

**APPLICATION NO** PA/2020/1643

**APPLICANT** Mr & Mrs Tom Steer

**DEVELOPMENT** Planning permission to vary condition 2 of PA/2020/41 to include garage and gable dormer at rear and change the window materials

**LOCATION** 27 School Lane, Appleby, DN15 0AL

**PARISH** Appleby

**WARD** Broughton and Appleby

**CASE OFFICER** Mark Niland

**SUMMARY RECOMMENDATION** **Grant permission subject to conditions**

**REASONS FOR REFERENCE TO COMMITTEE** Objection by Appleby Parish Council

## **POLICIES**

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

Paragraphs 184–202 Conserving the Historic Environment

**North Lincolnshire Local Plan:** DS1, T2, T19, HE2

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

**Appleby Neighbourhood Plan:** AP1, AP2, AP3

## **CONSULTATIONS**

**Highways:** No objections subject to conditions.

**Conservation:** Objects to the use of uPVC windows as inappropriate.

## **PARISH COUNCIL**

Appleby Parish Council do not approve this proposed change to conditions to allow the fitting of uPVC windows.

Appleby Neighbourhood Plan (ANP) Policy AP2 states that:

Proposals should demonstrate where appropriate the Parish and/or the Appleby Conservation Area Design Statement have been taken into account, which in turn states that windows and doors should be wood/timber. Our original approval agreed to the then design to include the material for doors and windows to be white painted wood. Furthermore, the

Appleby Conservation Area Supplementary Planning Guidance also states that windows and doors should be made of wood to preserve character.

## **PUBLICITY**

The application has been advertised by site notice and press advertisement in accordance with Article 15 of the Development Management Procedure Order 2015.

## **ASSESSMENT**

### **Planning history**

PA/2020/41: Planning permission to erect a detached bungalow – approved 06/03/2020.

### **Site characteristics**

The site is located within the development boundary for Appleby and within the conservation area as identified by the Housing and Employment Land Allocations DPD 2016. The site currently is existing garden land associated with 27 School Lane. The applicant has submitted a design and access statement, as well as a heritage statement.

The dwelling on this site has previously been approved and there is no requirement to revisit matters of principle. The changes proposed by this application are:

- inclusion of a detached garage;
- change in window type to uPVC; and
- an additional rear dormer.

### **The following considerations are relevant to this proposal:**

- **residential amenity;**
- **impact upon the historic environment;**
- **highway safety.**

### **Residential amenity**

Policy DS1 of the North Lincolnshire Local Plan is concerned with protecting amenity levels. It states that planning applications should 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 H5 is concerned with new housing and is also considered relevant. Part of policy AP3 of ANP is concerned with amenity and supports small scale residential schemes that will not adversely impact upon the residential amenities of neighbouring properties.

The proposal is at a sufficient distance as to not give rise to any unacceptable levels in relation to overbearing impact or overshadowing. There is a window in the western elevation serving the first floor from the gable dormer. This would look into the neighbour's private amenity area giving rise to unacceptable levels of visual intrusion. However, this can be

overcome through an obscuration condition which will be attached should permission be granted.

In terms of the siting, scale and design of the garage there is limited impact by way of being overbearing or overshadowing. It is therefore considered 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 policies DS1 and H5 of the North Lincolnshire Local Plan and policy AP3 of ANP.

### **Impact upon the historic environment**

Policy HE2 of the local plan is concerned with development within conservation areas. It 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. Policy CS6 of the Core Strategy is also concerned with protecting and enhancing the historic environment. Both are considered relevant.

Policy AP2 (b) of the ANP states, '...the design reinforces the character of the village or rural area by respecting the local vernacular building character in terms of scale, form, materials used, plot density, special architectural and landscaping features, whilst safeguarding and enhancing the heritage assets of the area and the natural environment.' This is also considered relevant to any assessment. AP2 (j) states, '...the design ensures that buildings are flexible to meet the changing needs of future generations.' These two policies are reinforced by AP3 (b) which states, '...are in keeping with the scale, form and character of their surroundings, including the density of existing development, and meet with the provisions of Policy AP2.'

The applicant proposes a detached garage that is of a scale and appearance in keeping with others in the area and the materials match those the house is built from. The gable dormer to the rear has limited impacts upon the street scene and is again made up of matching materials; these materials are annotated on the plans and are therefore controlled by the approved plans condition.

