

Application Number:	2018/1139/RG3
Site Address:	Garage Site, Asterby Close, Lincoln
Target Date:	22nd December 2018
Agent Name:	None
Applicant Name:	Mr Gary David Vance
Proposal:	Demolition of 6 existing garages and erection of 8 replacement garages, removal and replacement of existing bin stores and replacement of boundary wall to south east with fence.

Background - Site Location and Description

The application is for the demolition of six existing garages within a council owned garage court at Asterby Close and the erection of eight replacement garages. The application also proposes to remove and replace two existing bin stores and replace the existing wall to the south east boundary with a timber close boarded fence, measuring between 1.8m and 2m high.

The garage court is located at the end of Asterby Close accessed between 12 Asterby Close to the north west of the site and 9 and 18 Windsor House to the south west. Beyond the south east boundary is 1 and 8 Stuart House with the rear of properties on Thorseway Drive to the north east.

The existing block of six garages would be replaced by five with an additional block of three opposite, to the south. The flat roof garage blocks would be constructed with concrete panels, a plastic coated steel roof and white powder coated steel garage doors. The existing brick built bin stores, adjacent to side gables of Windsor House and Stuart House, will be removed and replaced with a total of six timber bin stores, three at each location.

The application is being presented to Members of the Planning Committee as the City Council is the applicant.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 17th December 2018.

Policies Referred to

- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

- Principle and Highways
- Visual Amenity
- Residential Amenity

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

Public Consultation Responses

No responses received.

Consideration

Principle and Highways

Given the current use of the site and that the garage provision will be increased from six to eight there is no objection from officers in principle to this aspect of the proposal. There is also no objection in principle to the replacement bin stores, examples of which can be seen elsewhere in the area.

The Lincolnshire County Council as Local Highway Authority has considered the proposal concluding that the development is acceptable, and accordingly do not wish to object to the application.

Visual Amenity

Officers have no issue with the scale, position or functional design of the garages and consider that they will be an improvement to the current garage block, which is in a state of disrepair. There is also no objection in terms of the design or siting of the bin stores and timber boundary fence.

Public views into the site are limited but it is considered that the proposals would be an improvement to the local surroundings, in accordance with Central Lincolnshire Local Plan (CCLP) Policy LP26.

Residential Amenity

In terms of the impact on residential amenity the proposed garages to the north of the site will replace the existing, which should not therefore result in a significant difference to the existing relationship with the neighbouring properties of 12 Asterby Close, 1 and 8 Stuart House or those to the north on Thorseway Drive. The new block of three garage to the south would sit directly opposite the blank side gable of Stuart House and would have an appropriate separation to the adjacent 12 Asterby Close and Windsor House. Accordingly it is not considered that the garages would appear overbearing or result in an unacceptable degree of loss of light.

There would be a minimal impact from the replacement bins stores given their minor

nature and position opposite the blank gables of Stuart and Windsor House. There is also no concern regarding the fence to the boundary with Stuart House, which would arguably improve the amenity for the neighbouring occupants as it is slightly higher than the existing wall.

The City Council's Pollution Control Officer has advised that, although this is a relatively small development, there is potential for noise from the construction phase which may impact upon neighbouring uses. The recommended condition to restrict construction and delivery hours will therefore be applied to any grant of permission.

Officers are therefore satisfied that the proposals would not cause undue harm to the amenities which the occupants of neighbouring properties may reasonably expect to enjoy, in accordance with CCLP Policy LP26.

Conclusion

The principle of the proposals are acceptable given the existing car park/bin storage uses at the site. It is not considered that the garages, bins stores or fence would have a harmful impact on visual or residential amenity. The Lincolnshire County Council as Local Highway and Lead Local Flood Authority has no objection to the proposals. The application is therefore in accordance with the requirements of Central Lincolnshire Local Plan Policy LP26 and guidance within the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally subject to the following conditions:

- Time limit of the permission;
- Development in accordance with approved plans; and
- Hours of construction/delivery.