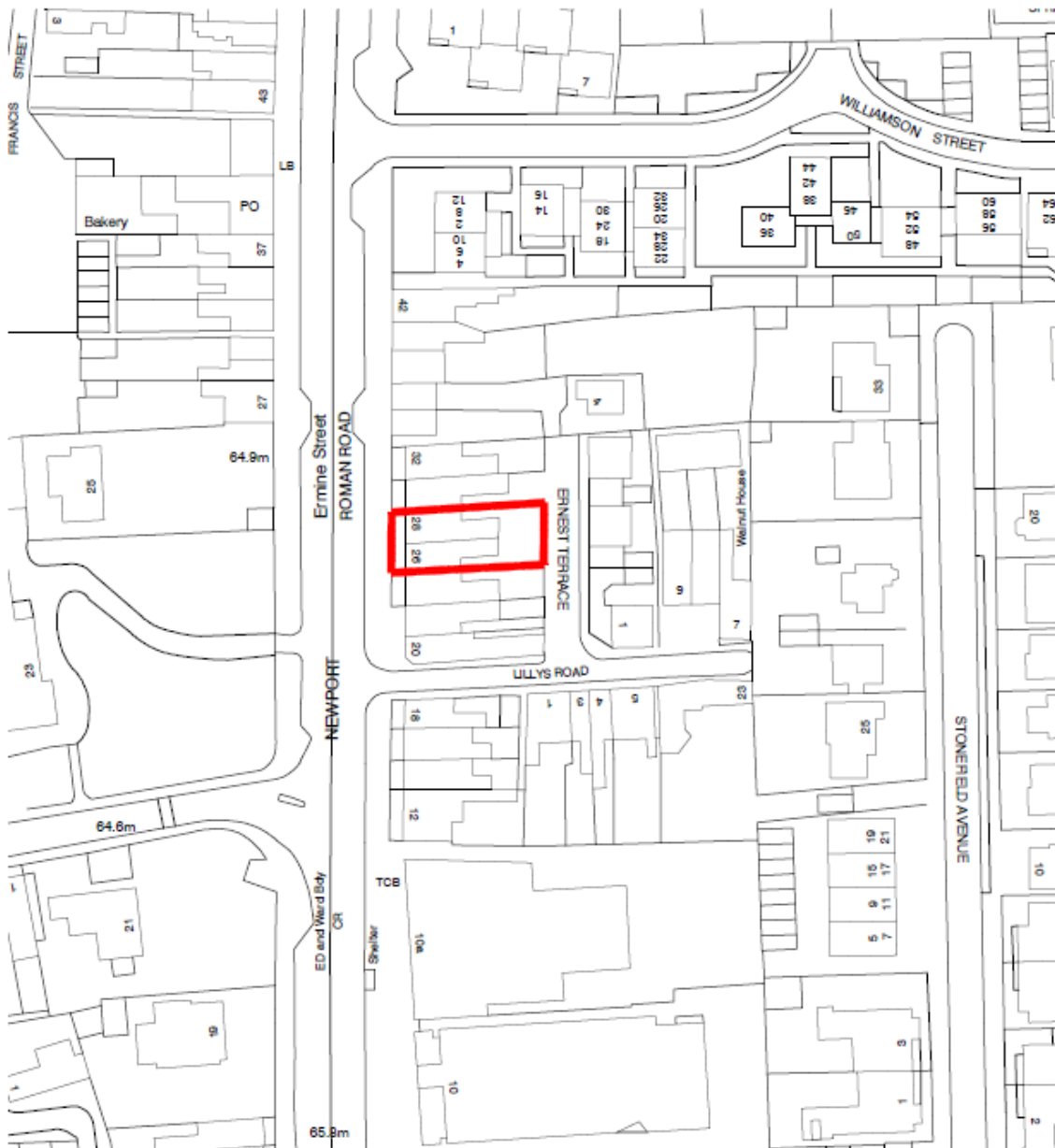
