

APPLICATION NO	PA/2022/1386
APPLICANT	Mr & Mrs Jason Yare
DEVELOPMENT	Planning permission to erect single-storey rear extensions and convert existing detached garage (including demolition of existing rear extension)
LOCATION	25 School Lane, Appleby, DN15 0AL
PARISH	Appleby
WARD	Broughton and Appleby
CASE OFFICER	Jennifer Ashworth
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Appleby Parish Council

POLICIES

National Planning Policy Framework:

Section 12 – Achieving well-designed places

North Lincolnshire Local Plan:

DS1: General Requirements

DS5: Residential Extensions

HE2: Development within Conservation Areas

HE3: Demolition in Conservation Areas

T2: Access to Development

T19: Car parking Provision and Standards and Appendix 2

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

Housing and Employment Land Allocations DPD (2016): The site is within the development limits of Appleby and within the Appleby Conservation Area.

Supplementary Planning Guidance

SPG1: Design Guidance for House Extensions

SPG: Appleby Conservation Area

Appleby Neighbourhood Plan: The Neighbourhood Plan discusses the Model Estate Cottages and the Winn Cottage, which this proposal relates to. Sections 4.18–4.20 refer to other buildings within the conservation area and note, ‘Renovation, alteration or extension to all other buildings within the Conservation Area – particularly if visible from the road or from neighbouring properties – shall, wherever practical, incorporate traditional designs and materials that are associated with the key buildings in the Conservation Area – i.e. listed buildings and buildings of townscape merit.’

When discussing ‘New Development’, the neighbourhood plan notes in relation to design, ‘The form of all new development should reflect the dimensions and rhythms of neighbouring property that is characteristic of the character of the conservation area.’

When discussing ‘New Development’, the plan states in relation to materials, ‘Modern, machine-made, flat clay tiles will rarely be acceptable, neither will concrete tiles, artificial slate or plastic doors and windows. Windows should be traditionally detailed with vertically or horizontally sliding sashes, or casements fitted flush with their frames. Top-hung false ‘sashes’ should be discouraged. Front doors should be made from timber, planked or with recessed moulded panels. All timber should be painted not stained. 4.32 A limited range of traditional materials and details should be specified for new development in Appleby.’

CONSULTATIONS

Highways: No comments or objections.

LLFA Drainage: No objections or comments to the proposed development.

Conservation: No objection subject to conditions:

- that details of the facing and roofing materials are submitted for consideration before installation; and
- that the new windows and doors in the new extension are made from timber and details are submitted for consideration before installation.

PARISH COUNCIL

Objects to the application. Supports the extension to the property, but not the materials used. NLC conservation area policies and Appleby Parish Council Neighbourhood Plan policies clearly state that new development, particularly on heritage properties such as this should use timber for windows and doors. The existing residents are not to blame for that, having only recently moved in. Appleby Parish Council has been consistent in this respect, particularly with Buildings of Townscape Merit.

PUBLICITY

A press and site notice have been displayed. No comments have been received.

ASSESSMENT

Planning history

There is no relevant planning history for the site.

The site and proposal

The application site is within a primarily residential area to the north of School Lane, within the Appleby conservation area. The host property is a semi-detached dwelling which is part of one of the pairs of former estate cottages within the village. Planning permission has recently been granted for a detached bungalow to the east of the site adjacent to 27 School Lane.

The application seeks to demolish the existing rear extension and erect a new single-storey rear extension, including conversion of the existing detached garage. The existing extension is not in keeping with the existing property and the applicant seeks to raise the character of the site.

The proposals do not seek to alter the main frontage of the building and relate to the rear of the property, albeit views into the site can be achieved. The existing property comprises a mixture of red facing brickwork and stonework to external walls, red clay single pantiles to the roof and UPVC 'timber look' windows and doors.

The following considerations are relevant to this proposal:

- **principle of development**
- **historic environment, appearance and quality of design**
- **residential amenity.**

Principle of development

This proposal is for the demolition of an existing extension and creation of a new extension to the rear of the property, including linking to and converting the existing detached garage. The works relate to an existing property and as such the principle of development is acceptable.

