

**APPLICATION NO** PA/2023/279

**APPLICANT** J Murch

**DEVELOPMENT** Planning permission to erect a single-storey side extension

**LOCATION** 8 Queen Street, Barton upon Humber, DN18 5QP

**PARISH** Barton upon Humber

**WARD** Barton

**CASE OFFICER** Daniel Puttick

**SUMMARY RECOMMENDATION** **Approve with conditions**

**REASONS FOR REFERENCE TO COMMITTEE** Member 'call in' (Cllr Paul Vickers – significant public interest)

## **POLICIES**

### **National Planning Policy Framework:**

Section 12 (Achieving well-designed places)

Section 16 (Conserving and enhancing the historic environment)

### **North Lincolnshire Local Plan:**

DS1 (General Requirements)

DS5 (Residential Extensions)

HE2 (Development in Conservation Areas)

HE5 (Development Affecting Listed Buildings)

### **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)

CS6 (Historic Environment)

**Supplementary Planning Guidance SPG1: Design Guidance for House Extensions**

**Barton upon Humber Conservation Area Character Appraisal**

**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 later 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:

DQE1 (Protection of landscape, townscape and views)

DM1 (General Requirements)

HE1 (Conserving and enhancing the Historic Environment)

## **CONSULTATIONS**

**Highways:** No objection or comments.

**LLFA Drainage:** No objection or comments.

## **TOWN COUNCIL**

No objections.

## **PUBLICITY**

Site and press notices have been displayed. Five written objections have been received from or on behalf of occupants of four properties. A summary of the material considerations raised by those objecting to the application is set out below:

- The design is modern, larger than the existing extension and not in keeping with adjacent houses.
- The proposals would fail to preserve the character of the conservation area.

Concerns are also raised in respect of potential for structural damage to the adjacent property during construction works. This is not a material planning consideration and cannot be afforded any weight in the assessment of the application.

One letter of support has also been received, commenting that “as a local resident I think this will be a great addition to a lovely property.”

## **ASSESSMENT**

### **Planning history**

7/1990/0464: Erect a porch and conservatory including demolition of existing porch and conservatory – approved 17/07/1990

PA/1996/1800: Notice of intention to carry out works to a tree in a conservation area – approved 27/11/1996

- PA/1997/1300: Erect a single-storey extension to provide utility shower and WC, study and garage – approved 06/01/1998
- PA/1999/0570: Notice of intention to carry out works to a sycamore tree within the conservation area – approved 24/06/1999
- PA/2007/1468: Notice of intention to carry out works to a sycamore tree in the conservation area – approved 02/10/2007
- PA/2016/1944: Notification of proposed work to prune one sycamore and one Norway spruce tree within the conservation area – approved 18/01/2017
- PA/2018/2238: Notice of intention to fell a Sitka spruce tree within the conservation area – approved 12/12/2018
- PA/2022/1048: Notice of intention to undertake pruning on a sycamore and holly tree, both within the conservation area – approved 22/07/2022
- PA/2022/1359: Planning permission to replace timber windows with new timber sash windows – approved 27/10/2022

The application site comprises a semi-detached property constructed in the 19<sup>th</sup> century, situated on Queen Street within the Barton upon Humber conservation area. The property is set over two storeys and is constructed of brick, with its principal elevation having exposed brickwork. The side and rear elevations are rendered and feature an outward projecting conservatory and further single-storey offshoots to the rear. This offshoot incorporates a contemporary link of cylindrical form, connecting the utility and office and containing a WC.

The front elevation features four sash windows. Planning permission has been granted for the replacement of windows throughout the building under application PA/2022/1359. Access into the building is taken from the west elevation, where a characterful door surround frames a six-panelled door with fanlight above. A two-storey wing projects from the rear of the building and contains the day-to-day living spaces, with the formal lounge contained in the front portion of the property.

A conservatory projects from the north elevation towards the rear of the building. Accessed from the existing kitchen, this structure is constructed of a mixture of brickwork, timber and glass, and leads back towards the existing house.

The application proposes to demolish the existing conservatory and construct a replacement extension to provide an open plan kitchen, dining and living space with bi-folding doors providing access onto the landscaped garden to the side of the property. As part of the works, internal alterations are proposed to incorporate structural steel beams to support the building and compensate for the removal of external walls.