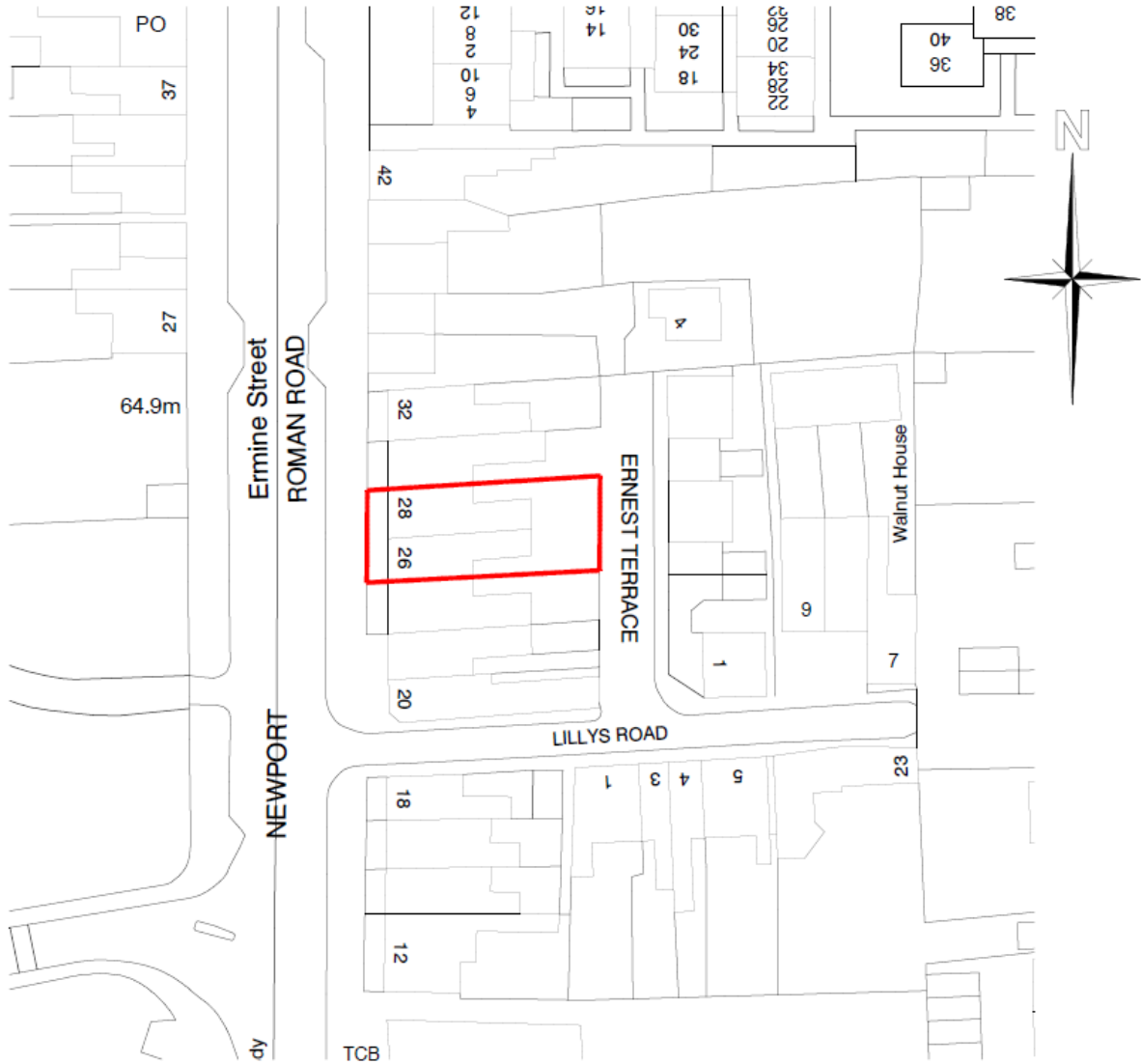


