

DELEGATED ASSESSMENT

Application no: PA/2020/1954

Proposal: Planning permission for internal alterations and the replacement of a rear bay window with bifold doors

Location: 2, Manor House Convent, Bigby Street, Brigg, DN20 8EF

Applicant: Ben Treadgold

Officer: Kevin Robinson

POLICY Core Strategy – CS5
Local Plan – DS1, DS5, T2, T19
NPPF
Supplementary Planning Guidance 1

CONSULTATIONS

PARISH COUNCIL: No response received.

Highways: No objections request an informative for works within the highway.

Conservation Officer: Following discussions no objections subject to a condition for the detail of the windows.

PUBLICITY: A site notice has been displayed and the application advertised in the local press in accordance with article 15 of the Development Management Procedure Order 2015 (as amended)

LETTERS OF COMMENT: No letters of representation have been received.

MATERIAL CONSIDERATIONS

Planning History

None of the recorded history is of any particular relevance to this proposal.

Site Characteristics

The application site comprises the property at 2, Manor House Convent, Bigby Street, Brigg. The property is a mid terraced dwelling

Principle of development:

Householder alterations are acceptable in principle subject to there being no harm to the character and appearance of the property through unsympathetic design or harm to the amenity of neighbouring properties and residential areas. There are no other constraints.

The following considerations are relevant to this proposal:

- Residential Amenity
- Appearance and heritage asset

Residential Amenity

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 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.

The proposal seeks to replace existing window details. It is not considered that there would be significant effects of overlooking, over shadowing or oppression upon any neighbouring property to warrant resistance on these grounds.

It is therefore considered that the proposal would not carry any overbearing, overlooking or overshadowing impacts that would be detrimental to residential amenity rights of adjoining neighbours and align with policy DS5.

Appearance and heritage asset

Section 66 of the Planning (Listed Buildings & Conservation Areas Act) 1990 imposes a "General duty as respects listed buildings in exercise of planning functions." Subsection (1) provides:

In considering whether to grant planning permission 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

Section 72 of the Planning(Listed Buildings and Conservation Areas) Act 1990 places General duty as respects conservation areas in exercise of local authorities in exercise of planning functions

*In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of] any of the provisions mentioned in subsection (2), **special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area***

Policy HE5 is concerned with Development Affecting Listed Buildings. It states that The Council will seek to secure the preservation, restoration and continued use of buildings of special architectural or historic interest. When applications for planning permission relating to a listed building or listed building consent are being assessed, the primary consideration will be the need to preserve or enhance the fabric and character of the building. Policy CS6 of the Core Strategy reinforces this policy by requiring development to protect and enhance the districts historic assets.

Both policies DS5 and CS5 are concerned with visual amenity with the former stating that proposals should be sympathetic in design, scale and materials.

In this regard the proposal is to replace the existing windows with timber framed windows. Such an alteration would be readily visible in any public views. The proposal would be in materials traditional to the property and would not result in any impact appreciably upon its character or the wider area. Subject to a condition to control the window details it is considered that the proposal serves to preserve the building.

It is therefore considered that the proposal is in accordance with policies HE5, DS5 and CS5 and the requirements of section 66 and 72 of the above Act.

RECOMMENDATION: Grant permission subject to conditions.