Historic environment, appearance and quality of design

Chapter 16 of the NPPF (Conserving and enhancing the historic environment), paragraph 206, states that local planning authorities should look for opportunities for new development within conservation areas and world heritage sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty on local planning authorities with regard to conservation areas in the exercise of planning functions: in the exercise of this duty, with regard to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Policy HE2 (Development in Conservation Areas) of the local plan requires that 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 criteria that will apply in determining applications for development in conservation areas, among others, include design, harmony with the surroundings, building materials, and retaining important architectural and historical features.

Policy HE3 of the local plan relates to demolition in conservation areas and identifies a series of criteria against which demolition of a building will be assessed. The applicant has demonstrated that the current extension is not suitable for reuse as well as being out of character and unsympathetic with the existing property, this view being supported by the conservation officer. Its removal will allow the redevelopment of the site and seek to enhance the overall character of the site and wider conservation area.

Policy CS6 (Historic Environment) of the Core Strategy states that 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.

Both policies DS5 and CS5 are concerned with visual amenity with the former stating that proposals should be sympathetic in design, scale and materials. Both Policies DS5 and CS5 seeks to improve the quality of design across North Lincolnshire.

The applicant has submitted a Heritage Statement as part of the submission package and is aware of the need to design a scheme that is sympathetic to the conservation area as well as the host property. The property is not listed nor is the site located within an Article 4 Direction area.

The proposal seeks to demolish an existing unsympathetic extension and erect a single-storey rear extension in its place, which also links to the detached garage and extends this further. The development will allow the applicant to create a ground-floor bedroom, bathroom, utility room and larger kitchen/dining space, and larger lounge.

The Conservation Officer and case officer have visited the site and consider the proposed design to be in keeping and sympathetic to the host property.

The applicant has sought to use materials for the build that will match the existing dwelling including:

- External walls: reclaimed red facing bricks with infill panels of random stonework to match the main dwelling
- Plinth: the external walls to include a plinth feature to match the existing house
- Roof: Goxhill Old English clay pantiles in red to match existing

- Guttering: black half-round pattern in UPVC
- Windows/doors: Cream UPVC 'timber look' to match existing
- Lintols: brick on end detailing to match existing.

The Conservation Officer has commented that the form, design and appearance of the proposed extension are acceptable with matching stone and red brick detailing matching the principal historic building. The comments also note that the extension is subservient to the main building. The use of stone, bricks and red clay pantiles is considered acceptable, however the Conservation Officer notes that these details need to be agreed and controlled by condition.

In relation to the materials for the windows and doors, there is an element of conflict between the applicant and the Conservation Officer and parish council. The Conservation Officer and parish council both consider that the proposed extension should be finished in timber.

Whilst it is accepted that policy HE2 of the local plan, the Appleby Neighbourhood Plan and SPG Appleby Conservation Area all seek to preserve and enhance the character and appearance of the area and wider conservation area, the existing property includes UPVC windows to the frontage, which are not proposed to be changed as part of this application. The adjoining property (25 School Lane) also includes UPVC windows to the frontage.

Whilst the use of timber within new build developments is supported, it is considered unreasonable to request the extension includes timber windows when the windows within the existing house and the adjoining property are UPVC. It is not considered that the use of UPVC, in cream to match the existing, would detract from views into the site or from the character and appearance of the conservation area. It is considered unreasonable to expect the windows and doors within the rear part of the property (extension), part of which would not be visible from the road, to be completed in timber, when the main frontage of the property contains UPVC.

The applicant has sought to replicate all existing materials on the property within the proposed extension. The parish council and conservation officer's comments are noted; however, the existing windows within the host property are UPVC.

25 School Lane is not a listed building but is noted as a building of townscape merit on the conservation area map; however, it is not noted as such on the Townscape Analysis. Section 2.3 of the SPG refers to buildings of townscape merit and considers that they contribute positively to the character of the conservation area. The SPG requires extensions and alterations to buildings of townscape merit to have to be particularly sensitively designed and take into account their historic and architectural interest. The SPG continues and requires every effort to be made to retain all existing traditional architectural features of these buildings, the removal or loss of which will need to be fully justified within the context of any adverse impacts which this loss will have on the character and appearance of the conservation area. Alterations will need to incorporate matching designs and materials appropriate to the age and character of the building.

