elevation of the property which creates overlooking and the alterations are out of character for a property of this age and one of interest within the conservation area.

PUBLICITY

Advertised by site and press notice. Two letters of objection have been received raising the following issues:

- visually intrusive
- the extension will be visible and prominent from neighbouring properties and gardens
- the use of glass is unnecessary
- the upper windows could be designed more sympathetically to fit in with the character and appearance of the house
- impact on neighbouring properties
- it would set an undesirable precedent for future development of this type
- issue with the Party Wall Act
- overbearing impact
- the footprint of the property will be increased by almost 75% and will appear overbearing and visually prominent
- the development will be at odds with the dwelling, neighbouring dwellings and the conservation area
- there is a tree within falling distance of the proposed development and a tree report should be submitted
- the building would be unrecognisable as a Building of Townscape Merit.

Five letters of support have also been received making the following comments:

- the building has been in disrepair for many years
- much needed repairs are required and welcomed
- the development will not impact on residential amenity or privacy
- it would be a good marriage between modern development and the old building
- the glass gable is charming, elegant, visually attractive and a modern addition
- no qualms about being overlooked
- not highly visible from the public highway
- it is an extension reflecting modern living standards
- it will improve the local environment.

ASSESSMENT

The application site consists of a semi-detached, two-storey dwelling within the defined settlement boundary and conservation area for Alkborough. It is constructed from stone with a red pantile roof, and a modern addition to the rear with a bay window and UPVC

fittings. To the rear roof slope is a dormer window which occupies the majority of the width of the roof slope and is finished externally in UPVC. The dwelling has a large rear garden with a detached garage and a low wall stone wall to the side, with a vehicular access from Cross Lane. Planning permission is sought to erect two-storey and single-storey extensions to the rear together with the removal of the dormer window (to be replaced with rooflights), install replacement timber windows and paint the front door black to the principal elevation, and erect a fence on top of the existing stone wall to the side with a new sliding gate across the vehicular access. This is a resubmission of planning application PA/2021/2085 which was withdrawn on 28 January 2022: that application proposed a two-storey extension to the rear and a loft conversion.

The main issues in the determination of this application are the principle of development, the impact of the proposals upon the character and appearance of the dwelling and conservation area, and on residential amenity.

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. The site is within the development boundary of Alkborough, within a conservation area.

Impact on the dwelling/conservation area

Policy CS6 (Historic Environment) sets out that the council will seek to protect, conserve and enhance North Lincolnshire's historic environment, including the character and setting of conservation areas and listed buildings.

Policy HE2 (Development in Conservation Areas) sets out that proposals within conservation areas should preserve or enhance the character and appearance of the area and its setting.

It is proposed to erect a single and two-storey extension to the rear of this semi-detached property to provide a kitchen and family room at ground floor and a master bedroom with en-suite at first floor. The extension measures 10.525 metres by 6 metres, with a ridge height of 7.25 metres. It will extend across the majority of the rear elevation of the dwelling and will be inset from the eastern elevation by a distance of 0.6 metres. This results in the extension (with a depth of 6 metres) being visible from the public highway to the south-east, this being a gap of 11.25 metres between the applicant's house and the neighbouring property to the east.

No issues are raised in relation to the inclusion of the fencing above the existing wall as this will allow the stone wall to remain visually predominant in the street scene and it will be of a height which is consistent with existing walls and built form adjacent to the highway footpath in the Alkborough conservation area. No issues are raised in relation to the installation of a retractable gate across the vehicle access to the side of the dwelling, and the reinstatement of the timber sash windows, stone cills, the painting of the front door and the replacement timber surround to the front door, together with the removal of the dormer window to the rear roof slope are welcomed in visual amenity terms and ensure these aspects of the development proposals will preserve the character and appearance of the conservation area.

The extensions are proposed to the rear of the dwelling (where its built form will be screened from view to some extent); however, based on the size of the extensions proposed, it is accepted they represent a significant addition to an existing dwelling within the conservation area. In addition, this house is identified as a building of townscape merit within the Alkborough Conservation Area Appraisal. These are buildings which are considered to contribute positively to the character of the conservation area and as these buildings are an important part of the conservation area the council will pay special attention to applications for alterations and extensions, such as in the case here. In their consultation response the Conservation Officer raises concerns over the extension representing a large, modern addition which encompasses most of the rear elevation of the building and therefore changes the character of this historic building and detracts from its historic character and appearance.

