

<b>Application Number:</b>	2019/0044/FUL
<b>Site Address:</b>	241 - 247 Monks Road, Lincoln, Lincolnshire
<b>Target Date:</b>	20th April 2019
<b>Agent Name:</b>	Rachael Skillen Planning Ltd
<b>Applicant Name:</b>	Mr Paul Lynch
<b>Proposal:</b>	Conversion of building to form 4 units (A1 - Retail or A2 - Financial & Professional Services) and 10 apartments, including external alterations and associated works.

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

241-247 Monks Road is located on the south side of Monks Road at its junction with Tempest Street to the east. Beyond Tempest Street is the bowling club and Monks Abbey recreation ground. To the south are residential properties fronting Tempest Street, to the west, residential properties fronting Monks Road and to the north further residential properties on the opposite side of Monks Road.

The building is currently vacant, however it was most recently in use as the Monks Road Working Mens Club which closed last year.

Permission is sought to convert the building to form 4 (A1 - Retail or A2 - Financial & Professional Services) units and 10 residential apartments.

The proposal would require some external alterations. The proposed commercial units would front onto Monks Road. The rear of the ground floor would accommodate 3 apartments. 7 apartments are located at the 1st floor level. There would be 8no. one bedroom apartment and 2no. two bedroom apartments.

### **Site History**

No relevant site history.

### **Case Officer Site Visit**

Undertaken on 18<sup>th</sup> February 2019.

### **Policies Referred to**

- National Planning Policy Framework
- Central Lincolnshire Local Plan    Policy LP15  
Policy LP26  
Policy LP37

### **Issues**

- Loss of a Community Facility
- Visual Amenity
- Residential Amenity
- Highways

## **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
Monks Road Neighbourhood Initiative	No Response Received
Lincolnshire Police	Comments Received
Lincoln Civic Trust	Comments Received
Environment Agency	Comments Received
Anglian Water	No Response Received
Upper Witham, Witham First District & Witham Third District	Comments Received

### **Public Consultation Responses**

Name	Address
Mrs R Wonnacott	120 Monks Road Lincoln LN2 5PQ
Mr Gordon Gillick	3 Tempest Street Lincoln LN2 5NB
Mr Darren Brien	74 Winn Street Lincoln LN2 5EX
Mrs Sally Brien	74 Winn Street Lincoln LN2 5EX
Mrs Tracey Lucas	14 Tower Flats Lincoln LN2 5QJ
Mr Robert Taylor	237 Monks Road Lincoln LN2 5JT

## Consideration

### Principle of Development

The property in question is located within a predominantly residential area with a number of properties having commercial uses which front onto Monks Road.

Policy LP37 of the Central Lincolnshire Local Plan relates to the change of use of existing buildings to self-contained flats. Such development is supported where the existing building is capable of conversion without causing harm to the amenities of future occupants, neighbours and the wider area. There also needs to be adequate provision made for external communal areas, bin storage and collection, and on-site parking and cycle storage unless it can be demonstrated that the site is sustainably located on a regular bus route or within walking distance of the City Centre.

As well as this the development needs to accord with the criteria set out within Policy LP26 which protects the amenity of neighbours and the visual impacts of the development on the wider area.

The proposed development would result in the loss of the existing working men's club which is considered a community facility and is therefore subject to the requirements of Policy LP15. In most instances, the loss of an existing community facility will not be supported. However the working men's club on this site has already shut and the building has been empty for some time. Whilst it is regrettable that the facility has not been bought as a community facility it is considered that bringing the building back to a viable use, in keeping with the uses in the surrounding area would be of benefit to the local area. The site is in close proximity to the city centre which has a number of drinking establishments, with other public houses on the route into the city from this site.

### Visual Amenity

The majority of the changes would be to the south elevation which forms the rear elevation of the site. The existing lift shaft would be removed and the window openings would be changed to reflect the internal layout of the property. These changes would be on the elevation facing into the car park and towards 1 Tempest Street.