The extension would have an angular footprint with a flat roof, projecting approximately 3m from the side elevation of the property at its furthest point. It would be constructed of brickwork to match the existing building, with white windows and doors and aluminium coping to the parapet wall. The height of the extension has been designed to sit below the height of the garden wall which encloses the property.

Foul drainage would connect to existing networks within the site, leading to mains sewers, with a new soakaway proposed to capture surface water run-off within the site.

**The main issue in determining this application is the impact on the character and appearance of the property and the Barton upon Humber conservation area.**

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. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Policy HE2 of the local plan states 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. It states that 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, landscaping and other matters of design such as roofscape, and architectural style and detailing. It also states that development should preserve or enhance the street scene and should not detract from important existing spaces and views, and should use appropriate building materials for the locality and context.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) imposes a statutory duty upon local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

The Barton upon Humber conservation area is a designated heritage asset. Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The significance of the conservation area derives from its multi-period architecture, medieval street pattern, historic street names and the dispersed nature of the town centre. The Conservation Area Character Appraisal notes that the town owes its early wealth to its location on the River Humber, and that in the early medieval period it was the largest and most important settlement in North Lincolnshire.

The property is located within Queen Street, which was laid out in 1830. It was later developed with some prestigious buildings largely paid for by public subscription, many of which are now listed buildings. The character appraisal identifies positive characteristics of Queen Street, which include its wide street with brick walls, open layout to the north and good examples of Edwardian houses. The appraisal refers to buildings of interest on High Street, Hungate and Queen Street, which collectively make a major contribution to the historic character of the town centre.

Queen Street itself comprises a number of large, mainly detached, municipal, religious or education buildings, with terraces of well detailed, early 19<sup>th</sup> century housing close by. The appraisal notes that the northern end features 'good quality 19<sup>th</sup> century detached or semi-detached houses set in gardens'.

6 and 8 Queen Street possess architectural and historic interest. Much of their significance is derived from the attractive and symmetrical west-facing elevations which front onto Queen Street. The access into each building is to the side, with the doorway into number 6 clearly visible within the street scene owing to its more open layout. In contrast, the setting of 8 Queen Street is much more private and secluded.

The large red brick boundary wall is a notable feature which contributes towards the character of the area, screening the garden associated with the application site from views from within the public domain. By virtue of its size and length, it funnels views along Queen Street towards the west-facing elevations of the semi-detached properties, and towards the Edwardian housing in views looking north.

The rear wing appears original to the building, with this component projecting beyond the rear of both properties. 6 and 8 Queen Street have been subject to more recent alteration and extension, with the application site having a single-storey offshoot projecting at an angle from the rear elevation of the house. This element now features a cylindrical linking section, finished in contrasting materials. The conservatory is a later addition which contributes little to the overall character of the building.

As set out above, planning permission is sought for the construction of an extension to the side of the property, replacing an existing conservatory with a more contemporary addition to provide an open plan kitchen, living and dining space.

Much of the significance of the building is derived from its attractive frontage onto Queen Street and the contribution this makes to the overall character and appearance of the area. The building is a good example of architecture from its time but is not listed, and has been subject to change through the introduction of contemporary extensions to the side and rear.

The proposed extension would be located in a similar position to the conservatory it would replace. The scale is proportionate to the dwelling and materials proposed would match those in the existing building. The contemporary detailing would ensure it reads clearly as a new addition to the property, rather than appearing pastiche, and is considered appropriate in its context adjacent to additions to the property which exhibit modern design.

Importantly, the extension would not be readily visible from the public domain, and would not be noticeable in key views along Queen Street. The significant contribution made towards the character and appearance of the area of the frontage onto Queen Street would be preserved, with the extension being set below the level of the boundary wall and therefore not visible from within the public domain along this road.

Some glimpse views would be achieved from Catherine Street, which marks the boundary of the conservation area. Here, the extension would be seen in context with the later additions constructed to the rear of the property, appearing subservient to the main dwelling. The original form of the building would remain discernible, with the rear wing and front portion of the original property remaining the prominent features within the site.