Residential amenity

Saved policy DS5 of the North Lincolnshire Local Plan (2003) 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.

This proposal relates to an existing semi-detached property and will replace the existing rear extension with a new single-storey extension which will link to the existing detached garage and extend this slightly. The height of the proposed infill section will be lower than that of the existing garage and lower than the original height of the existing rear extension. Development will run along the boundary with 27 School Lane. The rear gardens of the properties are north-facing and as such it is not considered that the proposal would lead to amenity impacts such as overshadowing or loss of light. No windows are proposed on the eastern elevation and as such there will be no concerns in terms of privacy or overlooking. All proposed windows will overlook the existing garden of the property.

It is considered that the design of the extension will not lead to undue harm from overlooking, overshadowing, overbearing impact, or loss of privacy for 25 School Lane.

It is considered, therefore, 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.

Planning balance

On balance, the building is recognised as a building of townscape merit. It is not listed and there is no Article 4 Direction in this part of Appleby. The applicant has sought to design the extension to be in keeping with the host dwelling, as well as utilising materials which match the existing. The only area of dispute is regarding the use of timber windows and doors. It is not considered this warrants a reason for refusal when the host property includes UPVC and the adjoining property includes UPVC, and these could be changed at any time within the wider property under permitted development rights. The main frontage, which is visible from the road, includes UPVC windows and doors. The rear of the property is largely screened and as such less visible/prominent within the street scene.

Conclusion

The proposal is acceptable in principle and is well designed, and subject to the suggested condition, would not harm residential amenity. It is recommended that planning permission is granted.

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:

- Site Location Plan - JY/22/01
- Proposed Ground Floor Plan - JY/22/05
- Proposed Elevations - JY/22/06
- Proposed Block Plan - JY/22/02A.

Reason

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

3.

Notwithstanding the hereby approved plans (condition 2 above), no development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing and roofing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

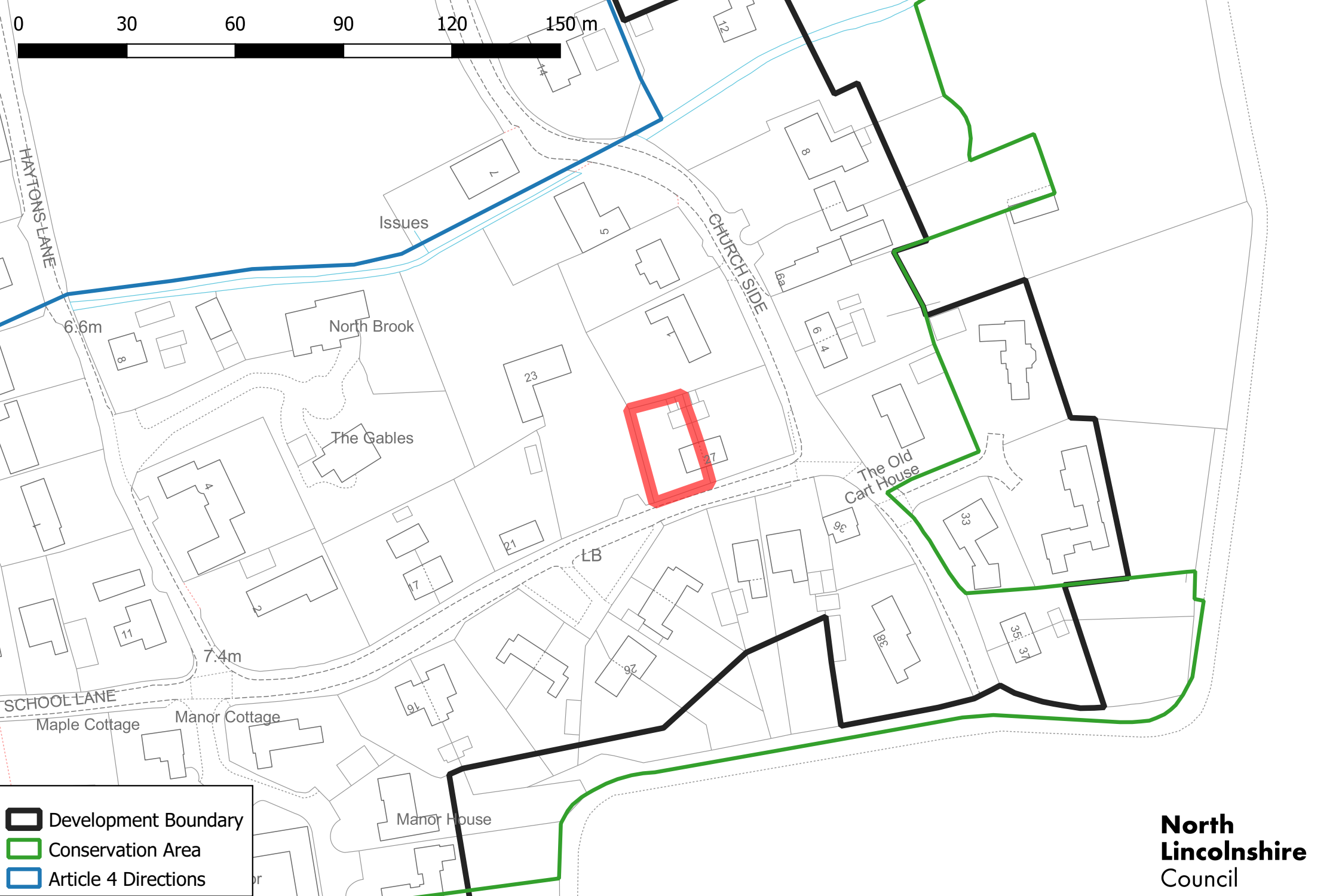
The materials for the proposed windows and doors shall be finished in a conservation style, woodgrain UPVC, cream in colour to match the existing windows and doors at the front of the main property, and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

