

APPLICATION NO	PA/2022/1021
APPLICANT	Ms Robinson
DEVELOPMENT	Planning permission for renovations and the erection of two-storey extensions to the rear and sides of the dwelling
LOCATION	14 Greenhill Road, Haxey, DN9 2JE
PARISH	Haxey
WARD	Axholme South
CASE OFFICER	Emmanuel Hiamey
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework:

Section 12: Achieving well-designed places

Section 16: Conserving and enhancing the historic environment

Listed Buildings & Conservation Areas Act:

Section 66 and 72 of the Planning (Listed Buildings & Conservation Areas Act) 1990

North Lincolnshire Local Plan:

Policy DS1: General Requirements

Policy HE5: Development affecting Listed Buildings

Policy T2: Access to Development

Policy T19: Car Parking Provision and Standards

DS5: Residential Extensions

North Lincolnshire Core Strategy:

Policy CS1: Spatial Strategy for North Lincolnshire

Policy CS2: Delivering More Sustainable Development

Policy CS3: Development Limits

Policy CS5: Delivering Quality Design in North Lincolnshire

Policy CS6: Historic Environment

Supplementary guidance

SPG1: Design Guidance for House Extensions

CONSULTATIONS

Ecology: No adverse comments – there is no evidence of bat roosts at the site.

Historic England: No comments to make.

Conservation: No objection subject to conditions – the proposal has been amended in line with the advice provided to better respect and complement the character of the listed building.

Highways: No comments or objections to make.

LLFA Drainage Team: No objections or comments concerning the proposed development.

PARISH COUNCIL

Following the submission of additional information to address the parish council's initial comments, the council maintains its objection for the following reasons:

- low-cost materials
- small plot size
- parking and access
- public safety from the road
- use of modern cladding
- sub-division of the original plot.

PUBLICITY

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

ASSESSMENT

Constraints

Listed buildings

Development boundary

SFRA Flood Zone 1

Planning history

PA/2022/1278: Listed building consent for renovations and the erection of two-storey extensions to the rear and sides of the dwelling – pending

PA/2022/1374: Planning permission to erect two detached properties with associated private driveway to the rear of 14 Greenhill Road – pending

Site and Proposal

Planning permission is sought for renovations and the erection of two-storey extensions to the rear and sides of the dwelling at 14 Greenhill Road, Haxey.

The property is within the development boundary of Haxey and is a grade II listed building. It is bounded by Greenhill Road to the north, 16 Greenhill Road to the east and 10 Greenhill Road to the west. The property has an awkwardly shaped and unusually large garden area at the rear.

The existing dwelling comprises the main two-storey listed building, the 1970's single-storey extension to the listed building and the later unlisted single-storey addition to the north gable of the main listed building.

The listed building and the 1970's single-storey extension are constructed of fine yellow-brown brickwork and the roof covering is a traditional non-interlocking clay pantile. The later, unlisted, single-storey extension attached to the north elevation of the main listed building is constructed of a modern buff brick wall, with concrete roof tiles and modern windows.

Considering the main listed building, the applicant proposes to replace all the existing uPVC windows in the rear of the listed building with solid wood sash windows. Further, the existing softwood windows in the extension would be replaced to match the windows in the listed building.

Regarding the single-storey extension to the south of the main listed building, i.e. the 1970's extension of the main listed building, the proposal seeks to increase the height from a single-storey to form a two-storey extension. The ridge level would be slightly lower than the ridge level of the main listed building. Further, the proposed works would include the installation of windows on the ground and first floors facing the rear (garden) and the front (facing the road). There would be no windows in the south elevation (gable) facing 10 Greenhill Road.

Turning to the unlisted, single-storey extension attached to the north elevation of the main listed building, this proposal seeks to increase the height to form a two-storey unit and further extend it to the rear with a two-storey extension. This extension would have windows on the gable (north elevation) facing No. 16 Greenhill Road on both the ground floor and the first floor. There would also be windows on the front (west elevation) facing the road and the rear (east elevation) facing the garden. Concerning the further two-storey extension at the rear, it would not have windows on the east elevation (rear) facing the garden. It would not have any windows on the sides, but a sliding glass door on the side (south elevation) and a standard door on the side (north elevation).

All the extensions will be rendered with a traditional lime render.

A separate application to subdivide the garden and erect two detached properties with an associated private driveway to the rear has been submitted and is currently pending (PA/2022/1374). The assessment of PA/2022/1374 would consider whether there would be sufficient amenity areas for the enjoyment of the occupants of this site. As it stands, the subdivision of this site does not form part of the assessment of this proposal.

The key issues to be considered in determining this application are:

- **the principle of the development;**
- **layout, siting and design;**
- **impact on the amenity of neighbouring residents;**
- **impact on the listed building;**
- **impact on highway safety; and**
- **drainage.**

Principle of development

Policy DS5 (Residential Extensions) of the North Lincolnshire Local Plan is concerned with residential extensions and policy HE5 (Development affecting Listed Buildings) requires the council to seek to secure the preservation, restoration and continued use of buildings of special architectural or historic interest.

Policy CS6 (Historic Environment) aims to ensure that North Lincolnshire's important sites and areas of historic and built heritage value are protected, conserved and enhanced so that they continue to make an important contribution to the area's scene and the quality of life for local people.

The above policies do not presume against extensions to a dwelling (listed buildings); therefore, the principle of the development is acceptable.

Design and impact on the character and appearance of the listed building

Policy DS1 (General Requirements) seeks a high standard of design in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused.

