

<b>Application Number:</b>	2018/1314/FUL
<b>Site Address:</b>	Land At Woodstock Street, Lincoln, LN1 1PT
<b>Target Date:</b>	9th January 2019
<b>Agent Name:</b>	Heronswood Design Ltd
<b>Applicant Name:</b>	Mr Duncan Davison
<b>Proposal:</b>	Demolition of existing buildings to facilitate the erection of 8no. three-storey dwellinghouses. Associated external works including car parking (Revised Description)

### **Background - Site Location and Description**

The proposed site is located to the south of Woodstock Street. St Faiths Infant School is located to the west with Moor Street running in a north/south direction to the east. The site is currently occupied by a number of garage buildings of differing heights and sizes.

Permission is sought to erect 8no. three-storey dwelling houses with associated off street car parking. The properties would have three bedrooms with kitchen and living facilities on the ground floor.

### **Site History**

No relevant site history.

### **Case Officer Site Visit**

Undertaken on 18th December 2018.

### **Policies Referred to**

- National Planning Policy Framework
- Central Lincolnshire Local Plan Policy LP26: Design and Amenity

### **Issues**

- Policy Context
- Visual Amenity and Design
- Residential Amenity and Impact on Neighbours
- Highways
- Bins

### **Consultations**

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

### **Statutory Consultation Responses**

Consultee	Comment
Highways & Planning	Comments Received

West End Residents Association	No Response Received
County Council Planning	No Response Received
Kevin Kendall	No Response Received
Lincolnshire Police	Comments Received
Guy Hird	Comments Received
Ms Catherine Waby	Comments Received

### **Public Consultation Responses**

Name	Address
K W Grieveson	32 Woodstock Street Lincoln LN1 1PT
Miss Patricia Storey	30 Woodstock Street Lincoln LN1 1PT
G Glover	28 Woodstock Street Lincoln LN1 1PT
Mr P Skinning	24 Woodstock Street Lincoln LN1 1PT
Mark Panton	20 Woodstock Street Lincoln LN1 1PT
Wendy Bayes	18 Woodstock Street Lincoln LN1 1PT
Tony Haigh	10 Woodstock Street Lincoln LN1 1PT
Anon	18 Drake Street Lincoln LN1 1PP
Mr William Pounder	36 Drake Street Lincoln LN1 1PP
Mr Richard Smith	20 Drake Street Lincoln LN1 1PP

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Mr Richard Smith	20 Drake Street Lincoln LN1 1PP
Mr William Hall	7 Woodstock Street Lincoln LN1 1PT

## **Consideration**

### **Policy Context**

The most relevant policy for consideration is Policy LP26: Design and Amenity of the Central Lincolnshire Local Plan. All development must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all. Development proposals will be assessed against relevant design and amenity criteria. Those relevant to this application are listed below:

### **Design Principles**

All development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place. As such, and where applicable, proposals will be required to demonstrate, to a degree proportionate to the proposal, that they:

- Make effective and efficient use of land;
- Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;
- Provide well designed boundary treatments, and hard and soft landscaping that reflect the function and character of the development and its surroundings;
- Duly reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;
- Use appropriate, high quality materials which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability.

### Amenity Considerations

The amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development.

Proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in relation to both the construction and life of the development:

- Compatibility with neighbouring land uses;
- Overlooking;
- Loss of light;
- Adequate storage, sorting and collection of household and commercial waste, including provision for increasing recyclable waste;
- Creation of safe environments.

A number of objections have been received to the application. The areas of concern relate to:

- Scale and height of the buildings
- Appearance
- Overlooking
- Loss of light

### Visual Amenity and Design

Whilst the site is located in the west end of Lincoln which is a predominantly residential area, Woodstock Street is made up of a number of different uses and differing house styles. The site is currently made up of a series of garages and outbuildings and there are newer housing developments on the opposite side of Woodstock Street which has a three storey element and there are also examples of newer two storey developments to the east.

The properties would be three storey in height with the third floor in the roof space. It is proposed to construct the properties from a red facing brick with grey upvc windows and rainwater goods. Red brick is a traditional material for much of Lincoln and is considered to be appropriate in this location.

A number of objections have been received with concerns about the appearance of the building and the height of the proposal being three storey rather than the traditional two

storey of the surrounding terrace streets. This issue was raised with the applicants and they have reduced the overall height of the building by 1metre. When looking at the submitted street scene elevations it can be seen that the difference in height is minimal and it is considered that the height of the building would assimilate into the street without having a detrimental impact on visual amenity.

### Residential Amenity and Impact on Neighbours

Overlooking to the properties on the opposite side of Woodstock Street has been raised as an issue by local residents. The separation between the properties on Woodstock Street is standard for a residential street and is the same relationship found elsewhere on the street. Again, the distances to the properties to the rear on Drake Street have the same relationship as elsewhere in the west end where terrace streets run back to back. It is not considered that the proposed properties would create an unreasonable relationship, whilst higher than the existing garage on site it is considered that a residential use in this location is acceptable.

### Highways

The Highways Authority have raised no objections to the proposed development but have requested a number of conditions should the application be approved.

The application includes 8 car parking spaces, one per dwelling. It is considered beneficial for the development to have dedicated off road parking spaces, especially given existing pressure on on-street parking in the west end of Lincoln.

### Bins

Each property would have its own set of bins which would be presented to the street on bin collection day. Each property has access from the rear of the property, via a footpath, to be able to present bins to the street whilst storing them to the rear.

### Contaminated Land

Due to past uses on the site there is the potential for contamination to be present. It is therefore recommended that conditions be attached to ensure that an investigation and risk assessment is submitted prior to the commencement of development.

### Air Quality and Sustainable Transport

Whilst it is acknowledged that the proposed development, when considered in isolation, is unlikely to have any significant impact on air quality, the numerous minor and medium scale developments within the city would have a significant cumulative impact if reasonable mitigation measures are not adopted.

The NPPF seeks to promote and enable sustainable transport choices and, in doing so, aims to protect and enhance air quality. Paragraph 110 of the revised NPPF states "...applications for development...should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations"

It is noted that this proposed development would include off street parking spaces and, therefore, it is recommended that the applicant be required to incorporate appropriate

electric vehicle recharge points into the development in line with the recommendations of paragraph 110 of the NPPF. This could be secured by condition.

### Construction/Demolition Impacts

Due to the close proximity of the proposed development to neighbouring sensitive uses, there is potential for problems due to noise, vibration and dust during the demolition/construction phase unless adequate control measures are put in place. Therefore it is recommended that the hours of construction are controlled between the hours of 08:00 to 18:00 Monday to Friday (inclusive) and 08:00 to 13:00 on Saturdays.

### S106 Agreement

The applicants have been required to enter into a S106 agreement restricting the occupation of the properties by students. This is applied to all properties in the west end to address the current imbalance of the local population.

### Conclusion

It is considered that the development of this site for residential properties would be appropriate and in keeping with neighbouring uses. The proposed height of the dwellings has been reduced to address the concerns of neighbours and as such it is considered that the proposed design is also appropriate and would have no adverse impact on neighbours to the site in accordance with local plan policy LP26.

### Application Negotiated either at Pre-Application or During Process of Application

Negotiations during the application process to reduce the height of the roof.

### Financial Implications

None.

### Legal Implications

None.

### Equality Implications

None.

### Application Determined within Target Date

Yes.

### Recommendation

That the application is Granted Conditionally.

### Conditions

- Within 3 years

- In accordance with the plans
- Hours of construction
- Electric vehicle charge points
- Highways
- Contaminated land