



**ARCHITECTURAL**  
ARCHITECTURE AND DESIGN MANAGEMENT

# Supporting Planning Statement and Heritage Impact Assessment

**Proposed Single Story Extension**

**Location: 27 Main St Saxby All Saints DN20 0QJ**

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## **1. Introduction**

This Planning Statement and Heritage Impact Assessment has been prepared to support a full planning application for a single-story side extension to the existing property which will enhance the bedroom accommodation provision, and general storage facilities to the property.

The proposal seeks to sympathetically enhance the property internally and externally, while preserving its siting within the conservation area of Saxby All Saints.

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## **2. Site and Surroundings**

The application site is located at Grid Reference 499039, 416943 with a street address of - 27 Main St Saxby All Saints DN20 0QJ. The property sits to the north of the village, with the front elevation facing Main Street and the Side elevation facing Saxby Hill. Saxby All Saints is a predominantly rural and agricultural setting and could be classed as a typical Lincolnshire village.

Saxby All Saints is a village and civil parish in North Lincolnshire, with a recorded population of 445 (2011 Census). It is situated approximately 5 miles south-west of Barton-upon-Humber and around 10 miles north-east of Brigg.

The application site is located within a designated Conservation Area in North Lincolnshire. Conservation Areas are designated due to their special architectural and historic interest, the character and appearance of which it is desirable to preserve or enhance. The surrounding built form is typically characterised by traditional materials, modest building heights, and a coherent relationship between dwellings, plots and the street scene.

The host dwelling makes a positive contribution to the character of the Conservation Area through its scale, proportions and material palette. The significance of the Conservation Area derives from its historic layout, architectural detailing, and the consistent use of vernacular materials.

Image below indicates the site in relationship to the Conservation Area:



### 3. Local Facilities and Accessibility

Saxby All Saints has limited everyday services — there are no major shops, supermarkets or GP surgeries directly, so residents typically travel a short distance to nearby towns for most facilities.

However, there is a Village Hall which is a suitable community space which host local activities and events and provides a focal point for the village community. Along with All Saints Church, which remains a key landmark and part of village life, with its own events and social gatherings.

The village does have a local bus service (No. 96) which runs between Barton and Brigg, stopping in Saxby All Saints (e.g., at Saxby Hill bus stop on Main Street) on weekdays.

#### **4. Proposed Development**

The proposal seeks planning permission for the construction of a small single-storey side extension to the existing dwelling. The extension has been carefully designed to remain subservient to the host property, respecting its scale, proportions, and architectural character.

The design adopts materials that match the existing dwelling, including matching brickwork, roof tiles, window detailing, and eaves lines, ensuring visual continuity. The extension is positioned to minimise its prominence within the street scene and to preserve the character and appearance of the surrounding Conservation Area.

Given its limited scale, sympathetic design, and use of traditional materials, the proposal is considered to preserve the significance of the Conservation Area and will not result in harm to the historic character or setting of neighbouring properties.

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#### **5. Planning Policy Context / Assessment of Heritage Impact**

The proposed single-storey side extension has been assessed against relevant national and local planning policy relating to development within Conservation Areas in North Lincolnshire.

At a national level, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision-makers to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. The proposal also has regard to the heritage and design objectives set out within the National Planning Policy Framework (NPPF), which requires that development affecting heritage assets should be sympathetic to local character and conserve significance.

At a local level, the proposal has been considered against the adopted development plan for the area "North Lincolnshire Local Plan". Relevant policies seek to secure high-quality design, protect residential amenity, and ensure that development within Conservation Areas preserves or enhances their character and appearance.

The scale, siting and materiality of the proposed extension ensure it remains subservient to the host dwelling and respects the established built form. As such, the development is considered to accord with national and local planning policy objectives for design quality and heritage conservation.

The proposal does not alter key views, disrupt the historic street pattern, or introduce incongruous materials. There will be no loss of historic fabric of particular architectural or historic merit. As such, the development would preserve the character and appearance of the Conservation Area.

In heritage terms, the proposal would result in **no harm** to the significance of the designated heritage asset.

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## 6. Flood Risk

The site is shown as being within Flood Zone 1



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## 7. Design, Amenity and Access

The Proposed extension as noted within the statement already is sympathetic in scale, with its siting and materiality of the proposed extension selected to ensure it remains subservient to the host dwelling and respects the established built form.

The proposed extension would have no effect on the existing access or parking arrangements to the property, nor affect any local amenities.

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## 9. Planning Balance and Conclusion

Overall, the proposal preserves the character and appearance of the Conservation Area and accords with the statutory duty under the Act, the guidance within the NPPF, and relevant local design and heritage policies. In the planning balance, there are no adverse impacts that would significantly or demonstrably outweigh the private benefits of the development. Accordingly, the proposal is considered to represent sustainable development and planning permission should be granted.