In the opinion of the local planning authority, the proposed extensions, by virtue of their scale, size and mass, dominate the rear elevation of the dwelling and are modern in their appearance, with a significant amount of glazing and a large feature window. In addition, it has a large ground-floor footprint of 60 square metres, which is comparable to the entire ground-floor footprint of the existing dwelling. It is accepted there are examples of an extension with a more modern appearance/design having been successfully incorporated into the conservation area; however, the size, scale and design of this extension is not considered to be sympathetic to the character of this building of townscape merit, nor to the character and appearance of the wider conservation area.

In terms of justifying the proposal, the applicant has submitted a heritage statement, which states the materials are to differ from the stone-facing dwelling and by using render it will enable the extension to be easily distinguishable from the original dwelling and to lessen the impact on the surrounding area. The plans do show the inclusion of some design detailing which pays homage to the appearance of the existing dwelling, such as the stone on the east-facing elevation of the ground-floor extension and the brick quoin along the edges of the extensions. However, the remainder of the extension is shown with colour render which, when considered together with the large upper-floor glazed window and the size of the extension, is considered to result in a form of built development which is at odds with the character and appearance of this building of townscape merit and the Alkborough conservation area. To this end, it is considered the applicant has failed to provide clear and convincing justification for the scale, size and appearance of the extension in relation to its position within the conservation area and the heritage asset, and on this basis it is recommended the extensions are scaled back and redesigned to have a more traditional and sympathetic character, appearance and size. Also, there are other design revisions for the applicant to consider such as the substitution of the UPVC door and window proposed in the eastern elevation of the extension and existing house which are highly visible within the street scene and conservation area. The Alkborough Supplementary Planning Guidance (SPG) states the use of material other than timber is unacceptable for windows, doors and conservatories in conservation areas.

At paragraph 203 the NPPF confirms that 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. The proposal will result in harm to a dwelling identified as a building of townscape merit, a non-designated heritage asset. However, the proposed development is within and will impact upon the character and setting of the Alkborough conservation area, which is a designated heritage asset. The existing dwelling

is of traditional design and proportions and, given its relative low eaves height, it contributes to the rhythm of existing built development in this part of the conservation area.

This part of the conservation area is characterised by dwellings built up to the edge of the highway footpath, with a mix of external materials (including render, stone and brick) and pantile roofs, with occasional gaps between dwellings for either pedestrian or vehicular access. Its existing height and scale is commensurate with the dwellings along both sides of Cross Lane (with the exception of two 1970's dwellings on the opposite side). The size, scale and design of the extensions are not considered to be in keeping with the character of this building of townscape merit nor to the character and appearance of the wider conservation area. They would result in a visually dominant and bulky addition to the rear aspect of the dwelling and do not constitute a sympathetic form of built development.

To conclude, it is considered the proposed extensions (in terms of their scale, height, size, design and materials) will have a significant impact upon the character and appearance of this building of townscape merit and the conservation area and that harm is not outweighed by the applicant's desire to extend their dwelling or modernise its appearance. The proposal is thus considered to be contrary to paragraph 203 of the NPPF, and policies HE2 of the North Lincolnshire Local Plan and CS6 of the adopted Core Strategy, as it fails to preserve or enhance the character and appearance of the conservation area and proposes materials which are not considered appropriate to the locality.

Residential amenity

The plans show the extensions will protrude from the rear elevation of the dwelling at a distance of 6 metres. This is consistent with the depth of the modern single-storey extension attached to the rear wall of the adjoining dwelling to the west (Thorntwaite). By virtue of the extension protruding off the rear wall to a similar depth, the proposed extensions are not considered to result in loss of light through the effects of overshadowing or having an overbearing impact. All of the upper floor windows proposed in the two-storey extension (including the feature window) will have an outlook onto the applicant's rear garden and would afford a similar outlook as that from the existing upper-floor windows. The proposed extensions are therefore not considered to give rise to issues associated with overlooking of neighbouring gardens over and above the existing situation. The plans show the extension would be constructed up to the party boundary with the adjoining property. It is the applicant's responsibility to ensure that all foundations and rainwater goods arising from the erection of the extensions are wholly on land within their ownership.

