

APPLICATION NO	PA/2022/1317
APPLICANT	Colonel Simon Strickland
DEVELOPMENT	Planning permission for the removal and replacement of the front wall
LOCATION	4A Market Hill, Winteringham, DN15 9NP
PARISH	Winteringham
WARD	Burton upon Stather and Winterton
CASE OFFICER	Jennifer Ashworth
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Winteringham Parish Council

POLICIES

National Planning Policy Framework: Section 12, Section 16

North Lincolnshire Local Plan: DS1, DS5, HE2, HE3, HE5

North Lincolnshire Core Strategy: CS1, CS2, CS5, CS6

New North Lincolnshire Local Plan Submission:

The new North Lincolnshire Local Plan was submitted for public examination to the Planning Inspectorate on 11 November 2022. Examination of the Plan has therefore commenced, although public hearing sessions are not anticipated until early in 2023.

The Submitted North Lincolnshire Local Plan can be given some weight as a material planning consideration in the determination of planning applications. The relevant policies concerning this application are as follows:

Policy SS1: Presumption in Favour of Sustainable Development

Policy SS2: A Spatial Strategy for North Lincolnshire

Policy SS3: Development Principles

CONSULTATIONS

Highways: No comments or objections to make.

LLFA Drainage: No comments or objections to make.

Conservation: No objection.

PARISH COUNCIL

Object to the materials that have been used which are not in keeping with its locality or with consideration to its location in a conservation area. Additionally, object to its height.

PUBLICITY

A site notice has been displayed; no responses have been received.

ASSESSMENT

This application was deferred at a previous meeting of the planning committee to allow members to visit the site before making a decision.

Planning history

PA/2004/0476: Planning permission to make alterations and carry out remedial works to dwelling – approved 28/05/2004

PA/2004/0477: Listed building consent to make alterations, including part demolition, and carry out remedial works to dwelling – approved 25/05/2004

PA/2007/2051: Outline planning permission to erect a dwelling – approved 06/02/2008

PA/2007/1499: Listed building consent to remove staircase and replace with new, remove dampproof course and replace with new, and install a new window – approved 15/11/2007

7/1988/1187: Change of use of a shop to a dwelling with associated alterations including removal of shop front and insertion of new windows – refused 06/04/1989

PA/2011/0819: Outline planning permission to erect a dwelling with all matters reserved – approved 19/08/2011

LBC/1990/0505: Listed building consent to paint front elevation white with additional alterations and improvements, including renewal of windows – approved 29/08/1990

PA/2018/927: Planning application to vary condition 2 of PA/2017/1091 to change windows to front elevation from that previously approved – refused 06/07/2018

PA/2017/1091: Planning permission to erect a detached four-bedroomed dwelling – approved 27/10/2017.

Constraints

The site is within the development boundary for Winteringham and within the conservation area. An Article 4 Direction is in place.

3 West End to the rear (north) of the site is a grade II listed building. This sits outside the residential curtilage of the application site.

The site is within SFRA flood zone 1.

Proposal

Planning permission is sought retrospectively for the removal and replacement of the front wall at 4A Market Hill, Winteringham. The site is within the conservation area and the planning history confirms that a 4-bedroom dwelling was granted permission on the site in 2017, amended in 2018. A heritage statement has been provided.

Policy HE2 is relevant and requires all development within conservation areas to preserve or enhance the character and appearance of the area and its setting. The following criteria is applied in determining applications in conservation areas:

- (i) Development should be of a standard of design which respects the appearance and character of the conservation area in terms of its bulk, height, mass, vertical and horizontal emphasis, proportions, layout, siting and landscaping.

Policy HE3 refers to demolition within conservation areas and establishes a series of criteria on which it will be assessed. It is not known when the original wall was built but at some stage it was poorly repaired using a cement mix applied 'plaster like' across the front and back. By 2018 the wall was in a state of collapse and to some extent dangerous.

Policy CS5 requires all new development in North Lincolnshire to be well designed and appropriate for their context. It should contribute to creating a sense of place. The council will encourage contemporary design, provided that it is appropriate for its location and is informed by its surrounding context. 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 CS6 states 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 DS1 (General Requirements) states 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. All proposals will be considered against the criteria of quality of design, amenity, conservation, resources and utilities and services.

The submitted details for the wall show that the existing stone wall was in a poor state of repair, and was lowered in height and partially covered in a cement render which detracts from its appearance. There is no objection to its removal by the HER (Conservation). Winteringham Parish Council object to the materials that have been used which they consider are not in keeping with its locality or the conservation area. Additionally, they object to its height.

The replacement wall has been constructed from a new brick with a traditional appearance and texture and is considered acceptable by the HER for the conservation area. The existing property is modern in design and the wall reflects the existing design at the site.