Policy CS5 (Delivering Quality Design in North Lincolnshire) sets out the key design principles for all new development in North Lincolnshire. It aims to ensure that development supports the creation of a high-quality built environment that is attractive to residents, investors, and visitors.

Policy HE5 (Development affecting Listed Buildings) requires the council to seek to secure the preservation, restoration and continued use of buildings of special architectural or historic interest. When applications for planning permission relating to a listed building or listed building consent are being assessed, the primary consideration will be the need to preserve or enhance the fabric and character of the building. Permission or consent will not be granted unless it has been demonstrated that the proposed works would secure this objective. Further, the council will encourage the retention and restoration of the historic

setting of listed buildings. Proposals that damage the setting of a listed building will be resisted. Whenever appropriate, proposals which would entail the loss of historic fabric from a listed building will be conditional upon a programme of the recording being agreed upon and implemented.

Policy CS6 (Historic Environment) aims to ensure that North Lincolnshire's important sites and areas of historic and built heritage value are protected, conserved and enhanced so that they continue to make an important contribution to the area's scene and the quality of life for local people.

Regarding the quality of design, 14 Greenhill Road is a grade II listed 'House. Mid-late C18 with later C18-early C19 addition to right. Yellow-brown brick, in contrasting Flemish bond to original section; rendered to lower section of the front, and right gable end. It has a modern 1970s extension to the left of no historic interest and a two-storey 19th century period extension to the right with a small single-storey extension.'

Concerns were raised over this application about the cladding on the proposed extension and the demolition of the 19th-century addition to the right. Following discussions, the application that has been amended would be repaired and not demolished. The extension is an important part of the character of the building and its retention is welcomed.

Further, the modern timber cladding has been removed from the proposal. The supporting document states that the two side extensions are to be faced in a lime render which is acceptable as it has a traditional appearance suitable for the listed building. This is not shown on the amended drawings but can be secured by condition. This finish will also enable the original building to be identified as the early historic part of the building.

Concerns were expressed by the conservation officer over the fact that the roof structures were to be replaced fully. The applicant employed a timber specialist, J.H. Rees and Son, who state that the roof can be retained and repaired. The old roof timbers are seen as architectural features worthy of retention. This approach is welcomed and its repair to this specification can be secured by condition. The condition has been applied to the decision notice on the listed building application.

There was an objection to the use of solar panels on the roof. These were seen as a modern discordant element on the listed building that detracts from its character. These have been removed from the application.

An additional positive aspect of the proposal is that the building is reroofed in a traditional non-interlocking clay pantile. The applicant has addressed the issues raised regarding the refurbishment of the listed building.

There have been minimal alterations to the original listed building which is a positive aspect of the proposal. Regarding the remodelling of the 1970's extension to the left, the cladding has been removed and replaced with render which is an improvement. Whilst it is larger in appearance, it is considered an improvement to the existing extension which has a modern buff brick, concrete roof tiles and modern windows. The new extension will have a lime render finish, traditional timber sliding sash windows and a red clay pantile roof.

The conservation officer has no objection to the new right-hand side extension since this will help stabilise the building. It is also stepped back showing the line of the original building. It is finished with a lime render and has a clay pantile roof and timber sash windows.

Currently, the rear of the listed building has been poorly altered with modern and uPVC windows. These are being replaced with timber sash windows which will be more complementary to the character of the listed building.

The amended scheme retains the period extension and the roof of the structure, omits the proposed solar panels and modern cladding, replaces it with render, removes the uPVC windows and replaces them with timber sash windows, and replaces concrete tiles with traditional non-interlocking red clay pantiles. Whilst there are impacts, the heritage gains described above and the long-term conservation of the listed building mean that the application can be supported.

Considering the poor state of the listed building a programme of refurbishment must start soon.

In general, the conservation officer supports the application subject to appropriate conditions. All the conditions recommended by the conservation officer have been applied to the listed building application.

Impact on the amenity of neighbouring residents

Policy DS1 (General Requirements) expects a high standard of design in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. It requires that all proposals be considered against the quality of the design and amenities, among other criteria.

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

Further, the NPPF advises that planning should always seek to secure a good standard of amenities for all existing and future occupants of land and buildings.

As outlined in the description section, this proposal is in three parts: the renovations to the existing listed building, an increase in height of the single-storey extension attached to the west elevation of the main dwelling to form a two-storey extension, and an increase in height of the single-storey extension attached to the east elevation of the main dwelling plus a two-storey extension to the rear.

The works proposed for the main listed dwelling are mainly restorations of the listed building and the replacement of all the existing windows at the rear. The restorations of the main listed building do not require planning permission and the replacement windows would not raise any privacy issues.

Considering the amenity impact of the proposal on 10 Greenhill Road, while the 1970's extension of the main listed building would increase in height to form a two-storey extension, with regard to overshadowing and overbearing impact, 10 Greenhill Road is a two-storey dwelling situated on a common boundary with this site, approximately 3 metres away from the extension. Further, the applicant proposes to use the gap between the two buildings for vehicle parking.

In this case, the separation distance between the 1970's extension and 10 Greenhill Road is such that there would be no overshadowing or overbearing impact. Any unanticipated overshadowing would fall on the vehicle parking area.

Turning to the impact on 16 Greenhill Road, the increase in height of the unlisted single-storey extension attached to the north elevation of the main listed building plus the two-storey extension to the rear would not raise any overbearing or overshadowing issues. It is worth noting that 16 Greenhill Road is separated from the extension by the driveway.

Regarding privacy, the first-floor slit window would serve an en-suite bathroom. As a bathroom is not 'living accommodation', the window would not raise any issues of privacy. In terms of the ground floor windows, the separation distance from the common boundary with 16 Greenhill Road and the boundary fence would minimise any adverse impact. Consequently, they would not raise any issues of privacy.