There is a tree in the neighbouring garden to the north-west, which is afforded protection on account of it being located within a conservation area. The issues raised by the objector in relation to the position of this tree and its proximity to the extensions are noted; however, it is considered there is sufficient separation distance between the extension and the tree to ensure it is clear of both its root protection area and canopy. To this end, it is considered an arboricultural report is not required in this case.

It is considered the proposed extensions (in terms of their scale, height, size, design and materials) will have a significant impact upon the character and appearance of this building of townscape merit and the conservation area, and that harm is not outweighed by the applicant's desire to extend their dwelling or modernise its appearance. The proposal is thus considered to be contrary to paragraph 203 of the NPPF, and policies HE2 of the North Lincolnshire Local Plan and CS6 of the adopted Core Strategy, as it fails to preserve or enhance the character and appearance of the conservation area and proposes materials

which are not considered appropriate to the locality. The application is therefore recommended for refusal.

Other matters

Policies CS19 (Flood Risk) and DS16 (Flood Risk) seek to ensure that suitable drainage strategies are secured for developments. The site is within SFRA Flood Zone 1, which is an area considered to be at a low risk of flooding. The LLFA Drainage Team has raised no objections or comments to the proposed development. The proposals are therefore acceptable in flood risk and drainage terms and accord with policies CS19 and DS16.

Policies T2 (Access to Development) and T19 (Car Parking Provision and Standards) require that proposals do not adversely impact upon highway safety and provide suitable parking for the development. The council's Highways team has reviewed the proposals and confirmed they have no objections. The proposals are therefore acceptable in terms of the proposed access and parking arrangements and accord with policies T2 and T19.

RECOMMENDATION Refuse permission for the following reasons:

1.

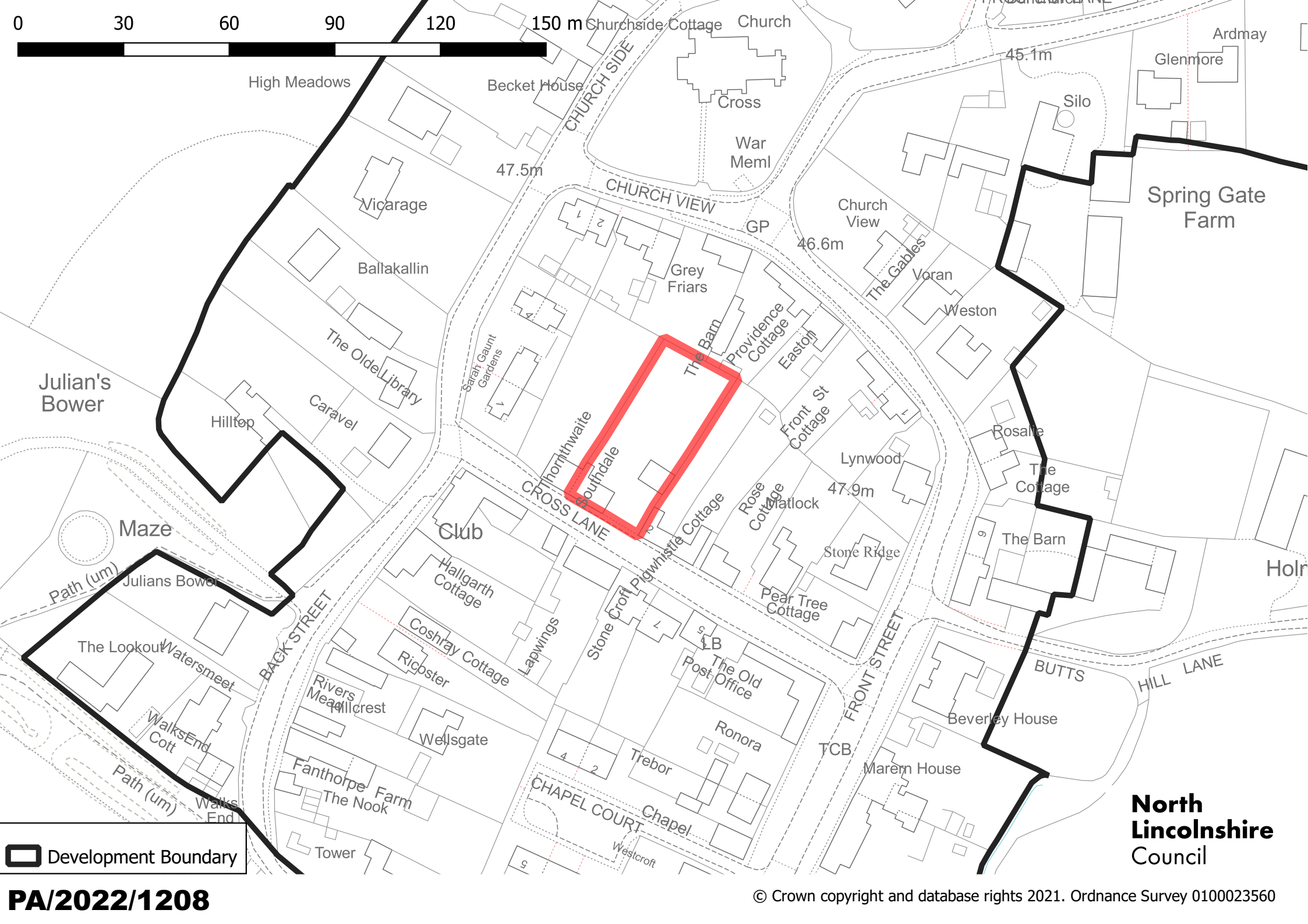
The existing dwelling is identified as a building of townscape merit and it is considered that no clear and convincing justification has been provided to demonstrate whether the benefits of the development proposals outweigh the harm and significance to this non-designated heritage asset. Accordingly, the proposal is considered to be contrary to policies HE2 of the North Lincolnshire Local Plan, CS6 of the adopted Core Strategy, paragraph 203 of the National Planning Policy Framework and the Alkborough Conservation Area SPG (2005).