The applicant also proposes to change the windows to uPVC. Under the original application the openings were to be timber and were subsequently signed off as such during the discharge process. The applicant now seeks to install uPVC, of which both a sample and brochure have been provided. Both the parish council and the conservation officer object, centred on the material type that is to be installed.

In assessing this matter, the applicant has provided background information on where the approved facing materials have come from. The stone used is an Ancaster Stone (central Lincolnshire), the quoins and brickwork are a modern red brick (which are also different in size to the typical Appleby brick), and the roof tiles are a modern Sandtoft.

Ancaster is a limestone and is reflective of the limestone used in Appleby but quarried from further afield. The facing brick and roof tiles, however, are modern replicas that seek to imitate the style of a traditional Appleby cottage. These materials have been signed off and agreed and there were no objections. Turning then to the use of uPVC, this same framework for assessment must again be used as it would seem unreasonable to allow modern materials in part of the building but not others without fair assessment. The assessment then in this instance must not be based upon what materials the windows are made of but rather **'are the windows proposed appropriate for this dwelling in this location'**.

The windows proposed are painted uPVC in Old English White. The windows would have glazing bars and would 'seek to imitate' the traditional timber windows of a traditional Appleby cottage. The applicant has provided both samples and a brochure. Another consideration to add at this point is that there is an abundance of uPVC already in this area of Appleby. The objections from the parish council and conservation officer are fair in the regard that this property was granted permission as it was distinctly approved given that it reflected a traditional Appleby cottage. However, given that the same scrutiny was not placed upon the facing materials it is not reasonable to do so regarding the openings. The dwelling is almost complete and from site visit it must be said that the applicant has well executed the design, and the appearance of the dwelling does imitate a traditional Appleby cottage despite the use of some modern materials. It is not considered that the use of uPVC (of the quality proposed) would dilute its aesthetic and given that there is no argument for authenticity (new build, some modern materials) these windows are considered appropriate.

AP2 (b) states, '...the design reinforces the character of the village...'. It is considered that the proposal does align with this policy even though modern materials have been used in part and this is clearly evident from a site visit. Notwithstanding the fact that uPVC (flush sash) is considered acceptable, the applicant has not identified the specific units for each opening. A condition is recommended requiring details of the flush sash uPVC windows, including glazing bars, to be submitted to and agreed in writing with the local planning authority and once agreed the windows shall thereafter be retained.

It is therefore considered that the proposal aligns with the aforementioned planning policies of the Core Strategy, Local Plan and Neighbourhood Plan.

## **Highways**

Policy T2 of the North Lincolnshire Local Plan is concerned with access to development and states that all development should be served by a satisfactory access. Policy T19 is concerned with parking provision as well as general highway safety. Both policies are considered relevant. Policy AP2 of ANP requires that proposals can be accessed safely from the highway incorporating sufficient off-street parking.

The erection of the garage would not impinge the existing use of the access and the parking provision is still ample. It is therefore considered that the proposal would align with policies T2 and T19 of the North Lincolnshire Local Plan and policy AP2 of ANP.

## **Conclusion**

This application is a variation of condition and the applicant has a discharge of the conditions associated with the original application still open. Given this permission would replace that, all relevant conditions will be re-attached. A time limit condition is not required given the dwelling is almost complete and an additional condition relating to the windows will be added.

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

1.

The development hereby permitted shall be carried out in accordance with the following approved plans:

Block Plan TS/19/02 A  
Elevations TS/19/04 C  
Garage TS/20/05

Reason

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

2.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking space(s) serving it have been completed and, once provided, the parking space(s) shall thereafter be so retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

3.

Before the first occupation of the extension hereby permitted the window in the west elevation serving the dormer shall be fitted with obscured glazing to a minimum of level 3 of the "Pilkington" scale of obscuration or equivalent and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

Reason

To protect the amenity of neighbouring properties in accordance with policies DS1 and DS5 of the North Lincolnshire Local Plan.

4.

Prior to their installation the details of the exact specification, including glazing bars of the Upvc flush sash windows, shall be submitted to and agreed in writing with the local planning authority. They shall thereafter be retained.

Reason

To protect the historic environment, in accordance with policy HE2 of the North Lincolnshire Local Plan.

5.

Notwithstanding the approved plans, no occupation shall commence until details of all materials to be used in the construction of the proposal, including the framework for the openings, doors and rainwater goods, have been submitted to and agreed in writing with the local planning authority.