Having objectively assessed the significance of the property and its contribution towards the character and appearance of this part of the Barton upon Humber conservation area, it is considered that the proposed development would preserve those elements which contribute towards the significance of the heritage asset. The design of the proposed extension is considered acceptable, appearing as a contemporary addition to the building which is small

in scale and constructed of appropriate materials. There would be no adverse impact upon the street scene owing to the fact that the extension would not be readily visible from the public domain and is screened by the substantial boundary wall.

For these reasons, having regard to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), it is considered that the proposed development would preserve the character of the Barton upon Humber conservation area. The proposals are considered acceptable in this respect in accordance with policies DS1, DS5 and HE2 of the local plan and CS6 of the Core Strategy. In turn, it is considered that the setting of nearby listed buildings would be preserved in accordance with policies HE5 of the local plan and CS6 of the Core Strategy.

### **Other issues**

The proposed extension, by virtue of its size and location, would not result in any harm to the amenity of neighbouring residents. There would be no loss of outlook, privacy or daylight and its single-storey nature would ensure it does not appear overbearing. The parking arrangements at the site would be unaffected by the introduction of the extension, and the attractive landscaped garden would be retained.

Surface water drainage is proposed to be disposed of by way of a soakaway within the site, with foul drainage to continue to be routed to mains sewers. There are no objections from the LLFA, and on this basis the drainage arrangements are considered appropriate for the development.

A number of objections have raised concerns in relation to the potential risk of structural damage to 6 Queen Street during construction works. These concerns centre on the removal of external load-bearing walls and the introduction of steel beams internally within the property. Whilst valid concerns for neighbouring homeowners and members of the public to hold, they are not material planning considerations. The proposed scheme will also be subject to building regulations. Any potential damage during construction work would be a civil matter and should have no bearing on the assessment of the proposed development.

### **Conclusion**

The building dates to the 19<sup>th</sup> century and is one of a number of attractive buildings located along Queen Street which contribute towards the area's character. The major contribution the building offers towards the character and appearance of the conservation area is its frontage onto Queen Street, where the symmetrical west elevations of 6 and 8 Queen Street are presented to the roadside. The imposing boundary wall is a feature of interest which contributes to the varied street scene, and which contrasts with the more open aspect of the adjoining property.

It is considered that by virtue of the design of the extension and screening offered by the boundary wall, the significant contribution made to the street scene by the property would be unchanged. The extension would not be readily visible from views within Queen Street, and would go largely unnoticed in this context. Glimpse views would be achieved from Catherine Street, where the extension would appear in context with modern additions constructed at the rear of the building, clearly discernible as a later addition and part of the multi-period character which the conservation area possesses.

The proposed extension is considered acceptable in accordance with policies DS1, DS5, HE2 and HE5 of the local plan, and CS1, CS2, CS3, CS5 and CS6 of the Core Strategy, and the aims of the NPPF. It is therefore recommended that planning permission be granted subject to standard conditions.

**RECOMMENDATION**      **Grant permission subject to the following conditions:**

1.

The development hereby permitted 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:

- 1659.01 Ex. & Pr. Plans
- 1659.02 Ex. & Pr. Elevations.

Reason

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

3.

