

APPLICATION NO PA/2021/1795

APPLICANT Benson

DEVELOPMENT Planning permission to erect a rear extension

LOCATION 21 Church Street, Haxey, DN9 2HY

PARISH Haxey

WARD Axholme South

CASE OFFICER Martin Evans

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Haxey Parish Council

Planning (Listed Buildings and Conservation Areas) Act 1990:

'66 General duty as respects listed buildings in exercise of planning functions.

(1) In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

POLICIES

National Planning Policy Framework:

Paragraph 7 states, 'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

Paragraph 8 states, 'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- (a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- (b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built

environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing; and

- (c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

Paragraph 9 states, 'Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.' It also explains that the three overarching objectives are not criteria against which every decision can or should be judged.

Paragraph 10 states that at the heart of the Framework is a presumption in favour of sustainable development.

Paragraph 11 sets out the presumption in favour of sustainable development and confirms that, for decision-taking, this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

Paragraph 38 states, 'Local planning authorities should approach decisions on proposed development in a positive and creative way...Decision-makers at every level should seek to approve applications for sustainable development where possible.'

North Lincolnshire Local Plan: LC14, HE5, T2, T19, DS1, DS5, DS14 and DS16

North Lincolnshire Core Strategy: CS5, CS6 and CS19

Supplementary Planning Guidance 1

CONSULTATIONS

Drainage (Lead Local Flood Authority): No objections.

Highways: No objections.

PARISH COUNCIL

Objects, with the following comments:

'This gained permission for a lawful certificate (PA/2013/1131) to what was an outbuilding. This application is for a second-storey rear extension. It should not create overshadowing or privacy issues. It is to the rear of number 25 which is a listed building, the whole part of this proposal forms a particularly characteristic area of the village and we consider the development would impact on and detract from this.

Concerns are also raised about the lack of parking with residents in the area parking on the street.'

PUBLICITY

A site notice has been displayed – no comments have been received.

ASSESSMENT

Planning history

There is no relevant history to the site.

Site characteristics

The application site comprises a dwelling to the west of the Duke William public house within a residential area. The site is within the Haxey development limit and Area of Special Historic Landscape Interest. 23 and 25 Church Street to the south are a grade II listed building.

The following considerations are relevant to this proposal:

- residential amenity
- design
- heritage and landscape impacts
- highways and drainage.

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 or overbearing impacts, 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 DS1 requires that a 'high standard of design is expected' and identifies that proposals will be considered against two criteria being:

- (i) the design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area; and

- (ii) the design and layout should respect and where possible retain and/or enhance the existing landform of the site.

Policy CS5 of the North Lincolnshire Core Strategy is also relevant. It states, '...All new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place' and '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.'

The statutory test and policy CS6 of the Core Strategy and HE5 of the North Lincolnshire Local Plan require the proposal preserves the setting of the adjacent listed building. Policy CS6 of the Core Strategy states, '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. 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 HE5 is concerned with development affecting listed buildings and further reinforces the council's vision to secure the preservation, restoration and continued use of buildings of special architectural or historic interest. It particularly addresses this type of application and further states, 'Alterations and additions should not adversely affect the essential character of the building, should be in keeping with its architectural style and features and should harmonise with its surroundings.'

Policy LC14 states, 'Within this area, development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape, or any of its features.'

The design of the rear extension would be a first-floor extension on the same footprint as the ground-floor extension. The eaves and ridge height would be subservient to the main building. Matching materials are proposed. The proposal is well designed.

The proposal would be adjacent to a very large projection of the public house to the east and an extensive residential garden to the west. No harm would arise to residential amenity as a result of the restrained design and lack of immediate neighbouring dwellings.

The proposed extension is screened from the adjacent listed buildings by the intervening host property such that the proposal would preserve the setting of the listed building in accordance with the statutory test and related development plan policy.

No harm would arise to the Area of Special Historic Landscape Interest given the modest scale and residential setting of the proposal within the development limit of Haxey.

Highways

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

No comments or objections have been made by the Highways department. There is sufficient capacity within the surrounding road network to accommodate one additional bedroom's worth of parking demand.

Drainage

Policy CS19 of the Core Strategy is concerned with flood risk, whilst DS14 and DS16 of the local plan are concerned with flood risk, drainage and foul water.

In this regard, the Lead Local Flood Authority have been consulted and have no objections to the proposal.