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
- Conservation Area
- Article 4 Directions

**North
Lincolnshire
Council**

PA/2022/1386

PA/2022/1386 Proposed layout (not to scale)

MR & MRS J. YARE
25 SCHOOL LANE
APPLEBY
SCUNTHORPE
DN15 0AL 42

44

49540m

49546m

41490m

41490m

88

88

86

86

41484m

41484m

49540m

42

44

49546m

LB

27

25

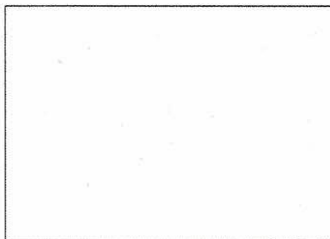
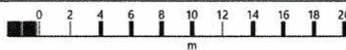
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"PROPOSED BLOCK PLAN"

DRG. NO. JY/22/02A



Monday, August 12, 2019, ID: BW1-00820615
maps.blackwell.co.uk

1:500 scale print at A4, Centre: 495438 E, 414871 N

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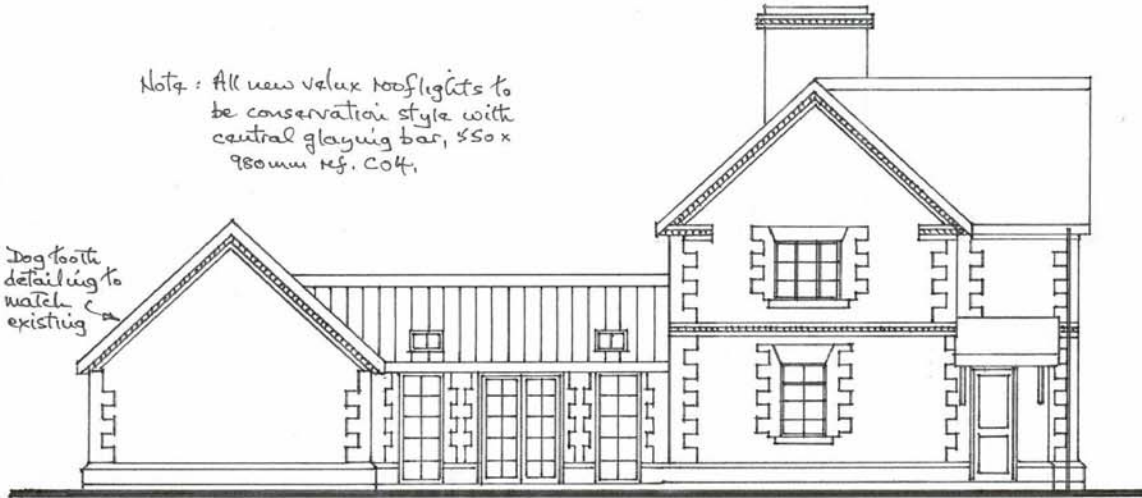
TEL: 0800 151 2612
maps@blackwell.co.uk



PA/2022/1386 Proposed elevations (not to scale)

Note: All new valux rooflights to be conservation style with central glazing bar, 550 x 980mm Mf. C04.