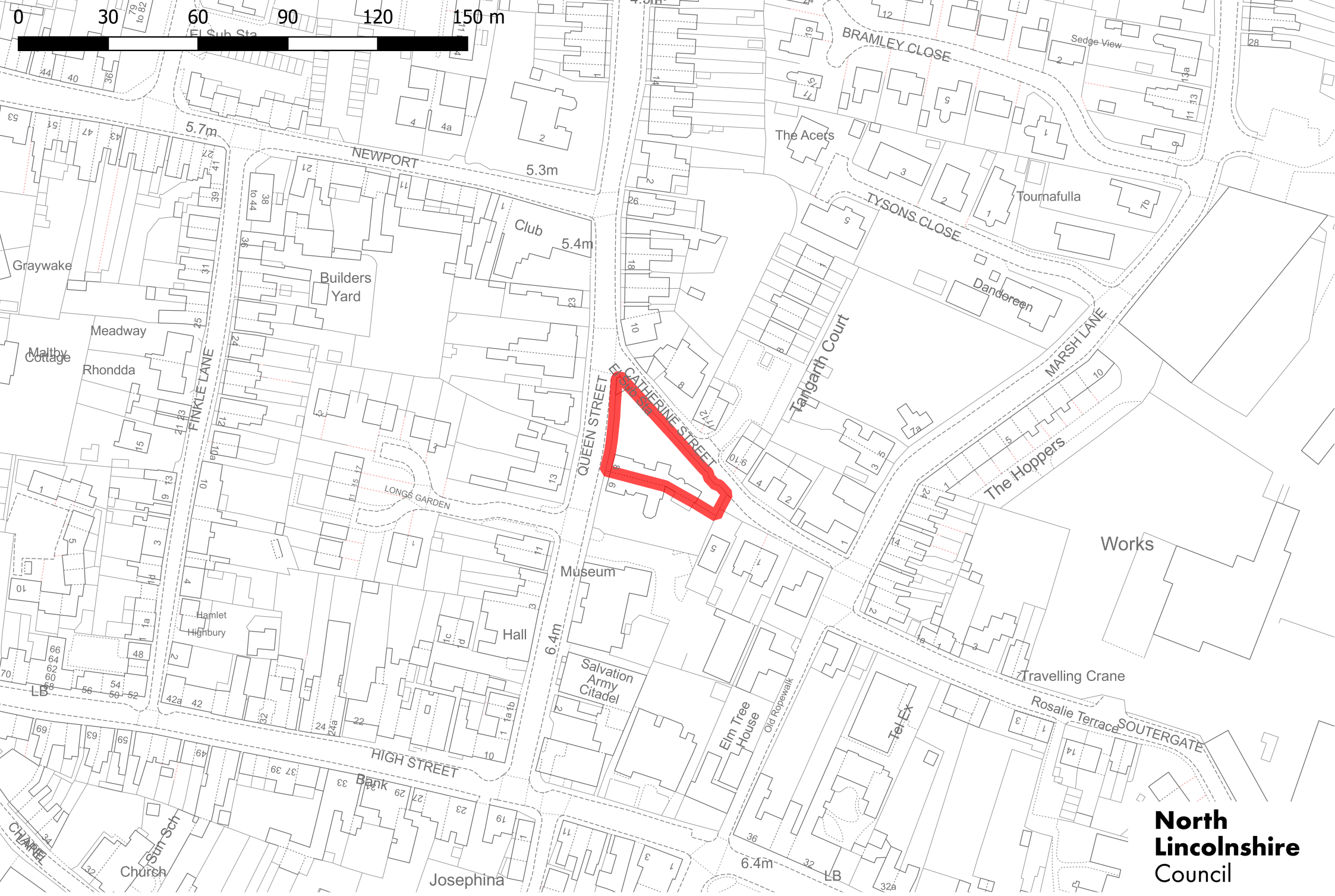
All the windows and external doors installed in the extension hereby permitted shall be constructed from timber and painted white, and thereafter retained.

Reason

To safeguard the character and appearance of the building and the conservation area 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.



**North  
Lincolnshire  
Council**

**PA/2023/279**

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# PA/2023/279 Existing & proposed layout and plans (not to scale)

