**Appleby Parish Council Planning Decisions**

The following policies are taken into consideration when Appleby Parish Council are reviewing planning applications on behalf of the parish.

NPPF Policies considerations

NLC Local Plan Policies considerations

Appleby Neighbourhood Plan considerations

**AP2**
Proposals should demonstrate, where appropriate, how:

1. 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. 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. the design helps to reinforce the existing streetscape or green public spaces;
4. the design incorporates the highest standards of energy efficiency;

**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:

1. the scale and nature of the development in relation to the local character and distinctiveness of the Conservation Area;
2. the impact of the development on any designated heritage asset or its setting;
3. the design, height, orientation, massing, means of enclosure, materials, finishes and decoration proposed;
4. the retention of original features of special architectural interest such as walls, gateways, chimneys, etc.;
5. the retention of existing trees, hedgerows and landscape features with appropriate landscaping improvements incorporated into design proposals;
6. the protection of important views and vistas;
7. the location of appropriately designed car parking; and
8. 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.

**All properties subject to a planning decision by Appleby Parish Council are considered on an individual basis.**

**Recommendation:**

In this instance Appleby Parish Council recommends that the following Planning Application is:

Application number………PA/2019/1176 & PA/2019/1099………………..…………………………………………

Approved……………….………………………………………Objection……………………………………………………………

**Decision Notes:**

**AP2 -** Following a discussion it was agreed that the single storey rear extension had no impact on the existing streetscape and fitted within the overall character of the adjacent buildings.

**AP13 –** the single storey rear extension building complies with the scale and nature of the adjoining properties and does not detract from the designated heritage assets and setting. Views of the existing streetscape are not impacted.

**Please note:** concerns were raised as to the accuracy of the actual planning application, particularly in relation to the application for converting the outhouse to accommodation. There is no mention of any works being carried out to the outhouse to accommodate the proposed change of use, ie, no damp proofing of the floor, no plumbing installation, no access to the main sewers for drainage. These things are considered necessary should an en-suite be built in this outhouse.

 In Section 8, Listed Building Alterations, the application states ‘Do the proposed works include alterations to a listed building?’ The applicant has answered no to section 8(b). The parish council feel that this is incorrect. Adding a rear extension, will involve removing the rear doors and windows. Replacing them will have an impact on the outside of the original building.

**Work being undertaken**

All vehicles involved in the construction of the extension and the modifications to the other parts of the property are asked to ensure that they park off-road and not load and un-load on the roadside allowing full traffic movement on the highway.