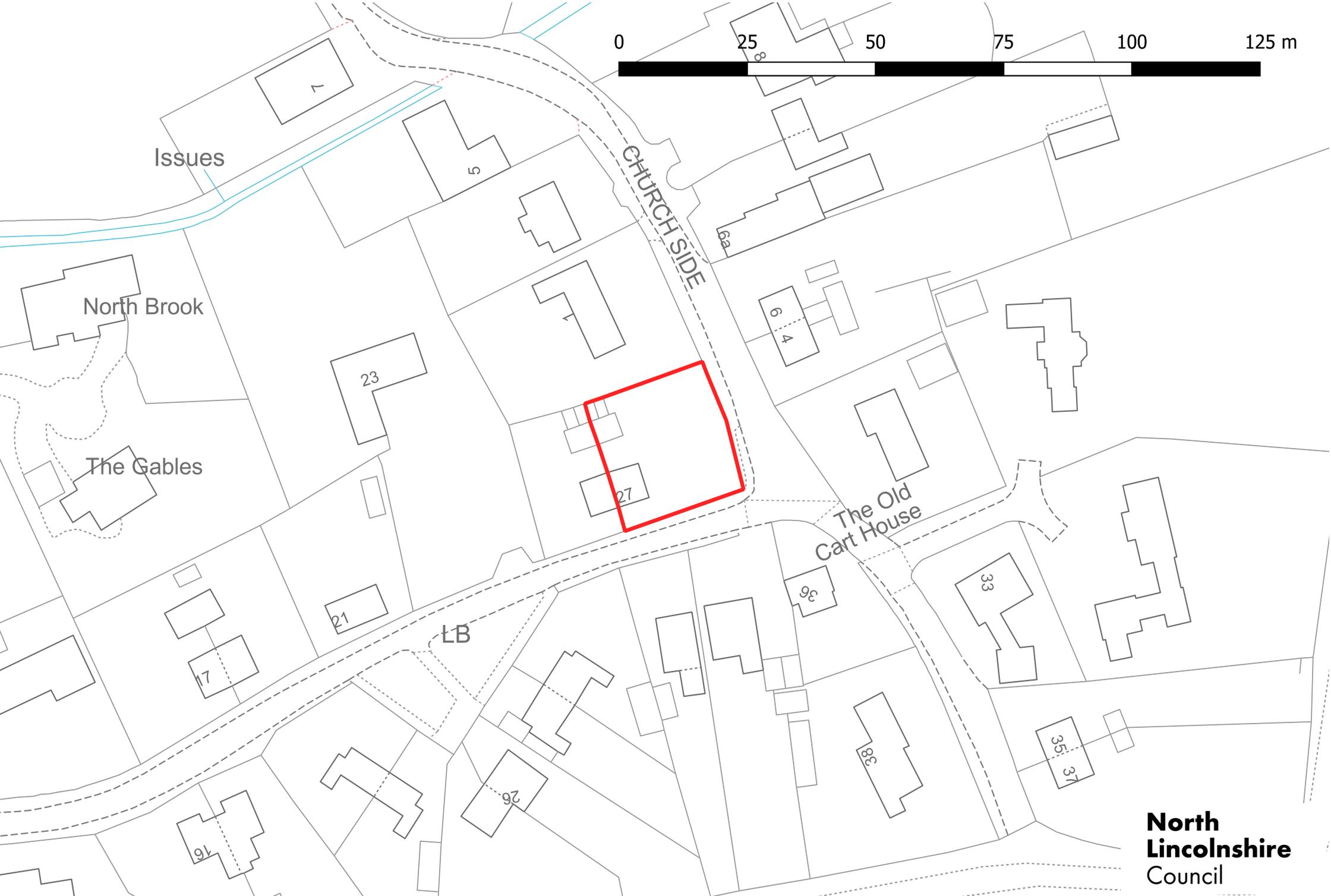
Reason

To protect the historic environment, in accordance with policy HE2 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.

