

An instance of the Planning application comment form has been submitted on 20/11/2019.
The reference number is FS157949736.

Customer Name:

Title	First name	Last name
Mrs	Kerry	McGrath

Customer Address:

Flat	House	Street	Locality / Village	Town	Postcode
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Customer Contact Details:

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Application reference: PA/2019/1810

Do you.....: Object to proposal

Comments: Appleby Parish Neighbourhood Plan Policy AP2:

Proposals for all new development within the Parish should demonstrate that it meets the requirements of the Parish Design Statement (attached as Appendix 9 to the Plan).

Proposals should demonstrate, where appropriate, how:

1. 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;
2. 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;
3. c the design helps to reinforce the existing streetscape or green public spaces;
4. d the design incorporates the highest standards of energy efficiency;
5. e the design has incorporated appropriate infrastructure for high-speed internet and telecommunication technologies;
6. f the design can be accessed safely from the highway incorporating sufficient off-street parking;
7. g the development has been made accessible to people with limited mobility;
8. h the design uses sustainable surface water management solutions in new developments to reduce all water disposal into public sewers and manage the release of surface water effectively;
9. i the design ensures that safety and security have been taken into account; and
10. j the design ensures that buildings are flexible to meet the changing needs of future generations.

Appleby Parish Neighbourhood Plan Policy AP3:

Applications for small residential developments (including self-build) will be supported within the defined settlement limits provided the following criteria are met:

1. a they comprise up to 5 dwellings or a site not exceeding 0.2 hectares, unless evidence can be provided to support a larger scheme;
2. b 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;
3. c do not result in the loss of locally important natural or built features;
 4. d will not adversely impact upon the residential amenities of neighbouring properties;
 5. e a safe and suitable access is provided to the site; and
 6. f other relevant policies within this Neighbourhood Plan and those contained within the documents forming the North Lincolnshire Local Development Framework are met.

NLC Local Plan

HE2 - Development in Conservation Areas

All development proposals in, or which affect the setting of, Conservation Areas should preserve or enhance the character and appearance of the area and its setting.

i) development should be of a standard of design which respects the appearance and character of the Conservation Area in terms of its bulk, height, mass, vertical and horizontal emphasis, proportions, layout, siting, landscaping and other matters of design such as roofscape and architectural style and detailing

ii) development should harmonise with adjoining buildings, preserve or enhance the street scene and should not detract from important existing spaces and views;

iv) the development must have a satisfactory means of access which does not detract from the character of the area

14.13 In considering any applications in, or affecting a Conservation Area, the primary consideration will be the need to preserve or enhance the area's character and appearance.

Parish Council comments.

None of the NLC Local Plan HE2 requirements are met.

1. Although the Application broadly meets criteria by way of materials to be used and as such complies with the Design statement, the proposal conflicts with Policy AP2 due to its size relative to the plot size it does not satisfy AP2 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; nor AP2 c the design helps to reinforce the existing streetscape or green public spaces; nor AP2 f the design can be accessed safely from the highway incorporating sufficient off-street parking

2. With reference to AP3 the following are not met b 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;

3. d will not adversely impact upon the residential amenities of neighbouring properties;

The shared drive will create conflict between neighbours

No where else in the Conservation area is there a dwelling with a shared drive of this nature and is therefore totally out of character. A separate drive for the new development would be more in character.

e a safe and suitable access is provided to the site; and (this especially during the construction stage as off road parking during unloading will create a hazard on an already narrow street/road.)

Also : section 5.20 Nevertheless, it is important that any new development should, wherever possible, be affordable, not only to encourage young families, but also those wishing to downsize, to live in the Parish.

The proposed size of the property conflicts with this justification.

Due to the issues mentioned above Appleby Parish Council Objects to the proposal in it's present form.