2019/0084/FUL – 26-28 Newport, Lincoln, LN1 3DF

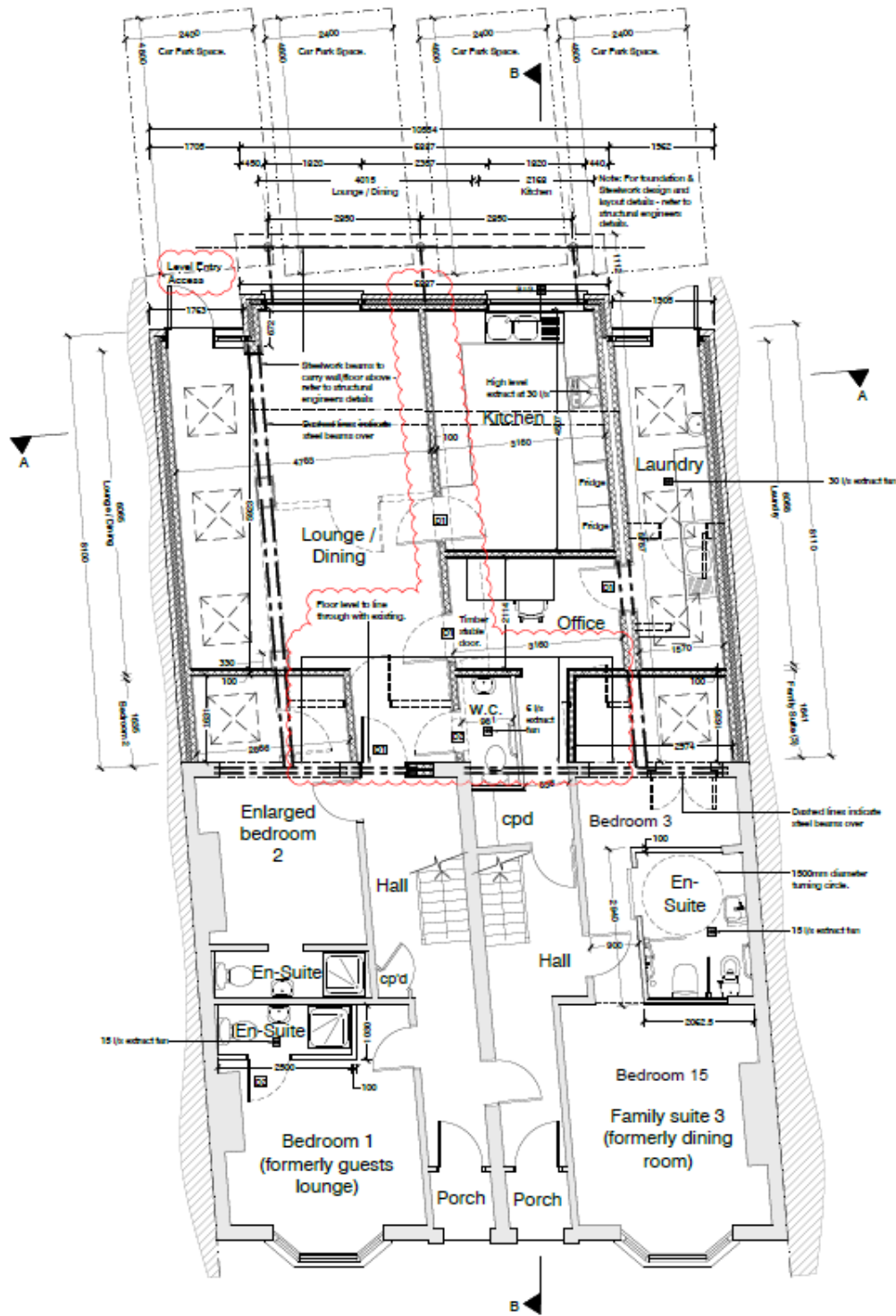
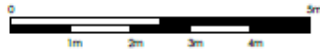


OS Plan (1:1250)