2.

The proposed replacement extensions, by virtue of their height, scale, mass and design, are considered to result in a visually dominant form of built development that results in the rear elevation of the dwelling becoming subsumed and it represents an unsympathetic and disjointed addition to the dwelling which interrupts the existing rhythm of built development and the character of the street scene. The proposal is therefore considered to neither preserve nor enhance the character or appearance of the conservation area and is contrary to policies HE2 and DS1 of the North Lincolnshire Local Plan, CS5 and CS6 of the adopted Core Strategy, and paragraphs 194 and 195 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

PA/2022/1208

North Lincolnshire Council

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0 30 60 90 120 150 m

High Meadows

Becket House

CHURCH SIDE

CHURCH VIEW

45.1m

47.5m

46.6m

CROSS LANE

FRONT STREET

BACK STREET

HILL LANE

BUTTS

CHAPEL COURT

Julian's Bower

Hilltop

Ballakallin

The Old Library

Caravel

Sarah Gaunt Gardens

Northwaite

Spindale

Club

Hallgarth Cottage

Coshray Cottage

Ricoster

Wellsgate

Fanthorpe Farm

The Nook

Tower

Path (um)

Maze

Julians Bower

The Lookout

Watersmeet

Walks End Cott

Path (um)

Walks End

47.5m

1 2

Grey Friars

The Barn

Providence Cottage

Easton

Front St Cottage

Lynwood

47.9m

Rose Cottage

Flatlock

Stone Ridge

Pear Tree Cottage

Stone Croft

Pignister Cottage

1 2

Ronora

Trebor

Chapel

Westcroft

Cross

War Meml

GP

Church View

The Gables

Voran

Weston

Rosalie

The Cottage

The Barn

Beverley House

Marem House

TCB

Churchside Cottage

Church

Ardmay

Glenmore

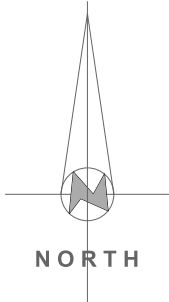
Silo

Spring Gate Farm

Holr

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Revision	Date



Planning Application

Project
 Extension and Alterations including Internal Re-Modelling to Provide Additional Accommodation. at Southdale, Cross Lane Alkborough

