

Appeal- APP/Y2003/W/20/3248587- Ferry Rd, Old Crosby, Scunthorpe- Appeal Statement and list of suggested conditions

Scott Jackson

Tue 16/06/2020 14:01

To: NSI.HAS@planninginspectorate.gov.uk <NSI.HAS@planninginspectorate.gov.uk>;

Cc: Clare Allcock <Clare.Allcock@northlincs.gov.uk>;

📎 1 attachment

2019-2120 Delegated assessment.pdf;

F.A.O Jade McNamara

Good afternoon,

I am emailing you on behalf of North Lincolnshire Council in relation to the above appeal. Having reviewed the appeal statement from the appellant the local planning authority is of the opinion that the delegated assessment submitted previously with the questionnaire is sufficient to serve as the appeal statement on the part of LPA, a copy is attached for ease of reference.

In respect of suggested conditions this appeal is for the retention of the canopy and therefore the LPA is of the opinion that no conditions will be necessary in this case.

Kind Regards

Scott Jackson
Senior Planning Officer

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DELEGATED ASSESSMENT

Application no: PA/2019/2120

Proposal: Planning permission to retain a steel framed canopy

Location: Car Wash, The Grosvenor, Old Crosby, Scunthorpe

Applicant: Mr Aram Hassan

Officer: Scott Jackson

POLICY

Local Plan: DS1, HE2

Core Strategy: CS1, CS2, CS5, CS6

NPPF: Sections 12 and 16

Old Crosby Conservation Area Appraisal

Old Crosby Conservation Area Supplementary Planning Guidance (SPG)

CONSULTATIONS

Highways: No objection

PUBLICITY: A site notice was displayed; no letters of representation have been received.

MATERIAL CONSIDERATIONS: The main issue in the determination of this planning application is the impact on the character and appearance of the conservation area.

Conservation area

The proposal is for the retention of a steel framed canopy which is positioned to the side of an existing brick outbuilding located within the car park of the Grosvenor Public House. The canopy is used in connection with an existing car wash facility which is established within the car park. The plans and supporting photographs (contained within the design and access statement) show the canopy to be constructed from 8 painted steel posts with a dark green profile metal sheeted roof and partly to the western side of the structure. The canopy is positioned level with the outbuilding to which it is attached and it measures 10.815m x 5.720m with an overall height of 4.050m.

The canopy is clearly visible in the street scene owing to its position in a gap between the public house and the detached outbuilding and views of the canopy are available from the public highway when travelling from both an easterly and westerly

direction along Old Crosby (B1216). The site is located within the Old Crosby conservation area.

The Old Crosby Conservation Area SPG is relevant and states that new development should be of the highest architectural quality and its form including its height, bulk, scale, materials, and building line should match or reflect adjoining properties. This does not mean slavish imitation of the existing historic buildings, but good quality design that preserves or enhances the character and appearance of Old Crosby. In this case it is considered that a canopy constructed from metal posts (painted yellow) and corrugated metal panels does not constitute a form of development which is of high architectural quality and one which is constructed from non-traditional materials thereby meaning it is out of keeping with both the character and appearance of the street scene and the conservation area. To this end it is considered that the retention of this canopy, in this highly visible gap in the street scene doesn't preserve or enhance the character and appearance of the conservation area. In addition the Conservation Area Proposals Map identifies this site as one for enhancement and the Townscape Analysis Plan identifies the junction of Frodingham Road with Old Crosby and Ferry Road looking in an easterly direction along Old Crosby as an important view; it is considered that the retention of this steel framed canopy fails to enhance the site and it constitutes a form of development (by virtue of its siting, materials of construction, height and size) which is visually dominant and to the detriment of this key view into the conservation area.

RECOMMENDATION: Refuse planning permission