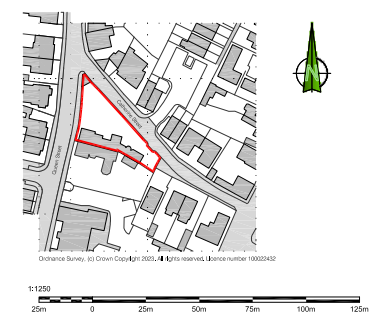
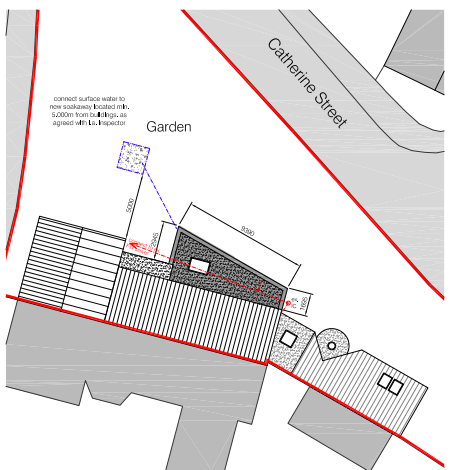
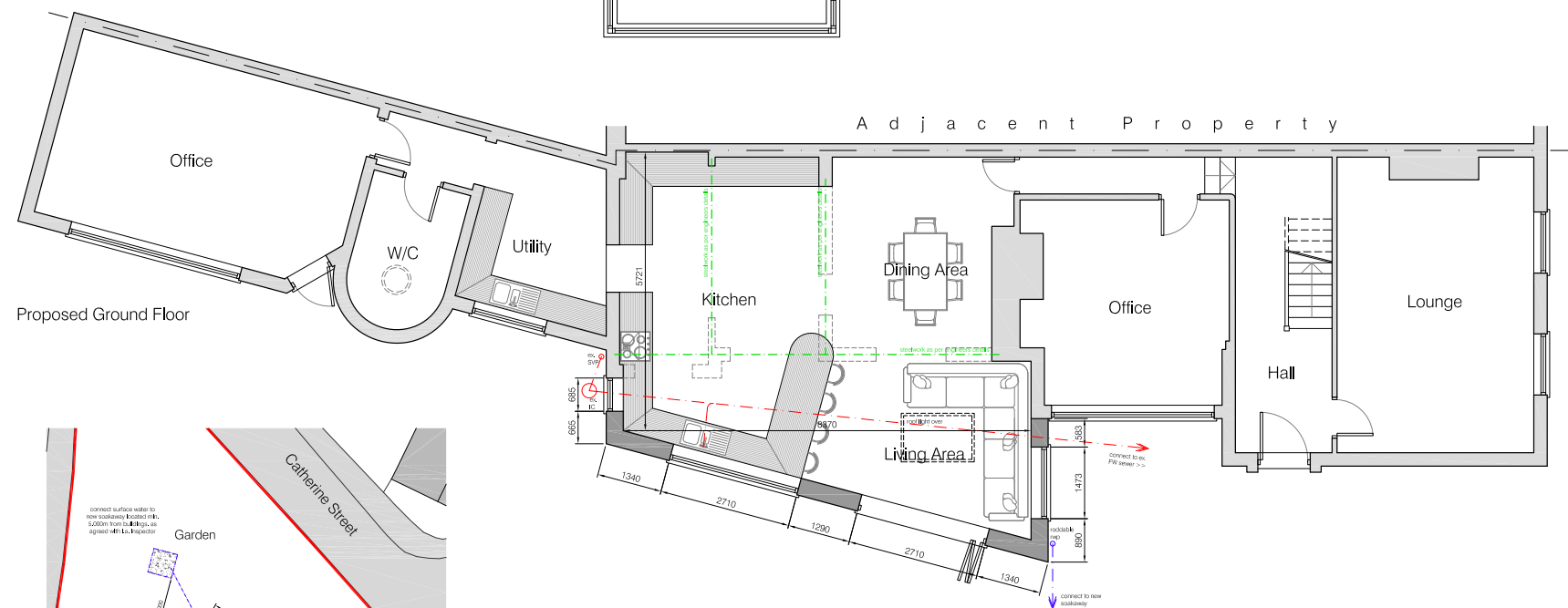
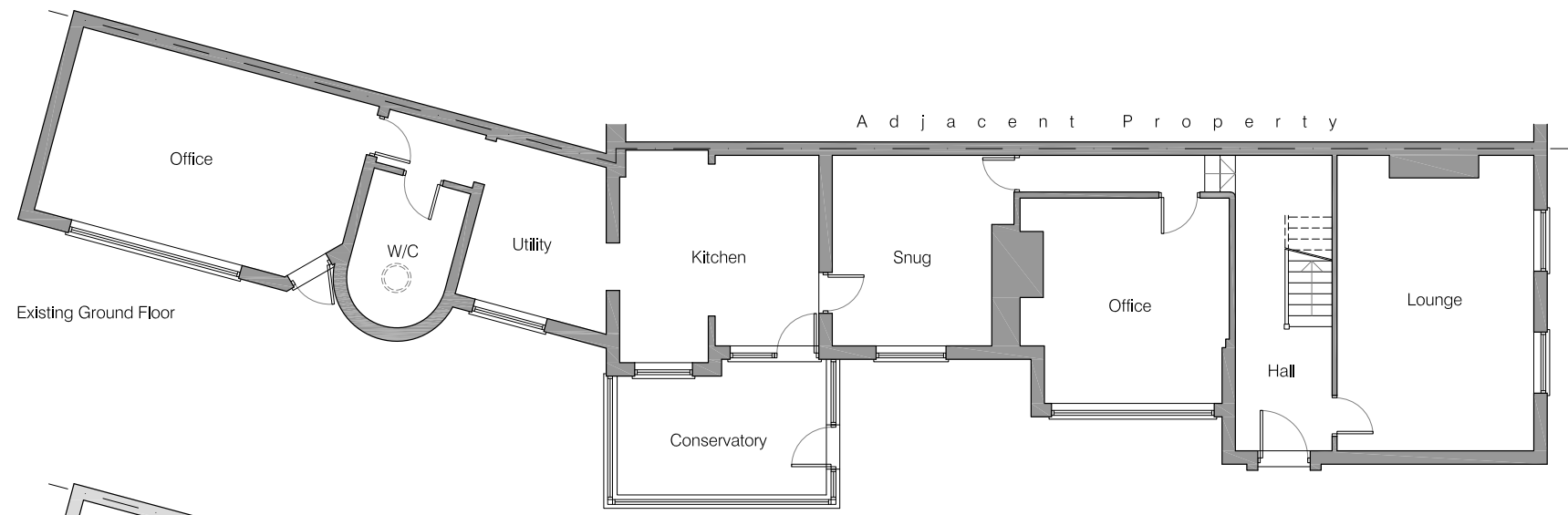
All dimensions & details given on this drawing are to be checked and verified on site prior to works being undertaken. Any discrepancies and/or variations to the specifications within these drawings or associated documents are to be notified to keystonarchitecture.