In general, it is considered that the scale of the proposed development would not have a significant undue impact on the amenity of surrounding properties through overlooking, overshadowing, loss of daylight or loss of privacy. Overall, the proposal meets the aim of the design policy and the National Planning Policy Framework.

Highway safety

Policy T2 of the North Lincolnshire Local Plan states that all development should be served by satisfactory access. Policy T19 of the local plan is concerned with parking provision as well as general safety and is also considered relevant.

The applicant has shown four off-street parking spaces on the plot and has indicated that visibility has been addressed by the recessing of the extension facing the road by 500 millimetres, giving further visibility down Greenhill Road. The applicant has indicated that the total width of the entranceway following the recession of the extension would be 6 metres.

Haxey Parish Council has objected to the application based on parking provision, access and public safety from the road.

Highways have assessed the proposal and have no comments or objections to make. Therefore, the proposal meets the requirements of policies T2 and T19 of the local plan.

Ecology

Policy CS17 of the Core Strategy and paragraph 170 of the NPPF relate to biodiversity. Paragraph 174 of the NPPF states, in part, that a net gain for biodiversity should be achieved.

The council's ecologist initially had concerns over the application and recommended that it should not be determined, except for a refusal, until a bat and nesting bird survey has been carried out and the findings considered.

Following the bat survey report submission, the ecologist has confirmed that the survey methods used and the survey effort deployed are appropriate for the site. The surveyors found no evidence of bat roosts and recorded very little bat activity in the area. No evidence of breeding birds was recorded at the time of the survey.

Notwithstanding the above, the ecologist encourages biodiversity enhancement through the provision of bird nesting opportunities, ideally swift, sparrow or starling boxes integrated into the

structure of the building. There seems to be little point in asking for bat bricks given the very low level of bat activity recorded in the area. An informative will be applied to any permission granted.

The proposal would meet the aims of policy CS17 of the Core Strategy, as well as paragraph 170 of the NPPF, relating to biodiversity.

Drainage

Policy CS19 of the Core Strategy is concerned with flood risk and policy DS14 of the local plan is concerned with foul sewage and surface water drainage.

The site lies within an area at low risk of flooding (SFRA flood zone 1). It is not considered that there would be any significant risk of flooding on the site since the proposal is for renovations and modest extensions to the dwelling.

The LLFA Drainage Team has no objections or comments to the proposed development. Consequently, the proposal meets the terms of policies CS19 of the Core Strategy and DS14 of the local plan.

Parish council objection

The parish council's concerns relating to the proposed materials have been addressed in this report.

The concerns raised about parking provision, access and public safety from the road have also been addressed.

Regarding the sub-division of the garden (plot size) to erect two detached properties with an associated private driveway to the rear, the appropriateness of the plot size would be reviewed as part of the separate proposal (PA/2022/1374).

Conclusion

In conclusion, the principle of the development is acceptable, and it is considered that the proposal would not have a significant adverse impact on the character of the listed building which would warrant refusal.

The proposed renovations and extensions comply with the relevant policies of the National Planning Policy Framework, North Lincolnshire Local Plan, North Lincolnshire Core Strategy and SPG1: Design Guidance for House Extensions. The proposal is therefore recommended for approval.

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 by the following approved plans:

- Proposed Elevations Dwg. No. PA – 105 – A – C – GA – PE Rev C
- Proposed Floor Plans Dwg. No. PA – 104 – A – B – GA – PP Rev B
- Proposed Location Plan Dwg. No. PA – 101 – A - PR – SLP Rev. A
- Existing Site Location Plan Dwg. No. PA – 100 – A – EX – SLP Rev. A
- Existing Floor Plans Dwg. No. PA – 102 – A – 0 – GA – EP
- Existing Elevations Dwg. No. PA – 103 – A – 0 – GA – EE.

Reason

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

3.

No development shall take place until a full schedule of all external facing materials has been submitted to and approved in writing by the local planning authority to include all bricks, joinery products, roof coverings, rainwater goods and external finishes, and scale drawings of the proposed windows and doors with material specification. Only the approved materials shall be used.

Reason

To retain the character of the listed building in accordance with Section 66 of the Planning (Listed Buildings & Conservation Areas Act 1990) and policy HE5 of the North Lincolnshire Local Plan.

Informative 1

In determining this application, the council, as a 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.