Conclusion

The proposal is well designed and would not harm residential amenity, heritage assets nor the Area of Special Historic Landscape Interest. 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:

001 Rev A

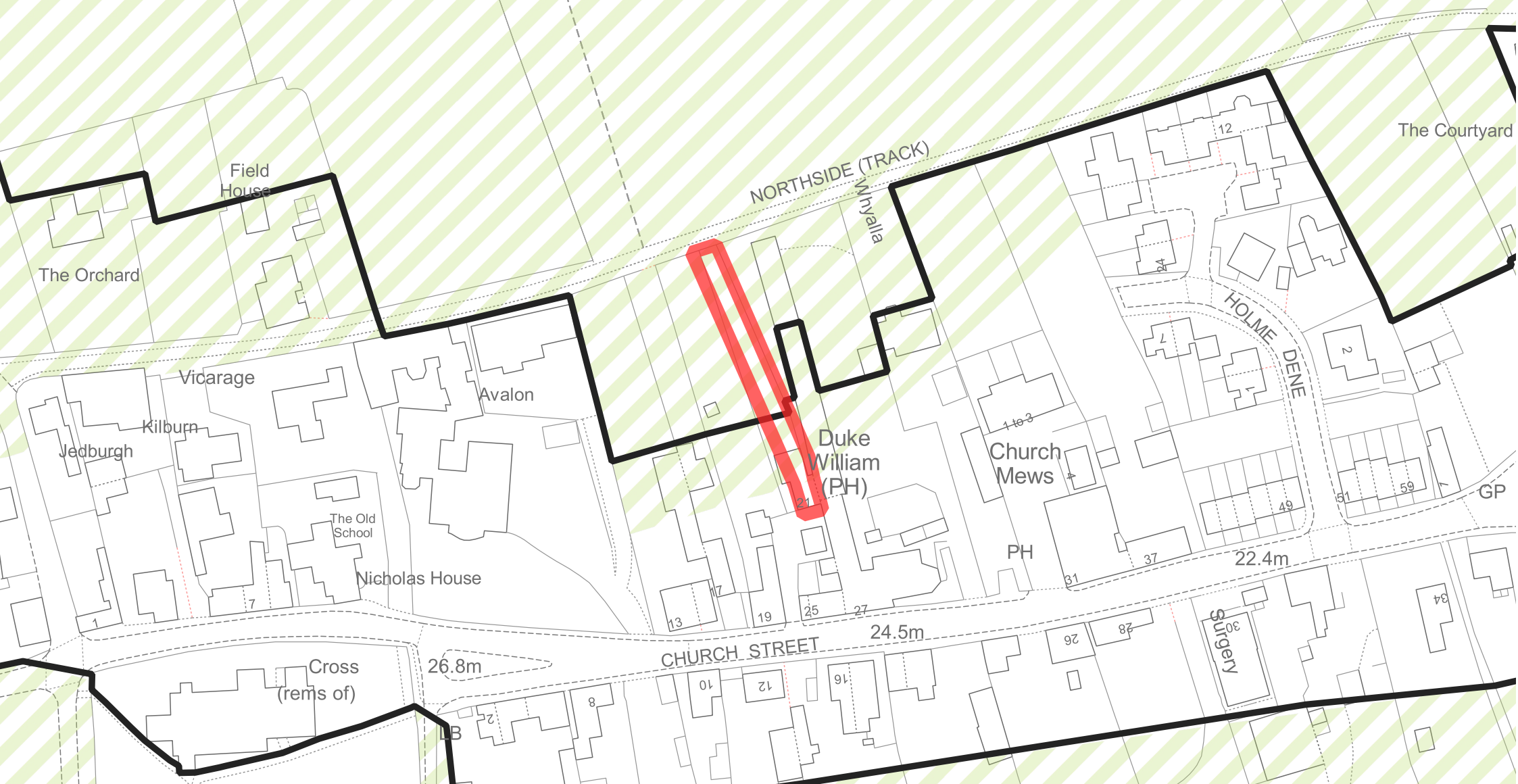
003 Rev A


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.



 LC14 Isle of Axholme Area of Special Historic Landscape Interest

 Development Boundary

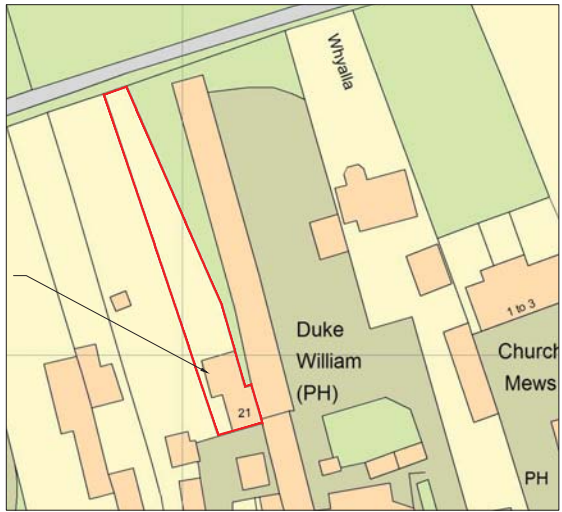
**North
Lincolnshire
Council**

PA/2021/1795

PA/2021/1795 Layout (not to scale)



