

DELEGATED ASSESSMENT

APPLICATION NO	PA/2025/942
APPLICANT	Mrs Jennifer Cloherty
DEVELOPMENT	Planning permission to replace existing white UPVC door and frame with a light grey UPVC composite door and frame
LOCATION	6 Low Street, Winterton, DN15 9RS
PARISH	WINTERTON
WARD	Burton upon Stather and Winterton
CASE OFFICER	Chris Clark

POLICIES

National Planning Policy Framework

Chapter 12 – Achieving well-designed places

North Lincolnshire Local Plan

DS1 – General Requirements

DS5 – Residential Extensions

SPG1 – Design Guidance for House Extensions

HE2 – Development in Conservation Areas

HE5 – Development affecting listed buildings

North Lincolnshire Core Strategy

CS3 – Development Limits

CS5 – Delivering Quality Design in North Lincolnshire

Housing and Employment Land Allocations Development Plan Document (2016)

PS1 – Presumption in Favour of Sustainable Development

Other

Planning (Listed Buildings and Conservation Areas) Act 1990 Section 72

LEGISLATION

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Assessment" section of the report.

CONSULTATIONS

Archeology: The Historic Environment Record advised that the application site lies within Saxby All Saints Conservation Area and is close to several Listed Buildings. However, no archaeological recommendations were made, though it was noted that the Conservation Officer should be consulted on the proposal.

Conservation:

Initial comments:

The Conservation Officer initially objected to the proposal, advising that the replacement of traditional timber doors with modern alternatives such as uPVC or composite units would fail to preserve or enhance the character and appearance of the conservation area, contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy HE2 and the Council's adopted SPG. It was highlighted that non-traditional materials would harm the area's special character and risk setting an undesirable precedent.

Re-consultation:

Following submission of amended details, the Conservation Officer was reconsulted and maintained their objection. It was confirmed that the concern relates to the material rather than the colour, noting that composite doors do not accurately replicate the finer detailing, panel proportions or mouldings of traditional timber joinery, resulting in a poor-quality and inauthentic appearance that remains unacceptable on conservation grounds.

PUBLICITY

The proposal has been advertised in accordance with the LPAs statutory duty set out under article 15 of the Development Management Procedure Order 2015.

Letters of comment:

No comments received from the general public.

PLANNING HISTORY

There is no relevant planning history on this site.

SITE DESCRIPTION

The site lies within the Winterton Conservation Area and is covered by an Article 4 Direction which removes permitted development rights for various minor works, including the replacement of doors, windows and other alterations fronting a highway. There are multiple listed buildings on Low Street however they're a minimum of 50m away from the dwelling in question. It is also within development limits and Flood Zone 1.

ASSESSMENT

Principle of development

The proposals are for works to an existing dwelling house. Therefore, the principle of residential development is already set. The relevant policies and material planning considerations will be assessed and taken in turn below.

The Impact upon the Residential Amenity

Are there any overlooking / privacy / residential or other amenity issues?	N/A The proposal relates solely to a replacement door.
Is the proposal sited such as to avoid overdevelopment and overbearing development?	See the above.
Is there sufficient amenity space? Does the development meet the Nationally Described Space Standards?	See the above.

Design and Impact upon the Character of the Area

Is the design and scale in keeping with the dwelling / street / area or otherwise appropriate?	Yes. The door closely matches the existing property's windows and somewhat mirrors the neighbouring door's design. There is already a variety of door styles within the area, so does not detract from the street's character.
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<p>Would the materials, details and features generally match the existing dwelling and / or be consistent with the general use of materials in the area? Is a condition needed?</p>	<p>Yes.</p> <p>The new wood-look composite door will be visually indistinguishable from timber when viewed from the road, and its agate grey finish will match the existing windows and closely reflect the colour of the neighbouring door. The materials are appropriate and consistent with those seen locally, and a condition will secure the final specification and finish.</p>
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Heritage

<p>Does the development affect the setting of a Listed Building, the character and appearance of a Conservation Area or otherwise impact on a heritage asset?</p>	<p>The Conservation Officer initially objected to the proposal and maintained this objection as the replacement door is not timber.</p> <p>It's noted that although there are multiple listed buildings on Low Street, given that they're a minimum of 50m away, this proposal will not impact their setting. This stance is further substantiated by how the conservation officer raised no concerns in regard to the impact upon these heritage assets.</p> <p>Turning to the impact on the conservation area, its noted that the applicant was asked to provide a traditional timber door but was unable to do so. However, the revised design constitutes an enhancement, as it closely replicates the appearance of a traditional timber door and appear indistinguishable from when viewed from the street, particularly given the property's set-back position within the plot.</p> <p>It's also noted that the property itself is relatively modern and not especially sensitive, while the wider setting already includes several uPVC doors.</p> <p>In summary, the proposal represents a clear improvement, preserves/ enhances the conservation area and therefore accords with policy HE2 and Section 72 of the 1990 Planning Act.</p>
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Does the development impact on an archaeological site?	No.
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Flooding / drainage

Are there any drainage or flooding issues having regard to the Environment Agency's Advice for minor extensions and whether the property is within a Critical Drainage Area?	No.
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Contamination

Are there any contaminated land issues?	No.
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Transport

Is access, parking and turning provision acceptable?	No impacts.
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Natural Environment

Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) provides that every grant of planning permission shall be subject to the condition that the biodiversity gain objective is met, further subject to exemptions. This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. Householder applications, including small projects like home extensions, conservatories or loft conversions are exempt from Biodiversity Net Gain legislation. This proposal constitutes a householder application and is therefore exempt from BNG legislation.

Are any impacts on protected, or otherwise significant, trees mitigated or acceptable?	NA.
Has an ecological survey / protected species survey been submitted?	NA.
Are any impacts on protected species and other biodiversity properly addressed through design or other mitigation / compensation and are any biodiversity enhancement measures proposed?	NA.

Has the application considered carbon reduction in accordance with [<i>add relevant policy or guidance</i>]	NA.

HUMAN RIGHTS ACT

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

EQUALITIES AND DIVERSITIES

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and the case officer has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

CONCLUSION

In summary, the proposal is acceptable in principle and is not considered to have any adverse impact on design, residential amenity and other relevant environmental matters which would warrant refusal of the application.

The proposals are therefore considered to comply with the relevant policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations.

It is therefore recommended that planning permission be granted subject to conditions.