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Issues

North Brook

The Gables

CHURCH SIDE

The Old Cart House

LB

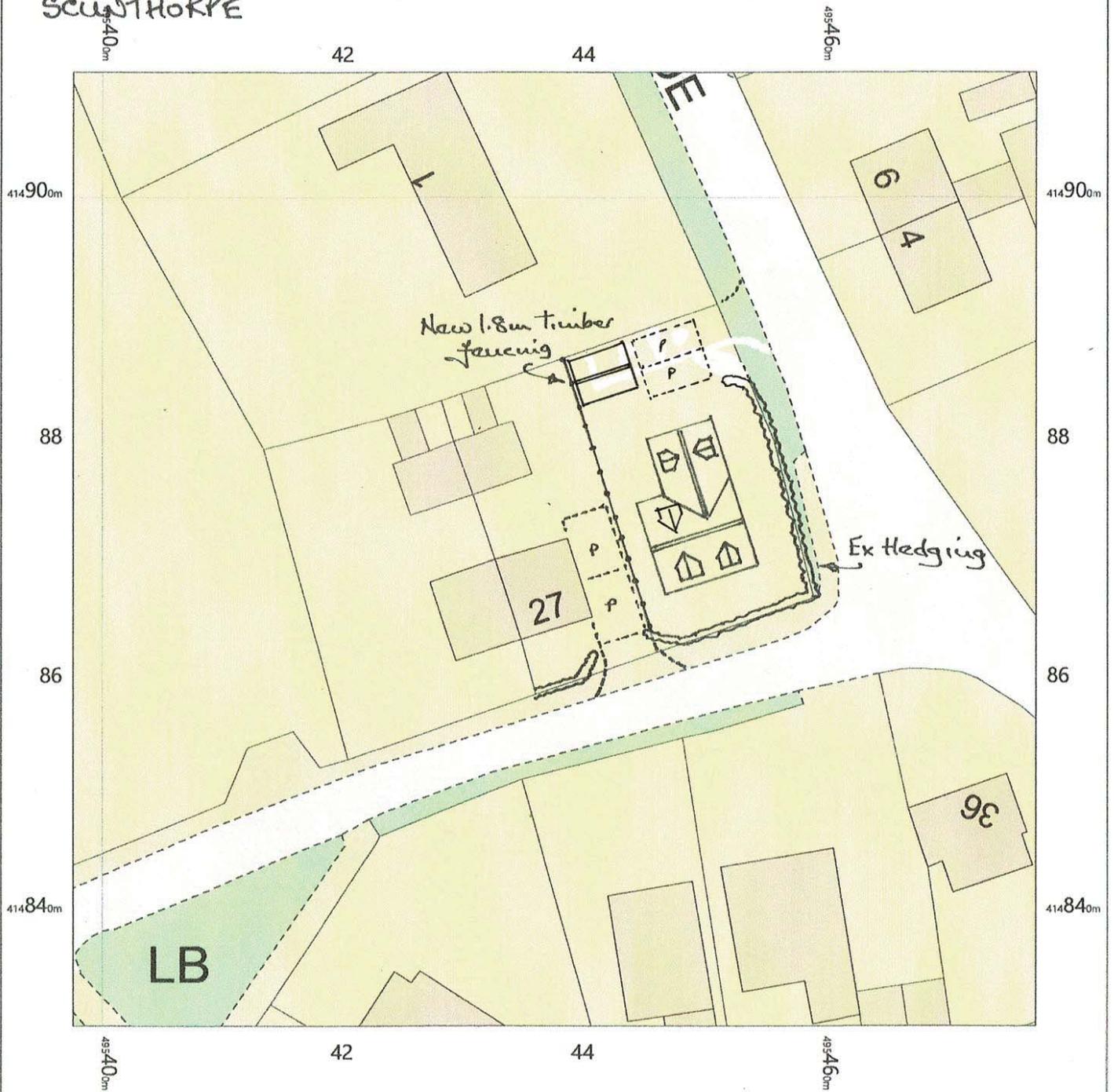
**North  
Lincolnshire  
Council**

**PA/2020/1643**

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# PA/2020/1643 Proposed layout (not to scale)

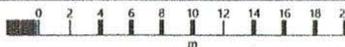
MR. T. STEER  
 27 SCHOOL LANE  
 APPLEBY  
 SCUNTHORPE