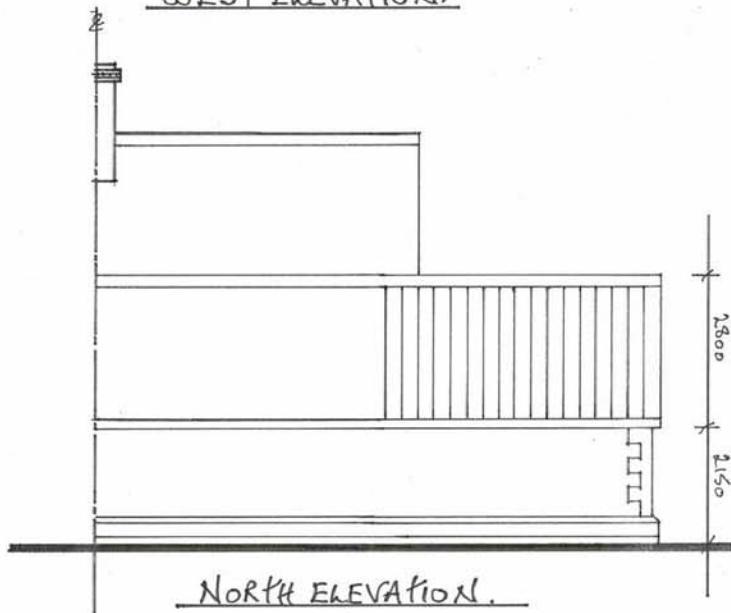
Dog tooth detailing to match existing



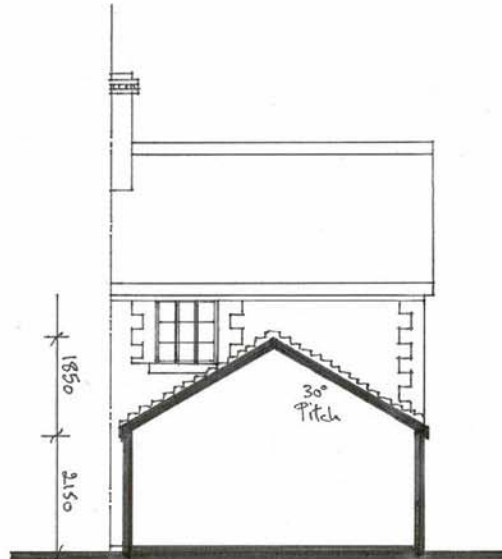
WEST ELEVATION.



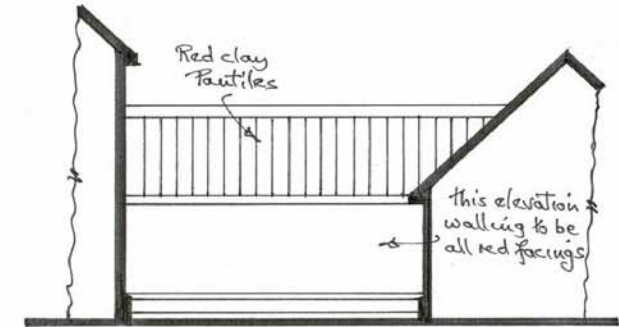
SOUTH ELEVATION



NORTH ELEVATION.



NORTH ELEVATION



EAST ELEVATION.

MR & MRS J. YARE
25 SCHOOL LANE
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PROPOSED EXTENSIONS
& ALTERATIONS

DRAWN BY:
JEM MANAGEMENT SERVICES
45 OSWALD ROAD
SCUNTHORPE 07764 922416

DATE: July 2022

DRG. NO: JY/22/06

SCALE: 1/100 @ A3

REV.