The new wall is the same height as the existing wall which is evidenced from the remaining existing stone wall on the inside of the property which the new wall is attached to. There is also a high wall on the opposite side of the road showing the general scale in the street scene.

Whilst a more modern design is proposed to the site, it is considered that this reflects the existing property and thus the street scene in this part of Winteringham.

The Conservation Officer has been consulted and has visited the site. The officer is satisfied with the proposed works and plans provided. The proposed works are considered to be acceptable in this instance. It is therefore considered that the proposal is in accordance with policies HE2, HE3 and DS1 of the local plan, CS5 and CS6 of the Core Strategy, and Sections 12 and 16 of the NPPF.

Conclusion

The proposal is acceptable in principle and would not harm the character and appearance of the local area. It is recommended that planning permission is granted.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development is hereby permitted in accordance with the following approved plans:

- Location Plan - PA/2022/1317/01
- Front Elevation - PA/2022/1317/03
- Block Plan - PA/2022/1317/02.

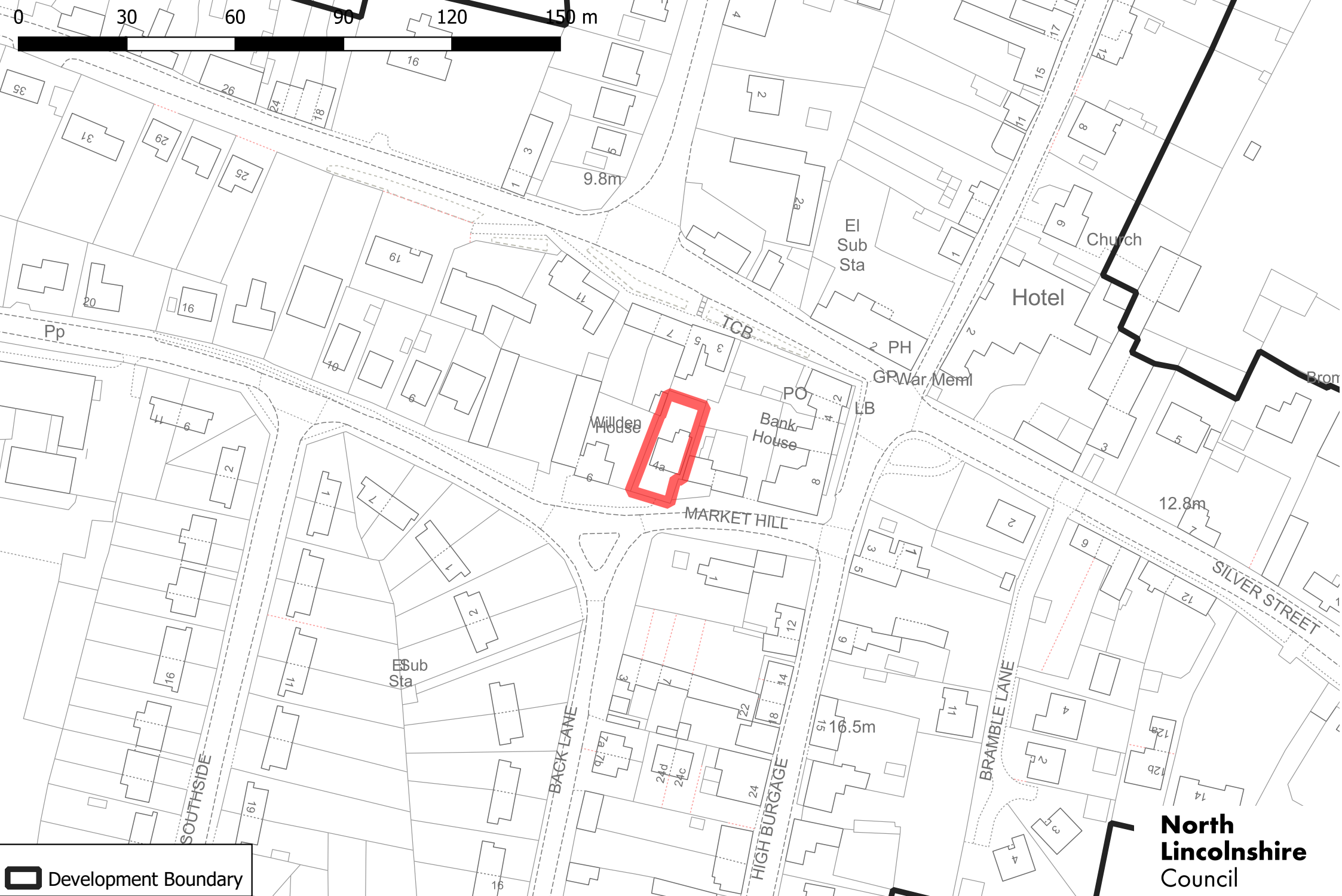
Reason

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

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/2022/1317

PA/2022/1317 Boundary wall details (not to scale)