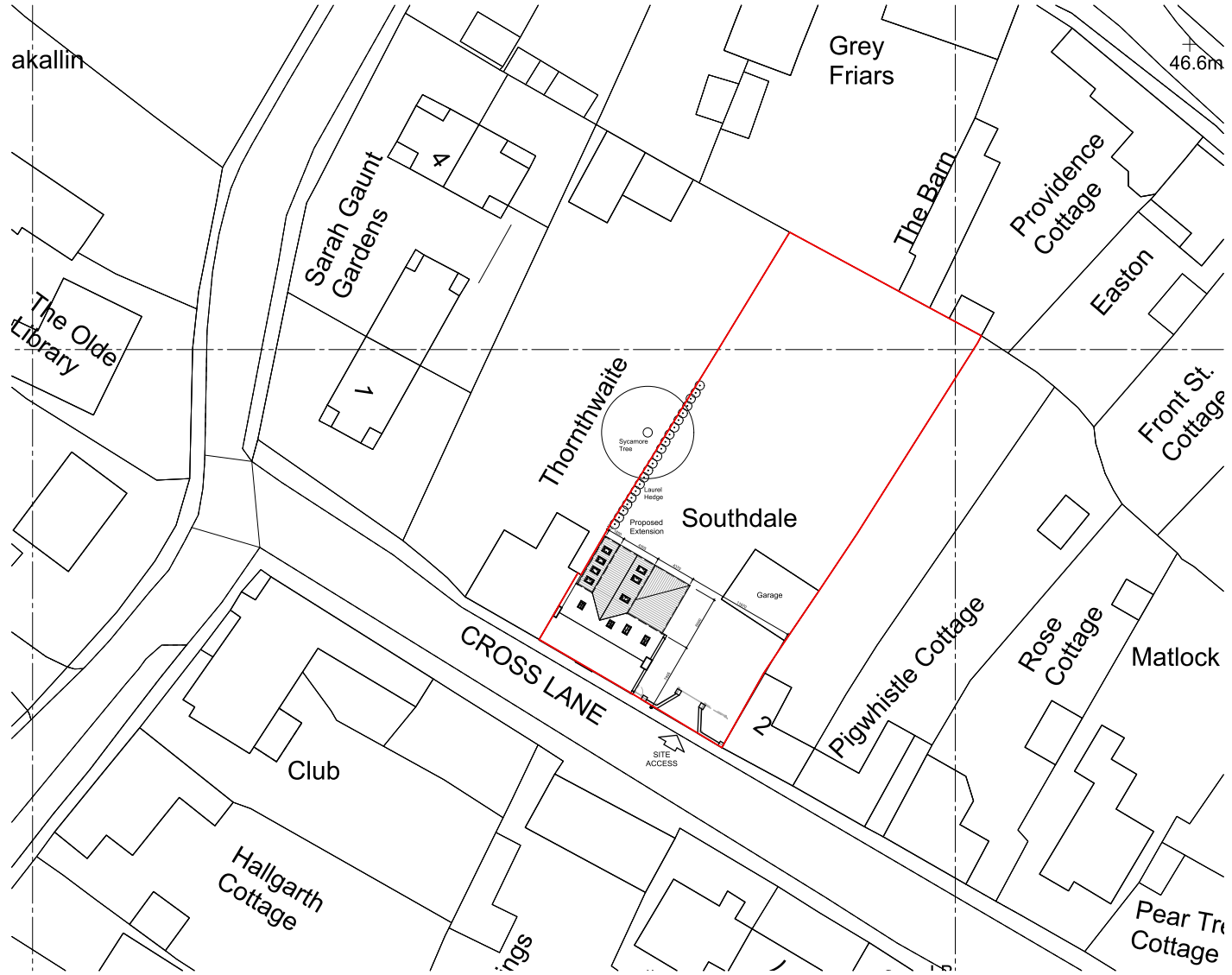
Client
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Date June 2022
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 Drawn A. Cheffings