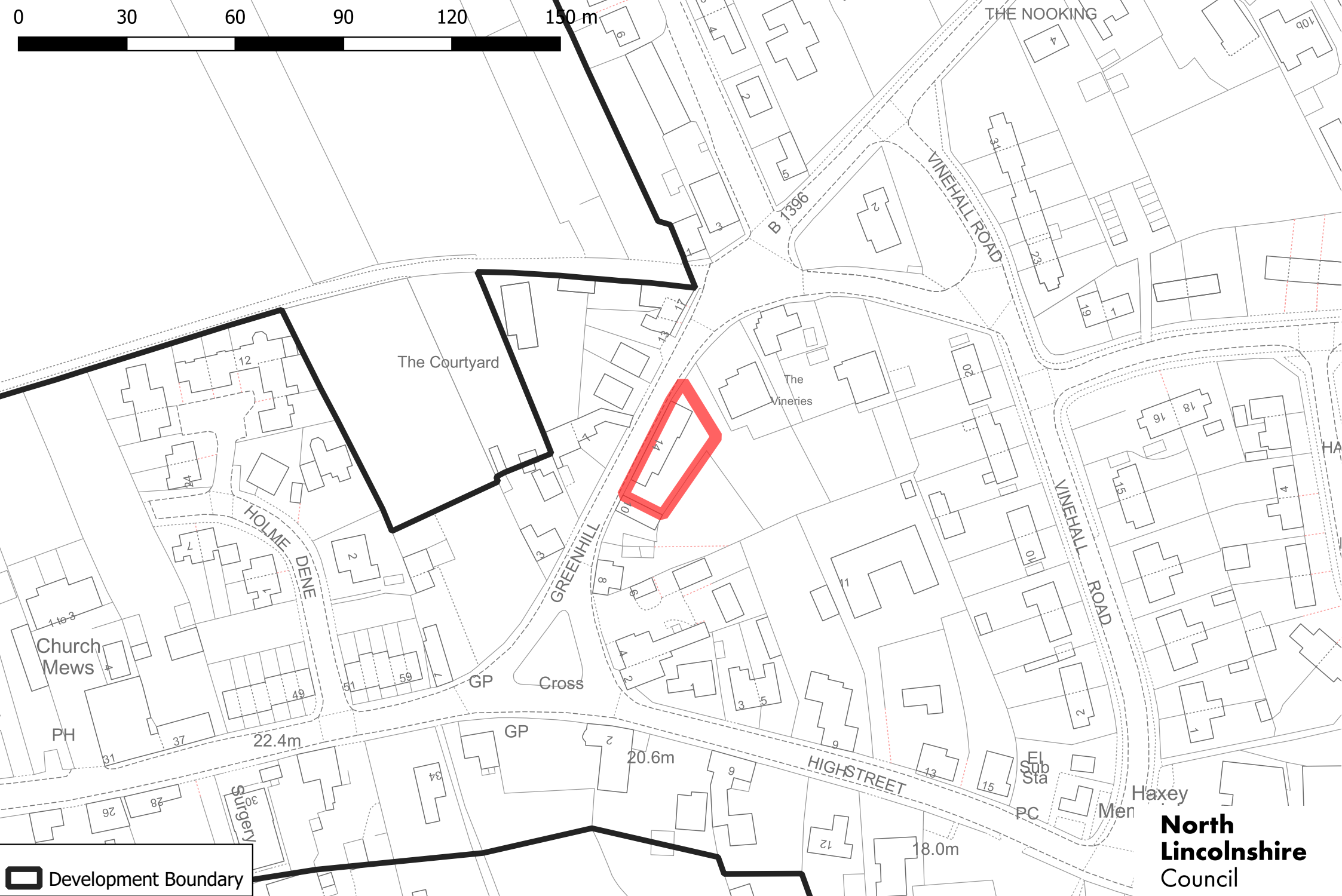
Informative 2

All species of bat are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017 making all species of bat European Protected Species. Details of the legislation can be found at:

- Wildlife and Countryside Act:
<http://www.legislation.gov.uk/ukpga/1981/69/contents>
- The Countryside and Rights of Way Act:
http://www.opsi.gov.uk/acts/acts2000/ukpga_20000037_en_7#pt3-pb8-l1g81
- The Conservation of Habitats and Species Regulations 2017:
http://www.opsi.gov.uk/si/si2010/uksi_20100490_en_1

Informative 3

It is an offence under Section 1 of the Wildlife and Countryside Act of 1981 (WCA 1981) to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built. The WCA 1981 also provides that all wild birds and their eggs are protected and cannot be killed or taken except under a licence.

