

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H04-0130-19 **Applicant:** Genesis Residential Care Home

Proposal: Details of external materials, external doors, frames, window frames, eaves, verges, dentill detailing, door and window arch heads and stair canopy (Conditions 6, 7 and 8 of H04-0074-18)

Location: Genesis Residential Home 2 Station Street Donington

Terminal Date: 8th April 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development

National Guidance

National Planning Policy Framework 2019

NPPF 2019.

Representations:

	Object	Support	No Obj.	Comments
IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

Details of external materials, external doors, frames, window frames, eaves, verges, dentill detailing, door and window arch heads and stair canopy (Conditions 6, 7 and 8 of H04-0074-18).

Site Location

The site is an extension to an historic building which has been converted to a residential home. The building is very attractive and is prominent in the street scene within important presence in the Donington Conservation Area.

Policy

The Development Plan

South East Lincolnshire Local Plan - Adopted: March 2019

Policy 01 Spatial Strategy

Policy 02 Development Management

Policy 03 Design of New Development

Policy 17 Providing a Mix of Housing

Key Policy:

Policy 29: The Historic Environment

Policy 29 states that "Distinctive elements of the South East Lincolnshire historic environment will be conserved and, where appropriate, enhanced"

Policy 29 goes on to say;

"B. Conservation Areas

Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character, appearance and setting. Proposals should:

2. Retain architectural details that contribute to the character and appearance of the area."

These Appeal proposals conserve the distinctive qualities of the Conservation Area and are compliant with Policy 29.

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

National Guidance

National Planning Policy Framework (NPPF), Feb 2019

Paragraph 11 - The presumption in favour of sustainable development

Section 16 - Conserving and enhancing the historic environment

Planning Practice Guidance (PPG), 2014

The proposals are considered to comply with all local and national guidance and policy.

H04-0074-18

Representations

LCC Historic Environment Officer

No observations.

The key material issues for considerations in this application are:

- Impact on the Conservation Area and the host building.

Assessment

Impact on the Conservation Area and host building.

The proposal has undergone pre-application consultation with SHDC (Conservation) and it is considered that the details submitted to discharge the conditions relating to and imposed upon the recently approved new development will not impact negatively upon the setting of the host building or the character or amenity of Donington Conservation Area.

The proposed works are designed to be in keeping with the visual qualities of the exterior of the building and the windows are to be constructed in timber which is appropriate and sympathetic, and will have a minimal impact.

Any other issues including the impact of development upon neighbouring amenity

There is not considered to be any adverse or material impacts upon the amenity of any neighbouring properties or any other interests of acknowledged importance.

Conclusion

The details are acceptable and necessary and will enhance and maintain the quality of the Conservation Area.

Recommendation

Discharge All Conditions