**PA/2019/336**

2 storey side building at 20 Church Side, Appleby, DN15 0AJ

With reference to the above Planning Application. These are the comments from Appleby Parish Council.

Appleby Parish Council **objects t**o this Planning Application:

We consider that the proposed extension would have a negative impact on the buildings themselves as well as the spacing between buildings.

No 20 Churchside is registered as a Building of Townscape Merit with North Lincolnshire Council, as is the adjoining property, No. 18 Churchside, both being Model Cottages within the Conservation Area which was put in place in 1972, and has an Article 4 designation. The cottages were designed as a symmetrical pair which is an important feature of their construction and contributes to their Heritage value. The Planning Application does not take into consideration the importance of the grade two listed building, The Cottage, immediately to the north of No 20 Churchside, is one of the oldest buildings in the Village.

The Heritage value in respect of the symmetry and space is of great significance. The spacing between the model cottages and neighbouring properties is an important Heritage feature of the Conservation area. The Planning Application does not take into consideration the negative view that would be created across the Paddock.

Trees are an important feature of the Conservation area and the removal of the mature apple tree to make room for the extension will have a detrimental impact. The proposed planting of a replacement tree will cause difficulties for pedestrians as it is very likely to overhang the footpath.

**This objection is supported by the following extracts from the Appleby Conservation Area Appraisal shown below and indicates that the proposed extension would have a negative impact on this section of the Conservation Area.**

**5.4 Open spaces, trees and vistas.**

“There are two particularly significant open spaces in the conservation area. First, the churchyard with the adjacent nursery field, between Church Lane and Keb Lane, and second, the Paddock on the south side of Church Lane. The latter is a large field fronted by properties on Haytons Lane and Churchside. Together they form an important ‘arm’ of countryside reaching into the heart of the village.”

**“The generous amount of space traditionally provided between the buildings is also an important factor in the village’s character, which is, of course, vulnerable to modern infill development.**

* 1. **Buildings of Townscape Merit.**

This appraisal has identified a number of Buildings of Townscape Merit, which are noted on the Townscape Analysis Map at Figure 4. These are buildings which, although not listed, are considered to contribute positively to the character of the Appleby Conservation Area. They include all the unlisted estate cottages, farm buildings, such as those at Keb House and Ermine Farm, and the former stables on Paul Lane.

Their age andarchitectural interest is considered to provide sufficient justification for them to be given special protection and the Council will resist their demolition unless the applicant can prove that the building is beyond the point of economic repair. Additionally, because these buildings are an important part of the character of the conservation area, the Council will pay special attention to applications for alterations and extensions. Policies to help achieve their preservation and enhancement are provided in the Supplementary Planning Guidance for Appleby.

Section 2.5 of the Supplementary Planning Guidance would also re-enforce the importance of the relationship with existing properties which the proposed extension negatively affect.

*“The form of all new development should reflect the dimensions and rhythms of neighbouring property that is characteristic of the character of the conservation area as identified in this document and the conservation area appraisal document. “*

The North Lincolnshire Council Local Plan states

“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.”

Also:

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

The street scene suggested in the proposal is a “Google Maps” style image, and does not represent the true view of that section of Churchside. It also brings into focus a newer property, this being of a modern bungalow which has already been identified as having a negative impact on the Conservation Area.