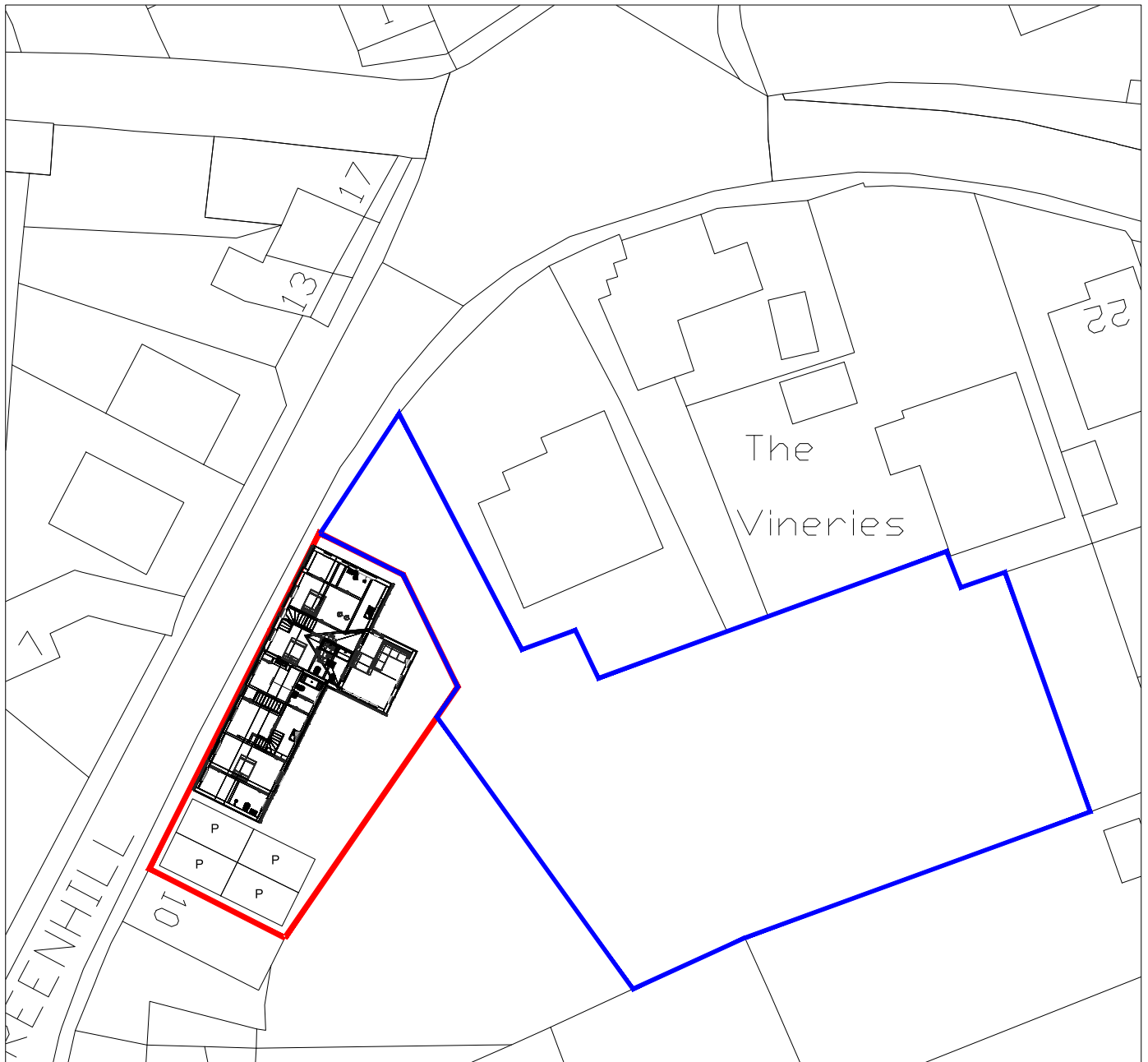


 Development Boundary

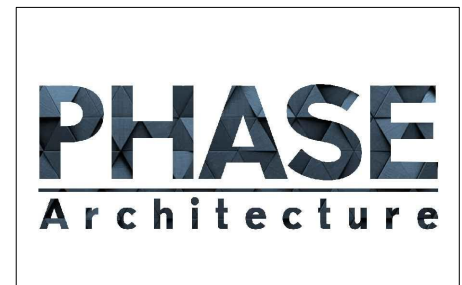
PA/2022/1021

**North
Lincolnshire
Council**

PA/2022/1021 Proposed layout (not to scale)



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REV:	DESCRIPTION:	BY:	DATE:
STATUS:		Approval	



CLIENT:			
Ms Robinson			
SITE:			
14 Greenhills Road, Haxey			
TITLE:			
Proposed Location Plan			
SCALE AT A4:	DATE:	DRAWN:	CHECKED:
1:500	27/05/22	JH	XX
PROJECT NO:	DRAWING NO:	REVISION:	
2072	PA_101_0_PR_SLP	0	

PA/2022/1021 Existing elevations (not to scale)

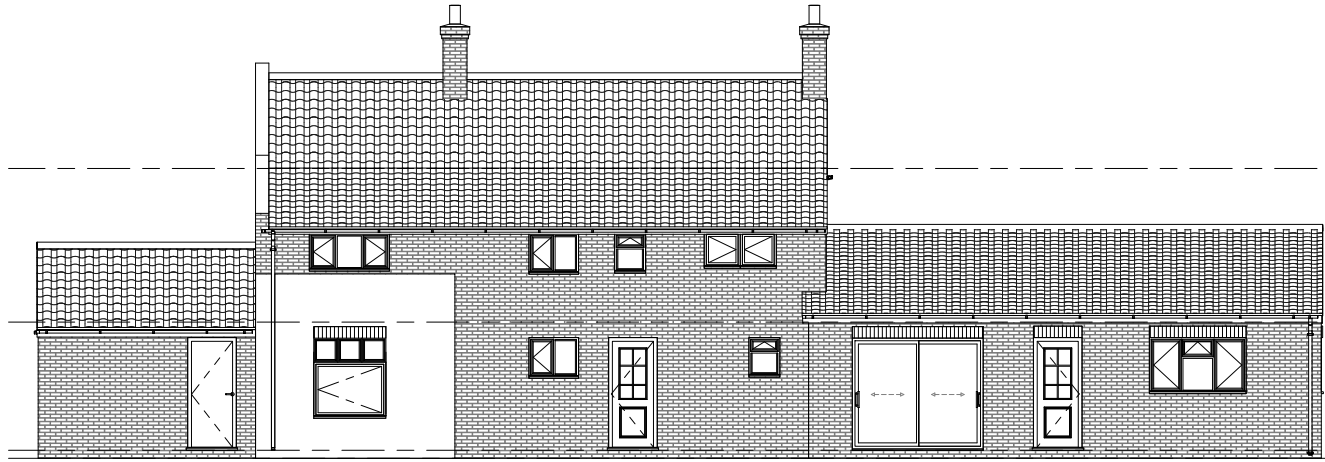
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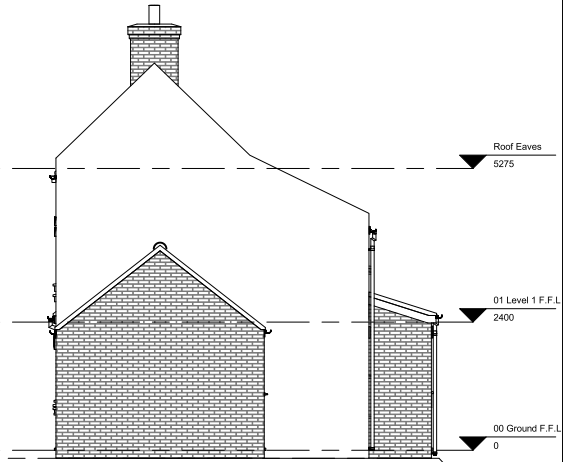
CLIENT:

Ms Robinson

REV	REV DESC.	DATE



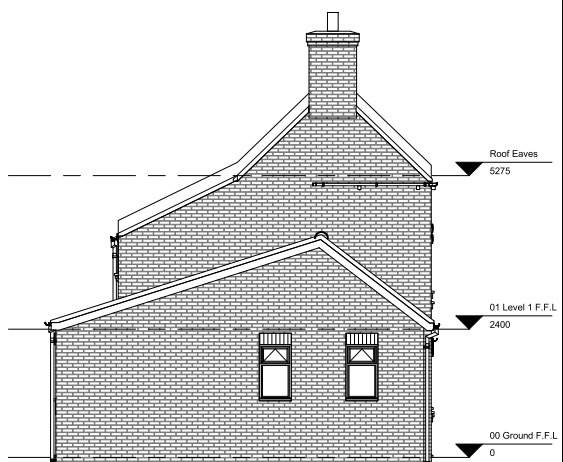
North Elevation
1:50



East Elevation
1:50



South Elevation
1:50

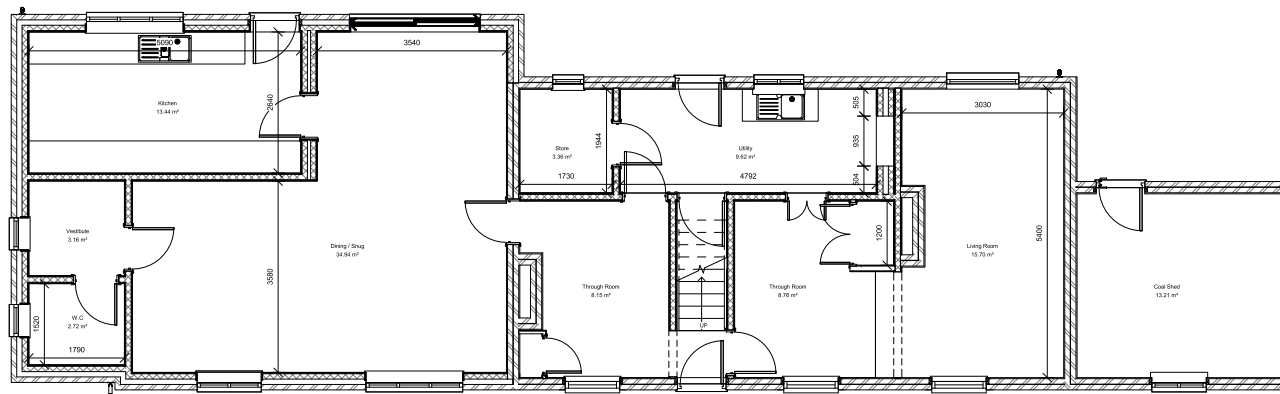


West Elevation
1:50

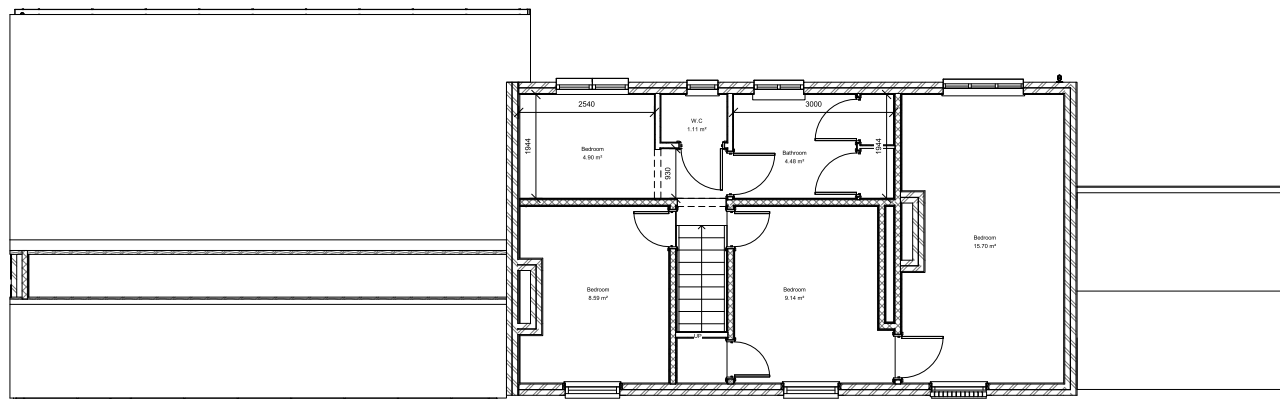
PHASE
Architecture

PROJECT 14 Greenhills, Haxey	
DRAWING NAME Existing Elevations	
DRAWING NUMBER PA - 103 - A - 0 - GA - EE	
DATE 03/05/2022	SCALE @ A1 As indicated
PROJECT NO. 2072	REV 0
ORIGINATOR JH	CHECKED XX
	AUTHORISED XX

PA/2022/1021 Existing floor plans (not to scale)



Ground Floor 1:50



Level 01 1:50

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REV	REV DESC.	DATE

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PROJECT
 14 Greenhills, Haxey