PROPOSED BLOCK PLAN

DRG. N: TS/19/02A

REVISED



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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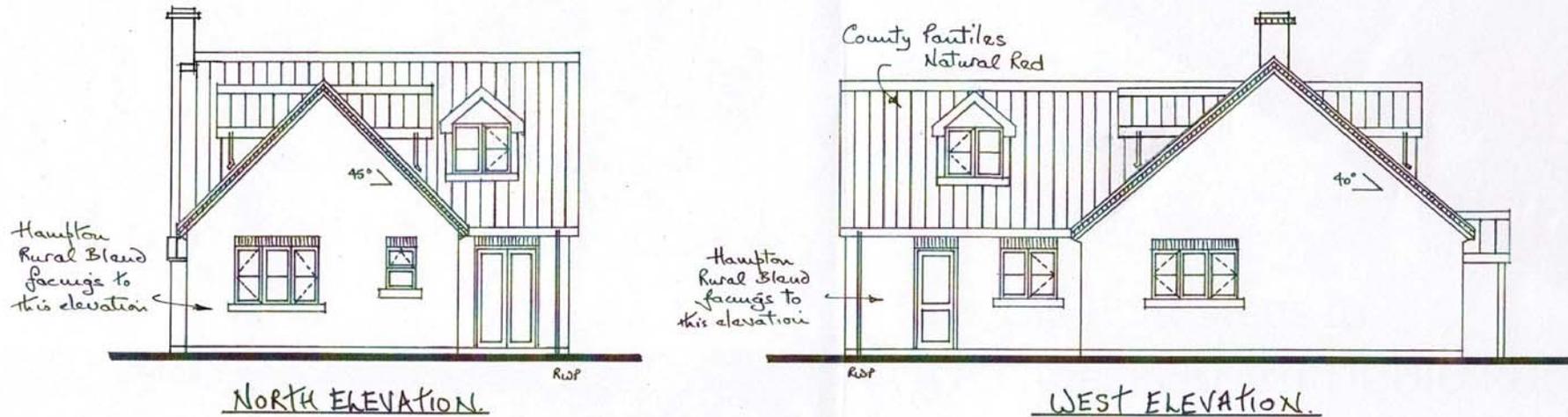
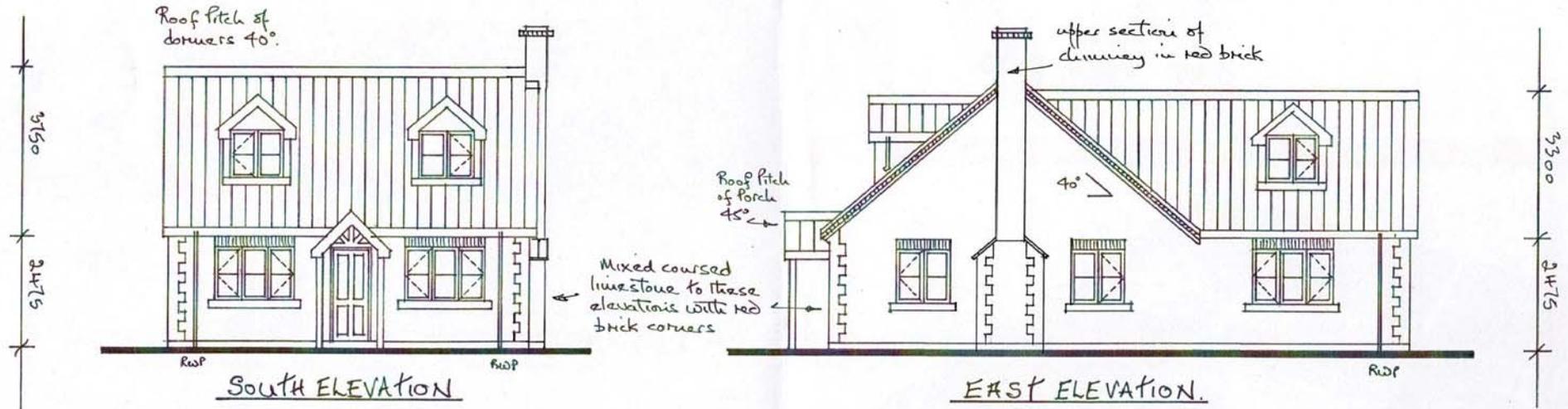


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# PA/2020/1643 Proposed elevations (not to scale)



MR. T. STEER  
27 SCHOOL LANE  
APPLEBY  
SCUNTHORPE

PROPOSED DORMER  
BUNGALOW

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

DATE: DECEMBER 2019

DRG.N° 15/19/04

SCALE: 1/100 @ A3

REV. 'C'