Do not scale from these drawings - If in doubt - ask.

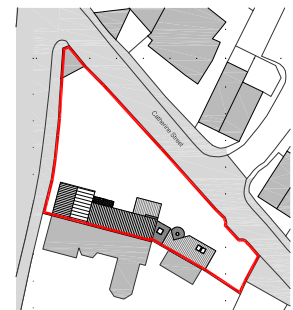
All materials shall be fixed, applied or installed in accordance with the manufacturers written instructions, recommendations and specifications. Variations to specified materials shall be agreed in writing with keystonarchitecture.

The Contractor shall take full account of everything necessary for the proper execution of the works and to the satisfaction of the Local Authority, whether or not indicated on the drawings or in the specifications.

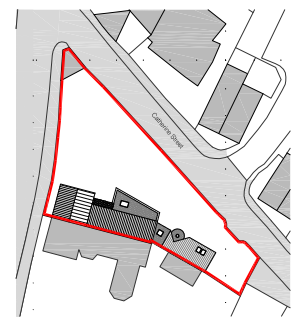
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Location Plan scale 1:1250



Existing Block Plan scale 1:500



Proposed Block Plan scale 1:500

**PARTY WALL NOTICE(S)**

Building astride (A) or against (B) the boundary line:  
If you plan to build a party wall astride or against the boundary line, you must inform the Adjoining Owner by serving a Notice.

Excavating near neighbouring buildings:  
If you plan to excavate foundations within 3 metres of a neighbouring building or structure, where the excavation will go deeper than the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.

If you plan to excavate foundations within 6 metres of a neighbouring building or structure, where the excavation will cut a line down at 45° from the bottom of the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.

rev.	amendment	date	dra.	chk.	date
Proposed Extension	Ex. & Pt. Plans	16/09/21			
4 Queen Street	Planning	February 23			
Baron	scale	1:50 & as shown	drawn by	AS	
North Unconstrained					


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Proposed Site Layout scale 1:200

# PA/2023/279 Existing & proposed elevations (not to scale)

All dimensions & details given on this drawing are to be checked and verified on site prior to works being undertaken. Any discrepancies and/or variations to the specifications within these drawings or associated documents are to be notified to keystonearchitecture.