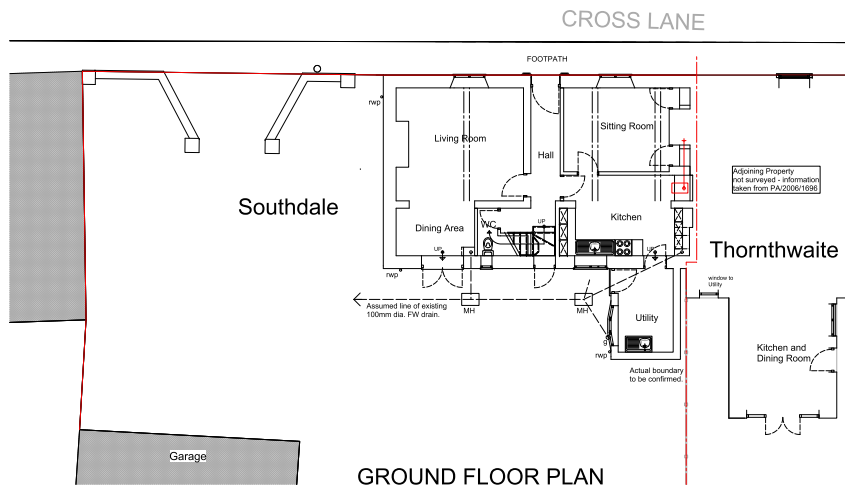
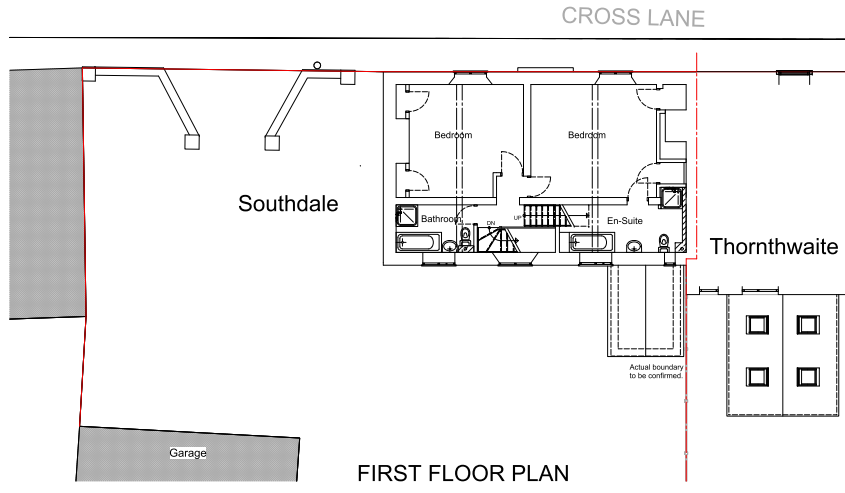
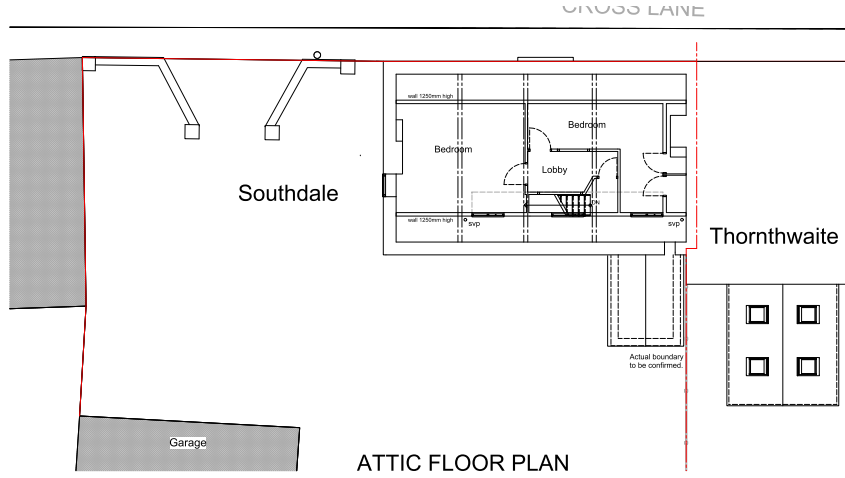
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Site Layout as Proposed