To the north elevation the property would see changes to the ground floor to create the shop/unit fronts. These would form a series of four unit fronts of traditional proportions with space for signage above. The signage would be the subject of a separate consent. It would also be necessary to condition that the proposed materials for the shop fronts are submitted prior to installation so that appropriate materials are used for this location which respect the surrounding area. The east elevation would remain unchanged.

It is considered that these changes would be appropriate and in keeping with the surrounding area. The proposal therefore accords with Policy LP26.

### Impact on Residential Amenity

An objection has been received from the occupants of 120 Monks Road with regards overlooking into their property. 120 Monks Road is located on the north side of Monks Road opposite the application site. Therefore Monks Road itself separates the properties

and this would be considered a normal separation distance for residential schemes. This is also a relationship found all along Monks Road with two and three storey properties found either side of the road.

Due to the changes to the south elevation of the property it is necessary to assess the impact of the development on 1 Tempest Street. A window opening to the south elevation would change as a result of the development. The windows on this elevation, to the first floor would serve both bedrooms and living rooms, these have the potential for a degree of overlooking with adjacent properties. The north elevation of 1 Tempest Street is blank and therefore there would be no direct window to window overlooking. Also, because the single storey off shoot of the property extends for the length of the garden any overlooking to the garden would be obscured.

The neighbours at 239 Monks Road have raised the issue of the boundary fencing and the privacy to their rear garden. Having carried out a site visit there is a boundary fence in place which is of the type expected along the boundary of a residential property. Given that the property is proposed for conversion to residential units it is considered that the fence is appropriate. It is considered that the residential use would be appropriate and would have no greater impact on the neighbours than the previous permitted use.

Due to the mixed use nature of the proposed development, there is the potential for future occupants of the residential accommodation, as well as existing residents, to be affected by noise from the proposed A1/A2 uses, particularly during the noise sensitive hours, if appropriate noise mitigation measures are not included in the design of the building. Therefore if the application is approved it is recommended that appropriate controls be placed on the permission. This would include details of a noise mitigation scheme as well as restrictions on the future hours of operation.

Although this is a relatively small development, due to the close proximity to neighbouring sensitive uses, there is potential for noise from the construction phase of the development, particularly during the noise sensitive hours, to have an impact on existing residents. Therefore if permission is granted the construction hours should be restricted.

### Highways and Parking

The proposed development has off street parking for 7 vehicles. Whilst this doesn't provide one space per apartment it is unusual for residential properties in this area to have any off street parking and therefore this is still seen as a positive addition to the scheme which would reduce the impacts of this development on on-street parking. As well as this the site is within close proximity to the city centre and on a local bus route with a bus stop outside the site on Monks Road. It is therefore considered to be in a sustainable location for this type of development.

An objection has been received from a neighbour asking that a barrier be placed across the car park to stop other people using the car park, however this could present other issues of cars waiting on Tempest Street to enter the site and the barriers taking up space within the site for parking space.

The Highways Authority has raised no objections to the proposed scheme.

When considered in isolation, is unlikely to have any significant impact on air quality, however the numerous minor and medium scale developments within the city will 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. 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.

### Bin Storage

Space has been made available for bin storage to the rear of the site within the car parking area.

### Conclusion

The proposed development would provide 10 self-contained flats in a sustainable location. The external alterations to the building would be in keeping with the surrounding area and would bring an empty building back into a viable use. Additional A1/A2 units fronting onto Monks Road in this area would be an appropriate use with sufficient controls in place on hours of operation.

### Application Determined within Target Date

Yes.

### Recommendation

That the application is granted conditionally.

### Conditions

- Works carried out within 3 years
- Construction hours
- Noise mitigation scheme
- Hours of operating (A1)
- Delivery times (A1)
- Waste collection times (A1)
- Electric vehicle charging points
- Proposed shop front materials.
- Highways Construction Management Plan
- Bin storage details