LOCATION MAP
SCALE 1:1250



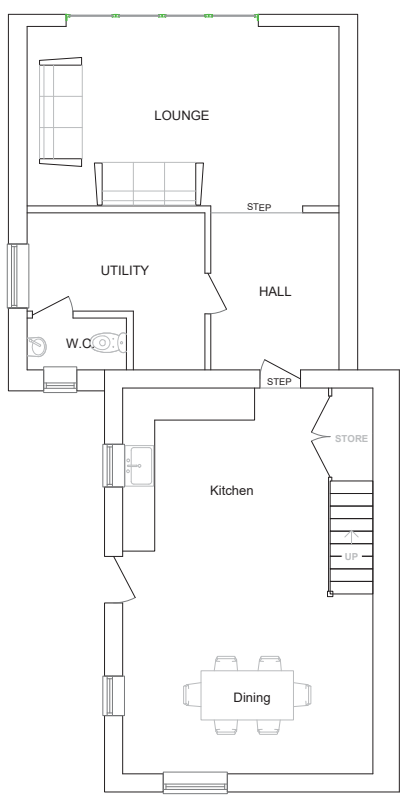
EXTENSION ABOVE
EXISTING GROUND
FLOOR LOUNGE

EXISTING & PROPOSED SITE PLAN
SCALE 1:500

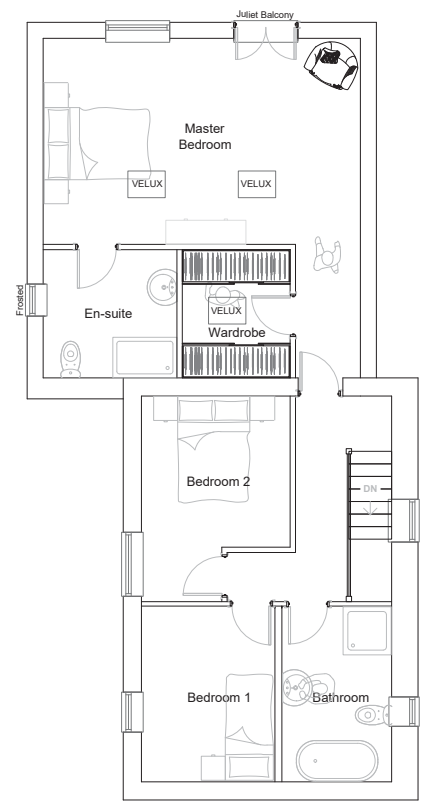
Project Name: **Second Storey Rear Extension**
 Project Address: **21 Church Street, Haxey DN9 2HY**
 Drawing Title: **Location Map and Site Layout**
 Drawn: **CH** Checked: **KD** Approved: **CH**

Date: Sep 2021 Rev: A
 Scale: 1:1250 & 1:500 @ A1
 Drawing No. **001**
 Centreline Design Consulting Ltd.
 7, Mill Street, Haxey, Lincolnshire, DN9 1JZ
 T: 01524 410150 M: 07834 918720
 E: info@centreline-design.co.uk

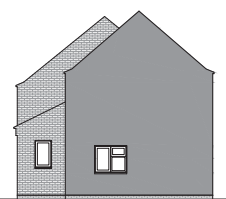
PA/2021/1795 Proposed plans and elevations (not to scale)



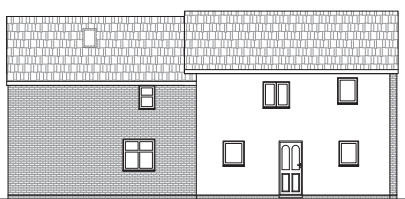
GROUND FLOOR PLAN



FIRST FLOOR PLAN



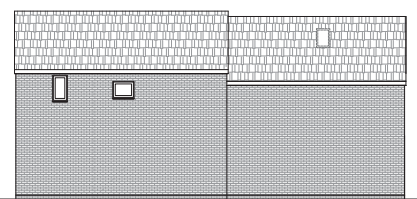
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Project Name: **Reserved matters for new dwellings**
 Project Address: **Land Off Jossey Lane, Scawthorpe DN5 7XZ**
 Drawing Title: **Proposed Plans & Elevations**
 Drawn: **CH** Checked: **KD** Approved: **CH**

Date: **JULY 2021** Rev: **A**
 Scale: **1:50 & 1:100 @ A1**
 Drawing No. **003**
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