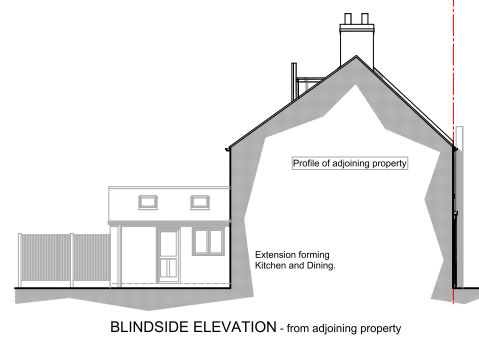
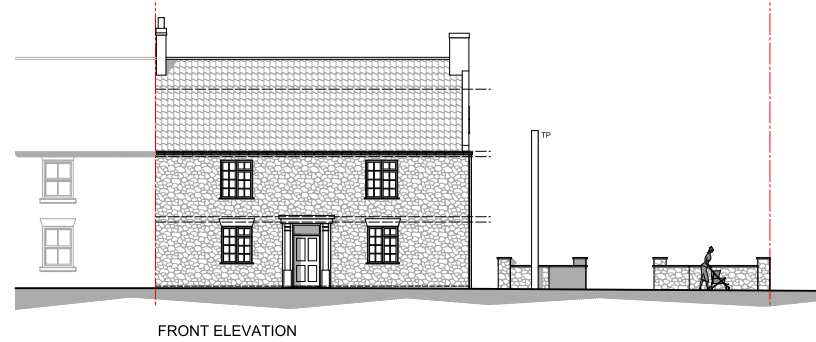


PA/2022/1208 Existing plans & elevations (not to scale)

Dwelling as Existing - Floor Plans



Dwelling as Existing - Elevations



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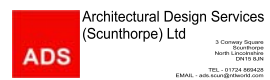


