

## PA/2020/1872

Appleby Parish Council **Objects** to the amended Planning Application.

The proposed application does not fit with a number of the following Policies , **particularly in relation to scale, form** and materials used, ( it is acknowledged that the window frames and doors are now specified as timber and not Upvc ) , as well as the setting in relation to the adjacent “The Cottage” which is a Grade 2 listed building. The Vicarage being Building of Townscape Merit to a lesser extent. The development does not serve to , enhance the local character of the Conservation Area , as required in the policies, due to style and size.

In our previous submission we suggested that Design Principles in the Appendices to the Appleby Neighbourhood Plan be taken as a guide. The modern urban style of the design of the proposed development does not fit with the character of the Conservation Area in general, nor in that location in particular. The size/height of proposed development is a concern, which was mentioned in our first submission. The pre advice given by the Case Officer suggests a small single development. The Conservation Officer has advised that the proposed development should not be in front of the line of the Vicarage, thereby restricting the amount of land for development.

There is an issue of overlooking neighbouring properties, which is also related to size.

### Policy Considerations

#### NLC Core Strategy

##### **CS6 Historic Environment**

**The council will seek to protect, conserve and enhance North Lincolnshire’s historic environment, as well as the character and setting of areas of acknowledged importance including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains. All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value.**

#### NLC Local Plan

##### **Policy HE2 Development in Conservation Areas**

**Development proposals which affect the setting of Conservation Areas should preserve or enhance the character and appearance of the area and its setting.**

##### **HE5 Development Affecting Listed Buildings**

**The Council will seek to secure the preservation, restoration and continued use of buildings of special architectural or historic interest. The setting of a building of special architectural or historic interest often contributes to its character and could be its garden, grounds, open space or the general street scene.**

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Developers are advised to contact the Council at an early stage to discuss the nature and extent of the setting. It is therefore important to consider the impacts of development and other proposals within the vicinity of listed buildings. Control over the quality of design of new development in close proximity to a listed building will be necessary to protect its setting.

### **Policy DS1 Amenity iii)**

**The design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area; and**

**the design and layout should respect and where possible retain and/or enhance the existing landform of the site.**

**No unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing**

### **Appleby Neighbourhood Plan**

#### **Neighbourhood Plan Vision**

**"Appleby: a rural parish in the Ancholme Valley, whose natural environment and distinctive buildings should be preserved and enhanced."**

**Neighbourhood Plan key objectives set out the principle priorities for future development to enable the Vision to be delivered, as follows:**

**Objective 1 seeks to ensure that any development is acceptable in planning terms with reference to design, scale, access, residential amenity, impact on visual amenity... and all policies contained within the Neighbourhood Plan.**

**Objective 2 promotes a high standard of design and scale which reflects the local character of the Parish of Appleby...**

**Objective 3 supports appropriate applications for infill development where they reflect the local character of the settlement in terms of scale and design and will contribute to enhancing the built environment of the Parish...**

**Objective 9 seeks to protect, conserve and enhance the character of the local built environment and the area's heritage assets including the Conservation Area in Appleby village.**

## **Policy AP2**

**Proposals should demonstrate, where appropriate, how:**

- a the Parish Design Statement and/or the Appleby Conservation Area Design Statement (the latter attached as Appendix 10 to the Plan) have been taken into account;**
- b the design reinforces the character of the village or rural area by respecting the local vernacular building character in terms of scale, form, materials used, plot density, special architectural and landscaping features, whilst safeguarding and enhancing the heritage assets of the area and the natural environment;**
- c the design helps to reinforce the existing streetscape or green public spaces;**
- d the design incorporates the highest standards of energy efficiency;**

**Policy AP3 Housing Development Within The Development Limits Applications for small residential developments (including self-build) will be supported within the defined settlement limits provided they are in keeping with the scale, form and character of their surroundings, including the density of existing development, and meet with the provisions of Policy AP2. They should not adversely impact upon the residential amenities of neighbouring properties.**

## **Policy AP 13**

**When considering applications within the Appleby Village Conservation Area, or those which affect the setting of the Conservation Area, particular regard will be had to:**

- a the scale and nature of the development in relation to the local character and distinctiveness of the Conservation Area;**
- b the impact of the development on any designated heritage asset or its setting;**
- c the design, height, orientation, massing, means of enclosure, materials, finishes and decoration proposed;**
- d the retention of original features of special architectural interest such as walls, gateways, chimneys, etc.;**

**e the retention of existing trees, hedgerows and landscape features with appropriate landscaping improvements incorporated into design proposals;**

**f the protection of important views and vistas;**

**g the location of appropriately designed car parking; and**

**h guidance provided in the Appleby Conservation Area Appraisal, the Appleby Conservation Area Supplementary Planning Guidance, the Appleby Conservation Area Design Statement, and the general design principles set out in Policy AP2 of this Neighbourhood Plan.**

Appleby Parish Neighbourhood Plan Conservation Area Design Statement (Feb 2018)NLC issued Supplementary Planning Guidance (SPG) in respect of the Appleby Conservation Area. This Design Statement replicates parts of the SPG and builds on it.

Appleby Parish Neighbourhood Plan Parish Design Statement (Feb 2018) describes the architectural character of the Parish and highlights the features which the residents value. Design principles based on the distinctive local character of the buildings in the Parish have been drawn up to guide future development and maintenance.