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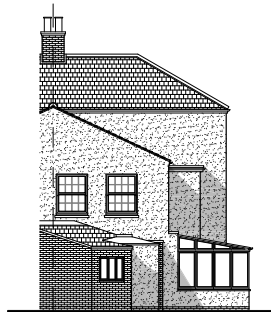
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Existing West Elevation



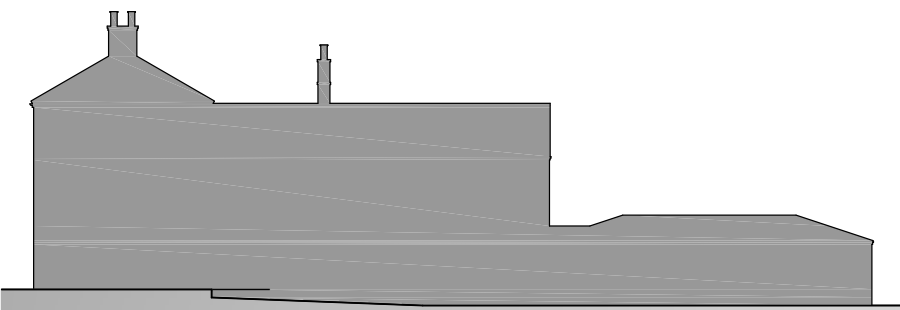
Existing North Elevation



Existing East Elevation



Proposed East Elevation



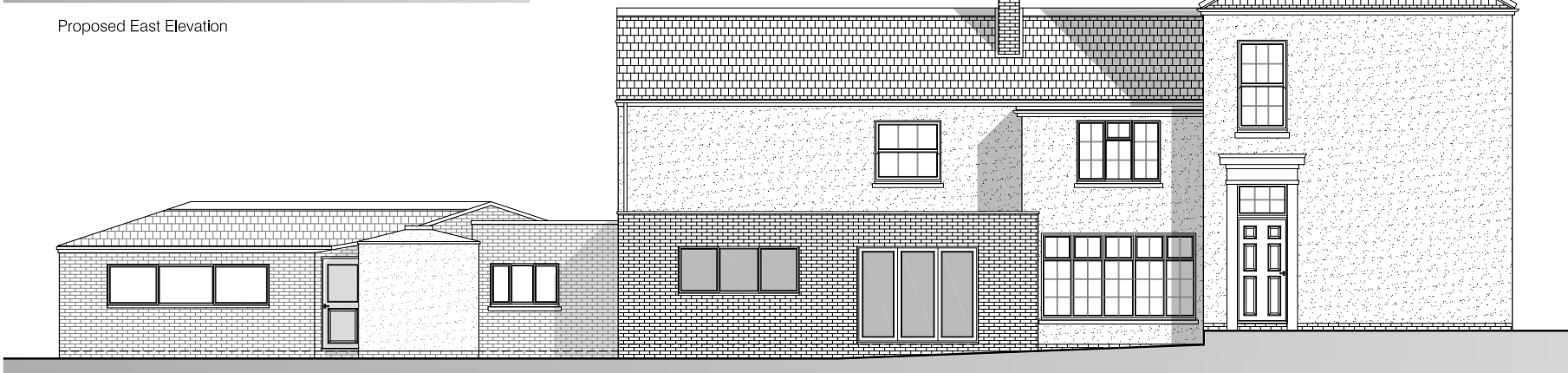
Existing South Elevation (Unaltered)



Proposed West Elevation

**Material Schedule:**

- Wall: multi facing brickwork to match existing
- Windows and Doors: White to match existing
- Gutters and Drains: Black uPVC
- Parapet Wall: Aluminium coping



Proposed North Elevation

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If you plan to excavate foundations within 6 metres of a neighbouring building or structure, where the excavation will cut a line down at 45° from the bottom of the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.

rev.	amendment	date
Proposed Extension	Ex. & Pt. Elevations	16/09/22
1	Queen Street Barton, North Lincolnshire	Planning
2		drawn February 23
3		scale 1:100 & 1:50
4		drawn by JS