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Date: June 2022
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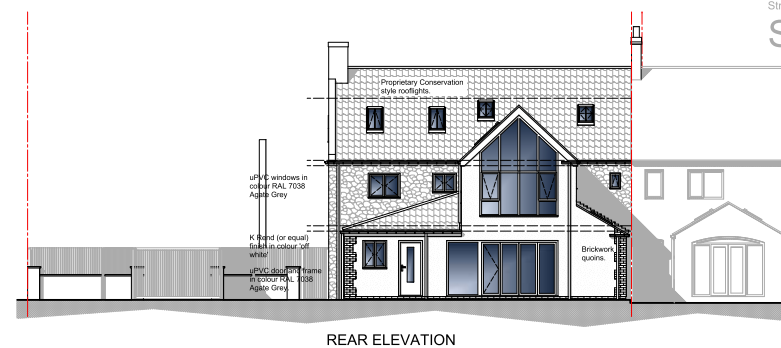
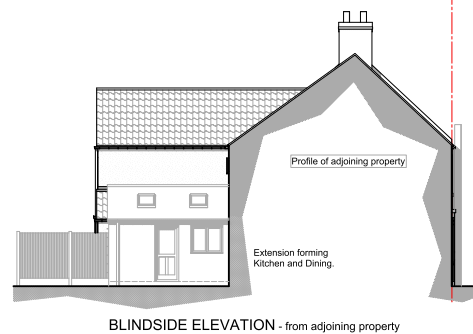
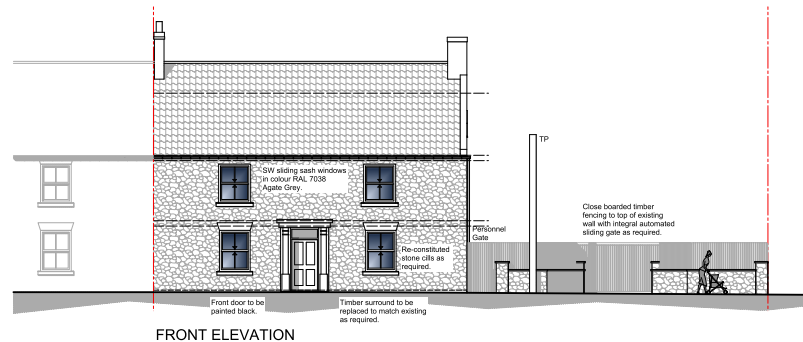
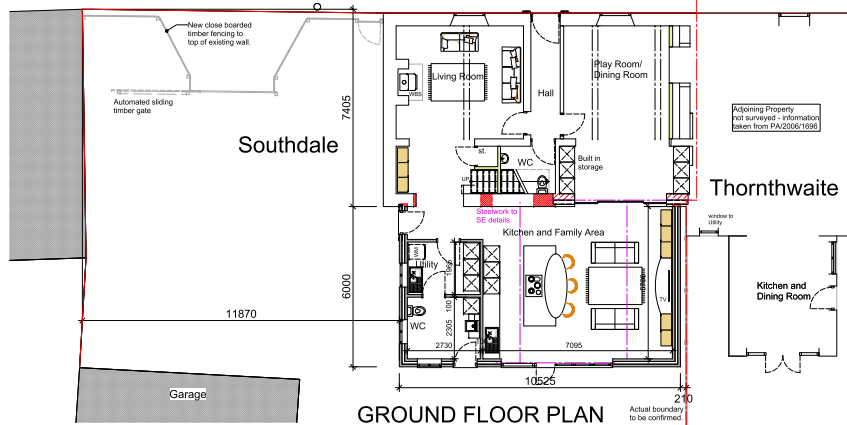
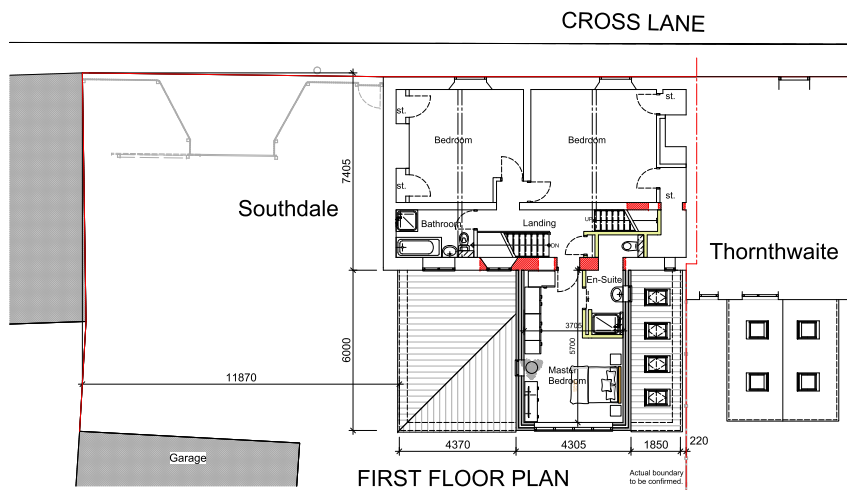
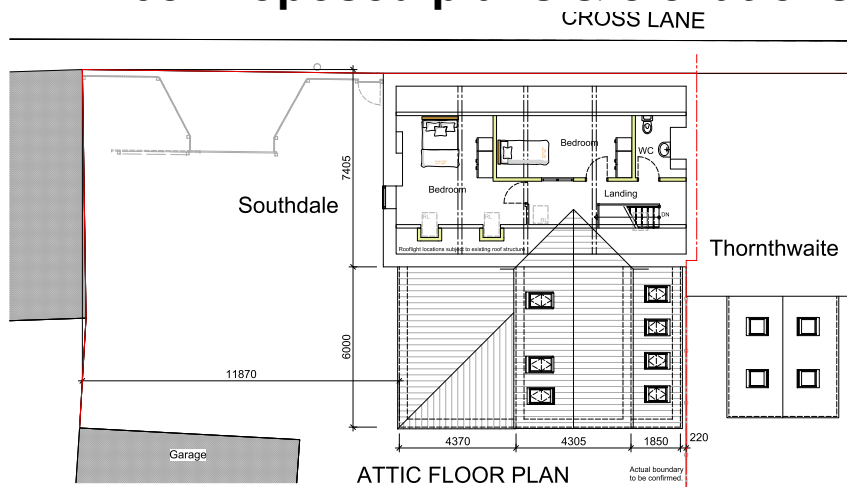
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PA/2022/1208 Proposed plans & elevations (not to scale)

Dwelling as Proposed - Floor Plans

Dwelling as Proposed - Elevations



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Revision