

Application Number:	2018/1004/HOU
Site Address:	5A Weir Street, Lincoln, Lincolnshire
Target Date:	6th December 2018
Agent Name:	None
Applicant Name:	Pamela Hardy
Proposal:	Erection of an outbuilding to rear (Retrospective)

Background - Site Location and Description

The application seeks retrospective consent for the erection of a single storey outbuilding within the rear garden of the property. The application property is 5A Weir Street a two storey dwelling.

The site is located within the St. Catherine's Conservation Area No.4.

This application is being presented to members because the applicant is related to an employee of the City of Lincoln Council.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 10th December 2018.

Policies Referred to

- Policy LP25 The Historic Environment
- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

To assess the proposal with regard to:

- National and Local Planning Policy
- Effect on Visual Amenity
- Effect on Residential Amenity
- Effect on Highway Safety

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
Environmental Health	Comments Received

Public Consultation Responses

Name	Address
Mrs Beryl Martina	9 St Catherines Road Lincoln Lincolnshire LN5 8DZ
P Graham	10 St Catherines Road Lincoln Lincolnshire LN5 8DZ
Darren Spencer-Phillips	6 Weir Street Lincoln Lincolnshire LN5 8DU

Consideration

Policy LP26 'Design and Amenity' of the Central Lincolnshire Local Plan (2017) is permissive of extensions to existing buildings provided the siting, height, scale, massing and form relate well to the site and surroundings, and duly reflect or improve on the original architectural style of the local surroundings; and use appropriate high quality materials, which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability. In relation to both the construction and life of the development, 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.

Policy LP25 'Historic Environment' of the Central Lincolnshire Local Plan (2017) requires development within, affecting the setting of, or affecting views into or out of, a Conservation Area to preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting.

A letter of objection has been received from the occupiers of No. 9 and 10 St Catherines Road who are concerned about the height of the outbuilding, the materials used to building the outbuilding, access for future maintenance of the wall, damage to the exiting outbuilding, surface water drainage, rainwater discharge and the location of the rainwater pipes blocking access in the shared passageway.

The issues raised with regards to access to the boundary wall, damage to private property and access to the shared passageway are civil matters and therefore not material planning considerations. Officers have discussed the discharge of surface water off site with the applicant and advised this may raise issues in the future, however, in this instance the Council cannot control where the applicant discharges surface water to.

A letter of support for the proposal has been received from the occupier of 6 Weir Street.

Effect on Residential Amenity

The proposed outbuilding is located 0.2 metres from the boundary with No. 9 St Catherines Road. The boundary is defined by an approximately 2 metre high brick wall and No. 9s detached outbuilding, given the facing elevation is blank there are no issues of overlooking or loss of privacy. At its highest point the outbuilding rises to 3.1 metres high reducing to 2.1 metres at the eaves, it is considered that this height does not appear unduly dominant or overbearing in relation to No. 9 St Catherines Road. Located to the north west of No. 9 it is considered there are no issues of loss of light. As such, the proposals would not unacceptably harm the living conditions of the residents of that property and therefore would be in accordance with the amenity requirements of Policy LP26 of the Central Lincolnshire Local Plan.

The outbuilding is located 5.6 metres from No. 10 St Catherines Road the garden of No. 9 is located between the outbuilding and boundary, given this relationship it is considered the proposals would not unacceptably harm the living conditions of the residents of that property and therefore would be in accordance with the amenity requirements of Policy LP26 of the Central Lincolnshire Local Plan.

The outbuilding is located 4 metres from the boundary with 8 St Catherines Road the boundary is defined by an approximately 2 metre high timber fence, given this boundary treatment there are no issues of overlooking. The rear elevation of no. 8 is located 6 metres from the boundary, given this separation distance there would be no issues of the outbuilding appearing overbearing. Located to the north there are no issues of loss of light. As such, the proposals would not unacceptably harm the living conditions of the residents of that property and therefore would be in accordance with the amenity requirements of Policy LP26 of the Central Lincolnshire Local Plan.

The outbuilding is located 1 metre from the boundary from No. 6 Weir Street. The access passage to No. 9 St Catherines Road is located between the properties, given this separation distance there are no issues of the outbuilding appearing overbearing. The facing elevation of the outbuilding is blank therefore there are no issues of overlooking. Located to the south some loss of evening sunlight is likely to occur however this would not be harmful enough to warrant refusal of the application.

It is considered that there are no other properties in the vicinity which would be affected by the proposal and officers are therefore satisfied that the development would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy, in accordance with CLLP Policy LP26.

Effect on Visual Amenity

Outbuildings should generally be sited in an inconspicuous position and should be commensurate in scale and function to the original property. It is considered that the scale

respects that of the host building and the materials complement the character of the host property. It is considered that the plot size is of a scale that is sufficient to accommodate the proposal. The proposal would therefore reflect the original architectural style and would not cause harm to local character, in accordance with Central Lincolnshire Local Plan (CLLP) Policy LP26. The conservation area is therefore preserved and the proposed development complies with Central Lincolnshire Local Plan Policy LP25 and with the duty contained within Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the guidance within the National Planning Policy Framework.

The applicant has advised that the extension will be for storage purposes and a condition will ensure that the use is for ancillary purposes only is therefore recommended should you be minded to approve.

Highway Safety

The Lincolnshire County Council as Local Authority has raised no objections to the proposal. Therefore based on this advice it is considered that the proposal would not be detrimental to highway safety or traffic capacity.

Other Matters

The floor levels within the proposed development are set no lower than the existing levels. Lincolnshire County Council as the Lead Local Flood Authority does not wish to object to this planning application. It is therefore considered that flood risk issues have been adequately addressed.

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

Yes.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposed development is of an appropriate design that would not materially harm the character and appearance of the conservation area, in accordance with the duty contained within Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, policies LP25 'The Historic Environment' and LP26 'Design and Amenity' of the Central Lincolnshire Local Plan (2017) and guidance within the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally

- Development to be carried out in accordance with the plans
- Outbuilding for use incidental to dwellinghouse only