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North Lincolnshire Council
Development Control
Church Square House
30-40 High Street
Scunthorpe
DN15 6NL

Date: 2 September 2020

Your ref
Our ref

Dear Sirs,

Proposal: Full Planning Application for a detached chalet bungalow
Site Location: Adj 40 High Street, Crowle, Scunthorpe, DN17 4LD
Approval ref:
Applicant: Mr Tony Chapman

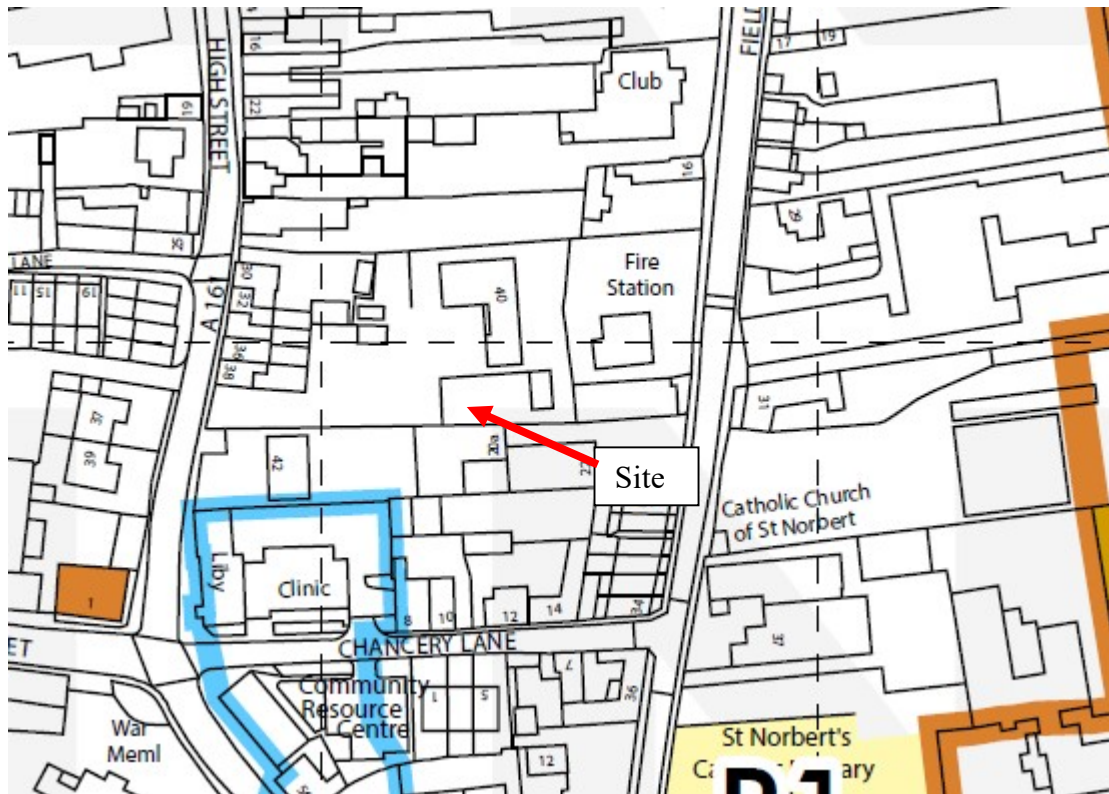
HERITAGE STATEMENT

1.0 INTRODUCTION/USE

- 1.1 This is a Full Planning Application for the erection of a small Cottage Style Bungalow adjacent to 40 High Street Crowle.
- 1.2 The site is within the development boundary of the Market Town of Crowle, as such it therefore it may be fairly stated that the re-use of this site for residential development falls within the adopted DPD.



2.0 CONSERVATION AREA



2.1 Referring to the plan above it can be seen that the site is within the Conservation Area.

2.2 The site is however set well back from any road frontage and is screened from view of passing traffic.

2.3 The proposed new dwelling cannot therefore be described as being in a visual setting in terms of the Conservation Area.



3.0 PROPOSED WORKS

3.1 Removal of existing sand and gravel store used for the manufacture of concrete posts and gravel boards.

3.2 Erection of detached cottage style 1 ½ storey dwelling.

Street Scene 1



Street Scene 2



Proposed Front Elevation



4.0 IMPACT OF PROPOSED WORKS

- 4.1 The proposed works will substitute an open sand and gravel bunded store used by mechanised loading shovels for a small detached cottage style bungalow.
- 4.2 The proposal is well screened from view as it is set back from the road and is set between two other bungalows.
- 4.3 In addition there are bungalows opposite the site fronting High Street.
- 4.4 It is not therefore considered that the proposal will adversely affect the setting and character of the Conservation Area in this locality.