DRAWING NAME
 Existing Floor Plans

DRAWING NUMBER
 PA - 102 - A - 0 - GA - EP

DATE 03/05/2022	SCALE @ A1 1 : 50
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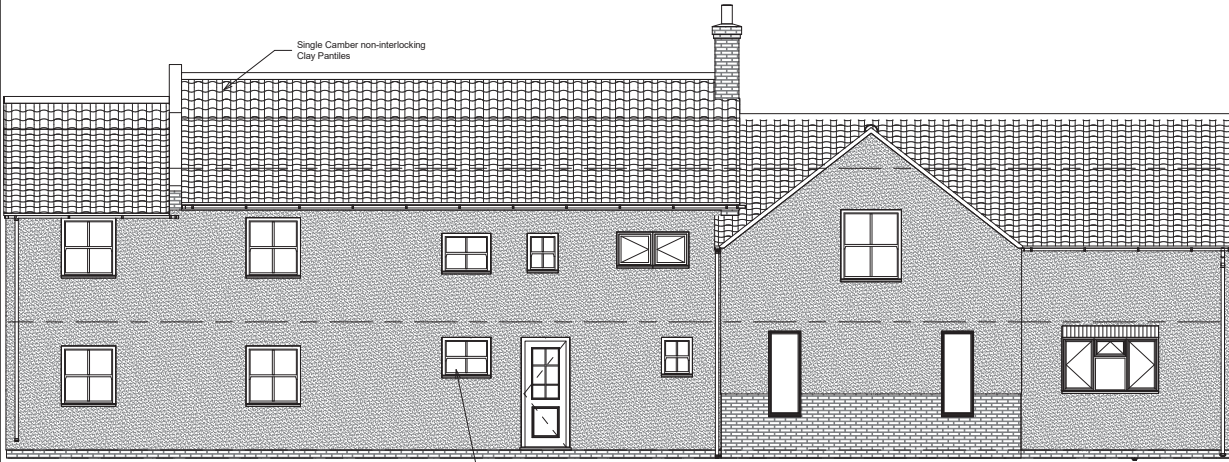
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ORIGINATOR JH	CHECKED XX	AUTHORISED XX
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PA/2022/1021 Proposed elevations (not to scale)

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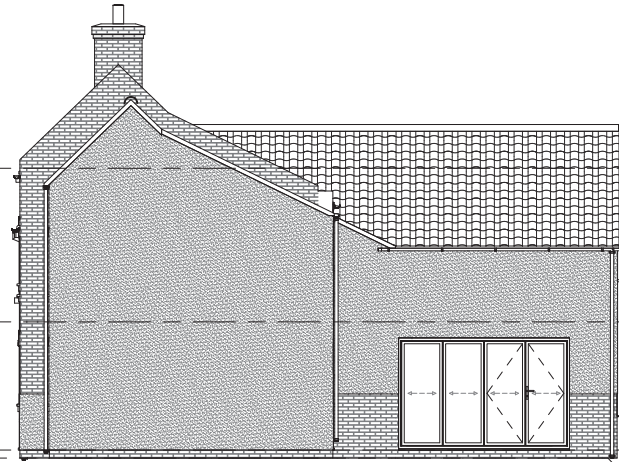
CLIENT:
Ms Robinson



East Elevation
 1: 50

Single Camber non-interlocking Clay Pantiles

Replace white casement uPVC Windows with timber Sash Windows



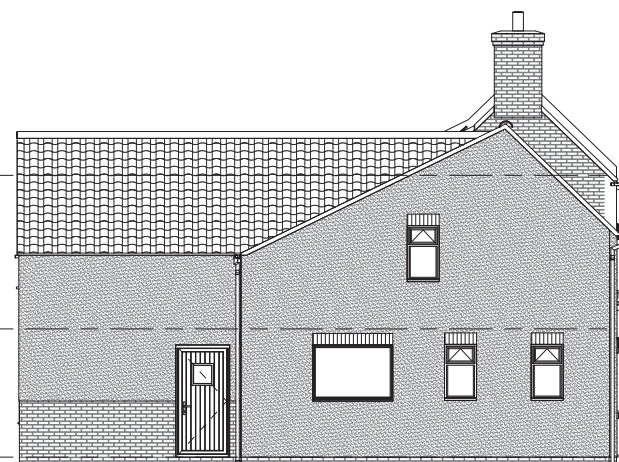
South Elevation
 1: 50

REV	REV DESC	DATE
00	Ground F.F.L	0
01	Level 1 F.F.L	2400
	Roof Eaves	5275
	Site	-150



West Elevation
 1: 50

Cream Timber Sash Windows



North Elevation
 1: 50

C	Elevation Tags Amended.	17/11/2022
B	Conservation Comments Included	31/08/2022
A	Extension Altered.	24/08/2022



PROJECT		14 Greenhills, Haxey	
DRAWING NAME		Proposed Elevations	
DRAWING NUMBER		PA - 105 - A - C - GA - PE	
DATE	03/05/2022	SCALE @ A1	As indicated
PROJECT NO.	2072	REV	C
ORIGINATOR	JH	CHECKED	XX
		AUTHORISED	XX

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Ms Robinson

REV	REV DESC.	DATE
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B	Layout Tweaked.	31/08/2022
A	Extension Altered.	24/08/2022