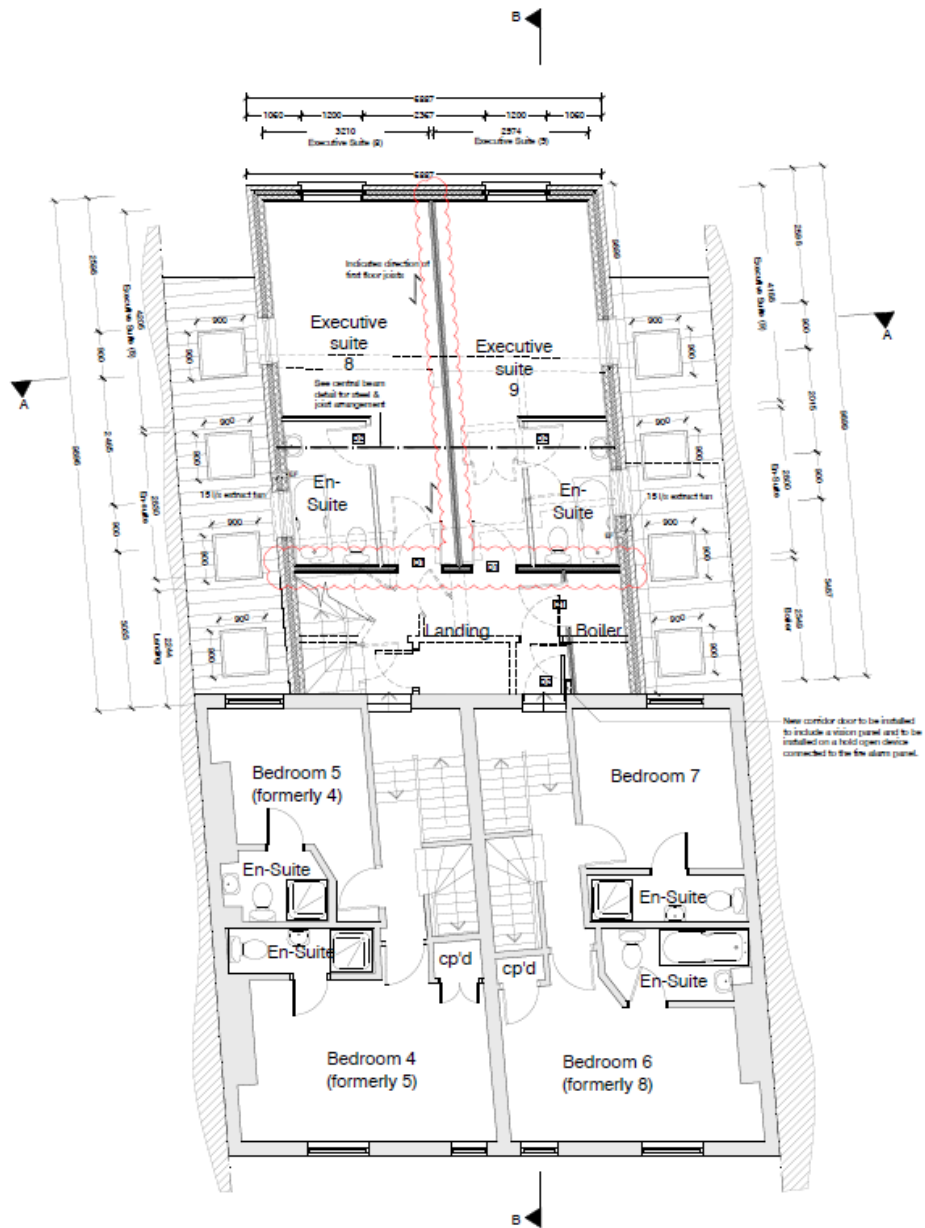
Block Plan Layout (1:500)

