

Appleby Parish Council Planning Decisions

Appleby Parish Council recommends that the following Planning Application

PA/2020/1872

Approve

Objection

NPPF

NLC Local Plan

Appleby Neighbourhood Plan

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;

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 Council comments.

A pre advice comment suggests that the development of one building within the grounds of No. 5 Paul Lane was agreed in principle, but also contains the comment:

The design, positioning and amount of built form are key to the assessment. The pre app cannot expand any further without the detail that elevations would provide.

There is no evidence in the Planning Application that the Appleby Neighbourhood Plan has been taken into consideration. The proposed house sits between a Listed Building and a Building of Townscape merit, both of which depend on traditional materials for their distinct appearance, despite the fact that they are not traditional Appleby dwellings as such. The proposed materials would not fit with the design principles. The development would have negative impact on the nearby Listed Building “The Thatch”, due to the proximity of the curtilage of that building but also impact and the amenity of existing and future residents of that building. The Listing of the dwelling also includes the nearby outbuildings which are within 2m of the proposed development. There are two more recent developments to the rear of the proposed development which have taken into consideration particular designs of the heritage buildings within the Conservation Area as a whole. The conditions attached to those developments when approved related to typical Appleby designs, albeit certain alterations since then are not as sympathetic.

The size and scale of the proposed development is not appropriate at this

location. Consideration should be given to a single storey or dormer bungalow to mitigate the impact on the Listed property as well as the nearest properties behind the proposed development. This would also mitigate the loss of amenity of both the Listed property and other buildings within that corner of development.

The reference to the buff brickwork on the house on Church Lane is somewhat misleading as those bricks would be a one off in the Conservation Area, and in any case that property was built before the extended Conservation Area was designated.

Consequently Appleby Parish Council object to the proposed development as put forward in this application, however we respect the fact that appropriate development is important to the Community within the Development boundary and consider a more traditional design being of lesser scale appropriate.

Extract from Appleby Conservation Area Design Statement

New Development in the Conservation Area ^[L]_[SEP]

- . 4.21 The Conservation Area traditionally has a very low density and the space between buildings is an important part of the area's historical character. 20th century development has not always reinforced that character, but its negative effects have often been mitigated by the screening effect of walls, hedges and trees. However in future, when development opportunities do arise, the following criteria should apply to the new scheme ^[L]_[SEP]

. Design ^[L]_[SEP]

- . 4.26 Within the Conservation Area, the principal aim of new development should be to assimilate it into its surroundings, rather than to create a complete contrast. This is because the attractiveness of the village relies on the visual cohesiveness of the streetscape. It does not mean that new buildings have to be replicas of old ones, but rather that their form should be determined by traditional building depths, spans and roof pitches. In this way, continuity can be maintained as history

evolves.

[L]
[SEP]

- . 4.28 *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* [L]
[SEP]
- . 4.29 *Uncharacteristic detailing should be resisted.* [L]
[SEP]
- . 4.30 The addition of chimney stacks in some locations may be required, to ensure compatibility with [L]
[SEP] adjoining properties.

[L] [SEP] **Materials** [L] [SEP]

- . 4.31 Appleby's traditional character relies strongly on a restricted palette of materials. Walls are either coursed local limestone rubble, sometimes with contrasting red brick for details such as quoins and arches, or wholly of red brick. Roofs are generally clad with clay pantiles. Window and door joinery is timber, sometimes with iron casements. Departure from this norm, particularly the use of harsh bricks, renders and imitation materials, can be a primary cause of visual discord in the Conservation Area. [L]
[SEP]
- . 4.32 Modern, machine-made, flat clay tiles will rarely be acceptable, neither will concrete tiles, artificial slate or plastic doors and windows. Windows should be traditionally detailed with vertically or horizontally sliding sashes, or casements fitted flush with their frames. Top-hung false "sashes" should be discouraged. Front doors should be made from timber, planked or with recessed moulded panels. All timber should be painted not stained. [L]
[SEP]
- . 4.33 *A limited range of traditional materials and details should be specified for new development in Appleby* [L]
[SEP]