PHASE
 Architecture

PROJECT
 14 Greenhills, Haxey

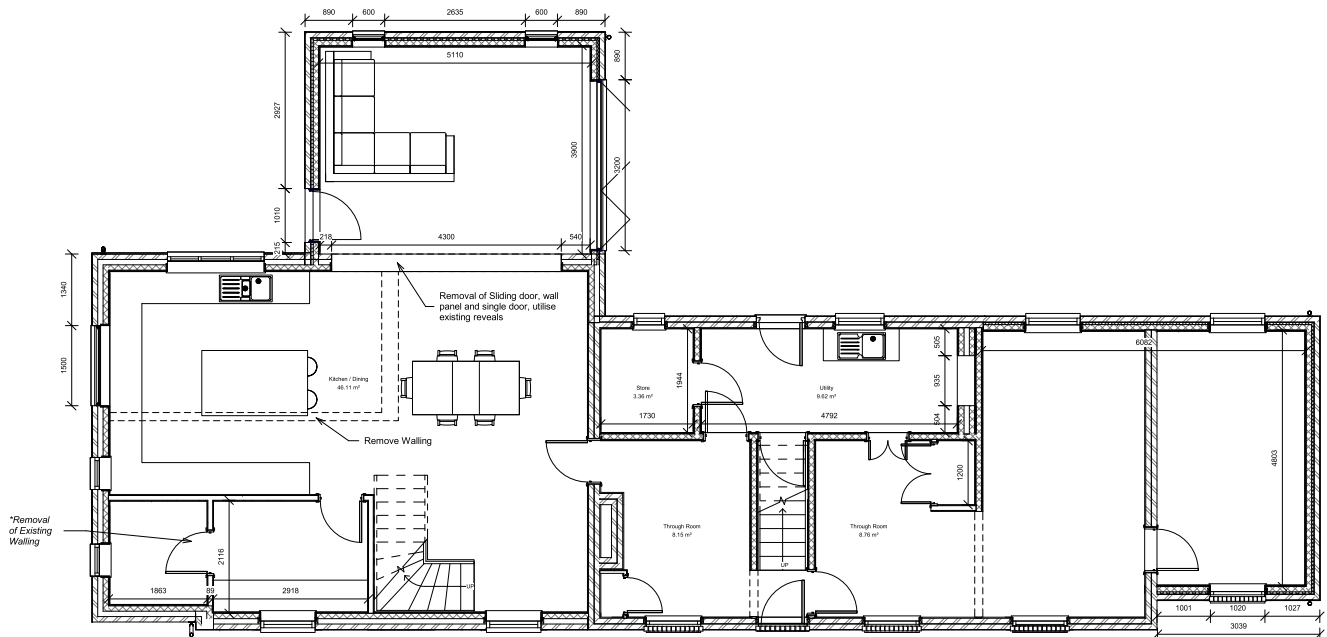
DRAWING NAME
 Proposed Floor Plans

DRAWING NUMBER
 PA - 104 - A - B - GA - PP

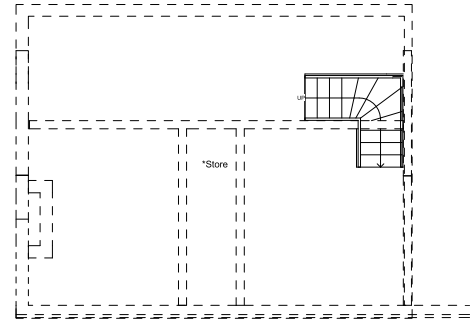
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PROJECT NO. 2072	REV B
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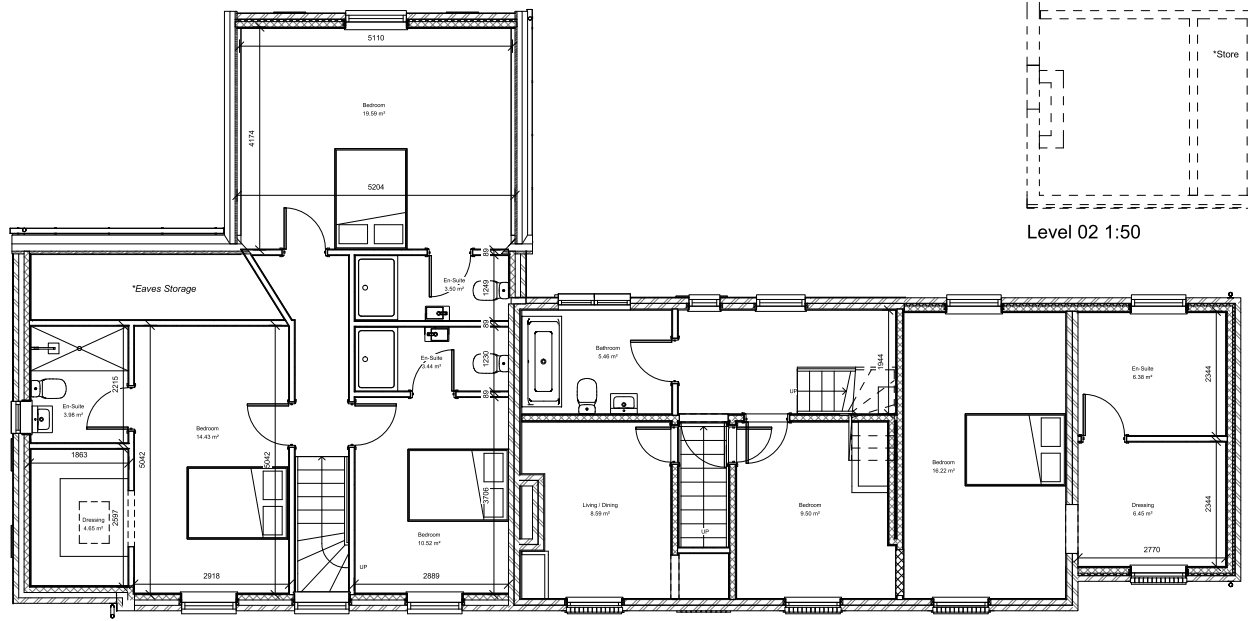
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Ground Floor 1:50



Level 02 1:50



Level 01 1:50

PA/2022/1021 Proposed floor plans (not to scale)