Scale Bar 1:50

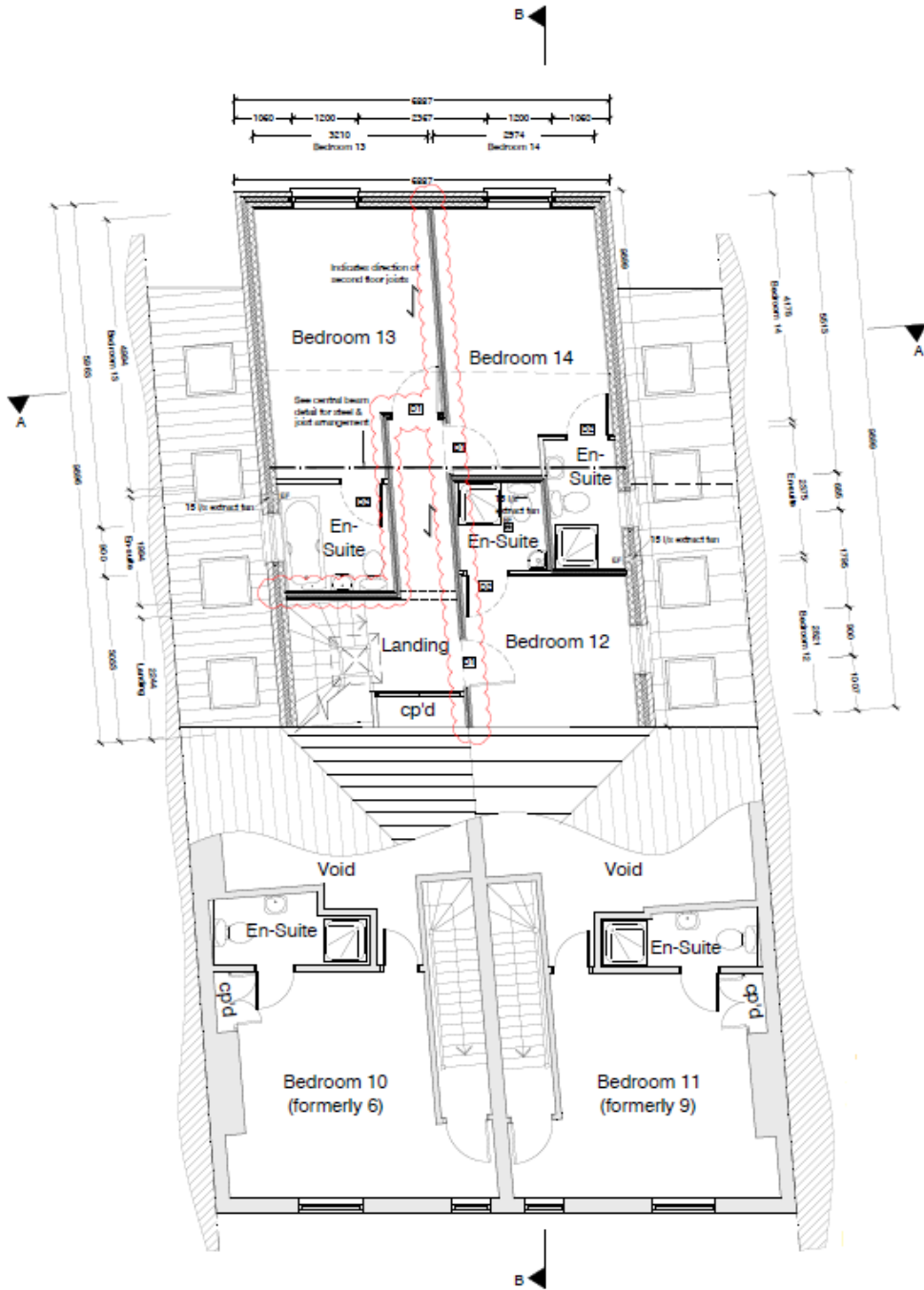


Ground Floor Plan Layout

Note:
All to accord with the Building Regulations requirements set out in table 0.1b of Part E.



First Floor Plan Layout



Second Floor Plan Layout

Photographs of site







Consultation Responses

18 Newport
Lincoln
LN1 3DF

28 February 2019

Development Team
Lincoln City Council
City Hall
Beaumont Fee
Lincoln
LN1 1DF

Dear Sirs

Ref: 2019/0084/FUL
PROPOSED DEVELOPMENT
26/28 NEWPORT, LINCOLN. LN1 3DF

With reference to the above application submitted for the change of use from Guest House to Student Accommodation (Sui Generis) and having read through and given consideration to the supporting documentation, object on the following grounds:

