

Appleby Parish Council Planning Decisions

Appleby Parish Council recommends that the following Planning Application

PA/2020/152 [L] [SEP]

Objection

NPPF

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.

The following criteria will be applied in determining applications for development in Conservation Areas:

- 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; and
- ii) development should harmonise with adjoining buildings, preserve or enhance the street scene and should not detract from important existing spaces and views; and
- iii) building materials should be appropriate to the locality and context and sympathetic to those of existing and nearby buildings in terms of type, texture, colour and size. Walls, gates and fences should be of a type traditionally used in the locality; and
- iv) the development must have a satisfactory means of access which does not detract from the character of the area, not generate excessive traffic and where appropriate should provide for adequate car parking in a way which is sympathetic to the Conservation Area. In instances where there is conflict between the highway requirements and the retention of the character of the area, the latter shall prevail; and
- v) the development should retain important landscape and ecological features and where possible, include measures to enhance these features; and
- vi) the development should retain important architectural and historical features such as traditional street furniture and paving and should include measures to enhance

them where possible; and

vii) the development should avoid the loss of open areas, gaps in frontages, and natural and built features (such as trees, hedges, fences, walls and paving materials) if they are important to the character of the Conservation Area; and

viii) the development should not spoil or destroy attractive views and vistas into, within and out of the Conservation Area if they are important to the character of the area.

Appleby Parish Neighbourhood Plan

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.

AP 3 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.

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

Comments: Appleby Parish Council **Objects** on two main principles.

- 1) The proposed wall raises great concern. **NLC HE2 vii) states that development should avoid the loss of hedging** and therefore the demolition of the existing hedge is not acceptable. Should that not be sufficient reason to prevent the erection of the wall then the height should be reduced to a maximum height of 1.4m, as the proposed height of 2.4m (or 7ft 10in in Imperial measurements) affects the outlook/amenity of neighbouring properties as well as the streetscape when approaching from the West and also detracts from the original cottage – which is a well regarded, almost iconic, building by residents and visitors alike. The boundary adjoining the adjacent cottage should be restricted to only a hedge. We appreciate that the wall also accommodates the proposed workshop etc. but that would be better sited adjacent to the existing outbuilding.

AP3 the following criteria will be met 3c**do not result in the loss of locally important natural or built features**

The wall does not reinforce the existing streetscape as per AP2 3c

- 2) The extension to the North side of the cottage is agreed in principle, and from a size perspective, however the detailing of the brickwork of the extension does not satisfy AP2 2b or 3c nor does it meet **HE2 ii) development should harmonise with adjoining buildings iii) building materials should be appropriate to the locality and context and sympathetic to those of existing and nearby buildings in terms of type, texture, colour and size.**

The garage is set too far forward and as such equates to a more modern development, plus it does not fit the Parish Design Statement. Appendices 9) 1.31 Appleby Neighbourhood Plan “Garages should unobtrusive and not a prominent feature of the design”.

The East most dormers overlook the East most neighbouring property.