The Application

The property currently Nos 26/28 Newport has been used as a Guest House for many years and within the Applicant's ownership since 1995. In 2013 was substantially altered with the building of a 3 storey extension to increase the number of rooms offered and become more commercially competitive. However Lincoln has seen major expansion within its leisure market and the building of chain hotels providing accommodation offering ensuite accommodation and parking at market value prices and being situated closer to the town centre and main attractions for family's to enjoy. Although being located in the Uphill area with historic moments including Castle, Cathedral, Bishops Palace family's have more choice of entertainment within the city centre, couple this with the lack of parking, smaller guest houses have suffered as has Newport Guest House. It would be easy to choose the next easy option with the City now benefitting from 2 Universities and Lincoln College all attracting large numbers of homegrown and foreign students for various academic years instead of trying to preserve the originality of a traditional bed and breakfast.

In the SPS the applicant states that the current situation has become financially untenable with the new competition to the market, when he extended the property at considerable expense did he not consider the implications on market trends. He has also stated that he has considered the option of selling the property, for any commercial property the "narrow" commercial need market will always affect the length of any prospective sale. It needs to be acknowledged by the applicant that it would be easier to sell as a going concern and with this in mind a more serious marketing campaign should be instigated with the aim of achieving a good return on his investment.

In the SPS the Applicant states that the tenants will be controlled by tenancies and will be managed by a suitable qualified agency who originally approached him. The Uphill area of Lincoln has always been a popular area to live with house prices reflecting this, however since the conversion to a University of Bishop Grosseteste College the area has become more popular for students making it more important for the Council to stand by the original concept of Article 4 and accept the needs of the City and protecting the City's residents and amenities.

Sustainability and the environment

In the SPS the applicant states that "it is more desirable to have 15 residents as opposed to 45 possible occupants", therein is the difference. The current proposal is for students to reside in the property for 10 months of any year, however as it has been stated the applicant has seen a sharp decline in the need for bed and breakfast. Therefore it can be assumed that any guests may stay for perhaps a couple of nights at the most and in view of his comments it seems unlikely that the property has hosted as many as a full house? With this in mind sustainability should be considered with the permanent residents in the property with more heating, electric and water being used – especially as the plans provide the majority of the rooms with their own showers, coupled with students preparing their perhaps 3 meals daily and studying in their own rooms, the property has changed from a bed and breakfast to a home for 15 residents with an average of 3 meals a day!

When the properties of Nos 26/28 Newport were originally built the Victorians used solid brick type of construction, and it is acknowledged in the applicant's SPS that every care has been taken in designing the accommodation not to interfere with the adjoining neighbours with noise, it is pointed out that one neighbour is currently being used as offices during the hours of 9 and 5, however this cannot be guaranteed for any future use so it should be given the same consideration as the residential property. The rooms have not been designed to buffer noise from residential students, who in some instances are away from home for the first time and have little or no empathy for neighbours and it may be that they have never experienced neighbours in such close proximity.

As there are parking spaces to the rear of the property and are to be ear marked as drop-off areas, it is likely that the students would use the area to congregate outside with associated noise and nuisance to neighbours.

Whilst the students who study at Bishop Grosseteste may indeed walk to class, it would be difficult to make the property exclusive to those students with exceptions to students of Lincoln University and Lincoln College especially when there are financial considerations to fill all rooms. Even with a bus stop outside the door and a regular bus service it is more than likely that they would have their own transport, and it is unlikely that it would be a pedal cycle or motor bike. The applicant states that the 4 parking spaces to the rear of the property will be designed as "drop off" spaces only and will this be policed by his managing agent? Since the inclusion of Lilly's Road/Ernest Terrace in the Council's residents parking scheme, parking has become more of a premium to local residents with households sometimes having 2 cars and whilst the Council can generate extra revenue from the sale of permits it will make for more parking congestion.

The current provision of refuse collection is not being reflected for the extra increase from permanent residents in the property.

In conclusion, whilst acknowledging the applicant's current financial situation, changing the use of the Guest House to student accommodation is unacceptable. The Council's policy states that it has the obligation to provide accommodation to various sizes, type and tenure of housing need for different types of the wider community, therefore consideration should be given to and including families with children and service families. The properties were originally built as family houses. Article 4 protects residential areas from the over subscription of student and HMO accommodation with Crosstrend House being only metres away with in excess of 77 rooms and the impending appeal on the overdevelopment of 34-36 Newport the Council has an obligation to protect current residents.

Yours faithfully

Signe

Name

Address

29, NEWPORT LINCOLN LN130F
18 NEWPORT LN130F
18, NEWPORT LN130F



SPS: refers to the document submitted in support of the application by the Applicant's Architect

Mr Dan Beal

4 Ernest Terrace, Lincoln, LN1 3DJ

In brief, I object to the proposed change of use due to potential issues which may arise from the lack of parking at the property. I also have concerns around the amount of refuse which would be created by 15 permanent residents and would be stored at the rear of the property on Ernest Terrace.

Naomi Maguire
7 Lillys Road, Lincoln

Dear Sir/Madam,

Please could you consider my objection to the above planning proposal on the following grounds:

1. Noise/ antisocial behaviour - This proposal suggests in support of the case that there will be no noise disturbance to neighbours that the housing to the side of the proposed student accommodation will not be affected by noise as all the communal areas will be at the back. What it neglects to mention is that area directly behind the property is a small quiet residential area - Ernest Terrace/Lillys Road. The change of use will bring concentrated noise to that side of the building and, particularly on a warm day when windows are open, it will be anything but quiet.

Additionally, as this will be the only outside space for the property and the plans for this outside space are not well developed in the proposal, this could become an informal garden/bbq/party space for 15 students and their friends only a few metres away from the bungalows opposite.

There are already disturbance from the students already on Newport.

The landlord has tried to reassure local residents by saying that the rooms would only be rented to mature students guaranteeing best behaviour. I can't see at all that there would be any way that this 'assurance' could be enforced either now or in the future.

2. Parking - Accommodation in a residential area will attract students with cars, especially if they are mature students, despite what the proposal asserts. If parking spaces aren't allocated (I agree that 4 spaces for 15 adult occupants is not sufficient), they will either use the 'drop off area' anyway or will park on Lillys Road/Ernest Terrace. There are already several vehicles on Newport that use Ernest Terrace/Lillys Road for parking without any regard for the resident parking restrictions (even when they get tickets they continue) so there will be a real issue for residents with potentially 15 more cars wishing to park in a very limited area.

3. Loss of local character - the property is in a conservation area and permission to grant this change of use will irreversibly change the dynamics of the area. The application references the change of Radio Lincolnshire into student accommodation previously as a precedent but this is not a house of multiple occupation, it is a halls of residence owned by an educational establishment and not directly attached to residential accommodation. In the area there has already been last year an application to extend 34-36 Newport a few doors down (currently on appeal). Any decision should consider the impact of granting permission to either application, as approval of both would significantly increase the % of hmo housing against conservation area guidelines.

4. Lack of a valid reason - Aside from the impact detailed above, I question the rationale behind the proposal. The guest house was originally only 6 bedrooms and if it had stayed so, there would have been no issue with turning it back into residential use. The fact that the owner managed to secure permission for a massive extension a few years ago (absolutely no idea how in a conservation area) isn't a reason to say the property is too big to be a house now. It's hardly the fault of the local residents that the building is 'too big' or the guest house isn't as profitable as the owner would like. I don't think the evidence shows that there has been a thorough exploration of options (the reference to not being able to sell is vague and provides no substantial evidence) and I don't think the application provides a convincing enough argument that the change is at all necessary. Just because student housing is profitable doesn't mean it should be the default option. There doesn't seem any benefit to this application which would outweigh the issues raised above. It does not enhance the area, it does not provide a solution to a local housing need that isn't already being provided and it does not reflect the quiet residential area where the property sits.

Mrs Wendy Corbett

42 Newport Lincoln

As this is a residential/ conservation area leading onto Bailgate. Also since Bishop Grossteste became a university, I have noted a steady increase in student accommodation in this area. I just hope we will not end up like the West End of the city where in some streets the residents are a minority and complaints regarding noise/ behaviour is a regular occurrence
To lose a hotel to student accommodation in this area I feel is wrong