

Public Document Pack



Please note that the following documents were published separately from the main agenda for this meeting of the Planning Committee to be held on Wednesday, 24th February 2021 at 5.30 pm in Committee Rooms 1-2, City Hall.

- (a) Update Sheet (Pages 3 - 20)

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Update Sheet 24th February 2021

Rosebery Avenue

Additional consultation responses received

From: Heather Umpleby <h.m.umpleby@gmail.com>

Sent: 21 November 2020 11:27

To: Hobson, Tom (City of Lincoln Council)

Subject: 2020/0756/FUL

Dear Mr Hobson,

As the occupants of 1A Rosebery Avenue we object to the new proposal for the demolition of the garage for the following reasons:

1. The construction of new walls and foundations that will be required for them will have a huge impact on our garden area. Both during the build phase and afterwards. Currently the garden has a traditional look with the Victorian brick wall in place, removal of this with a replacement of block and render would significantly change the visual amenity of our garden.
2. We are concerned about the maintenance of a new render wall, this will require more regular access to our garden to be upkeep, rendered properties require regular painting and if they are not maintained can become very unsightly, as this wall spans our whole garden we feel this shows a lack of consideration to the neighbouring and existing properties.
3. The new proposal appears to show no recognition of old with new. It is not an architecturally significant design instead removing traditional materials to replace with new cheaper less aesthetically pleasing ones, in what appears to be a cost driven change. Allowing the removal of such features in a traditional and prominent street is not sympathetic to the surroundings or locality the building sits within and would detrimentally affect the neighbouring properties.
4. The original plans whilst still causing disruption to us would have a lesser effect once completed. We strongly urge the planners to take into account the significant and lasting impact demolishing the building has, which we believe to be unnecessary for bringing the building back into use.

Yours Sincerely,

Heather Umpleby and Holly Dingwall.

Customer Details

Name: Mr Richard & Helena Mair

Email: richardmair@me.com

Address: 290 West Parade Lincoln

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: We have looked at the revised drawings submitted on 3 and 4 February. Unfortunately they do nothing to address any of the concerns which we made in our previous comments. The main effect seems to be raising the boundary wall to No 1 Rosebery Avenue which will now encroach on their light and privacy. All our other objections remain

From: Tara Kellie <kellietara@yahoo.co.uk>

Sent: 16 February 2021 16:41

To: Hobson, Tom (City of Lincoln Council)

Subject: 2020/0756/FUL

Hi Tom

Please see below our comments in relation to the above resubmitted application. I understood that we had up to today to submit responses.

I have received the letter regarding the committee meeting.

In respect of the revised drawings it is noted that a parapet gutter has been designed to move the gutter off our boundary wall.

It is not clear if this is this being built on top of our existing boundary wall, with the gutter the other side, on a new wall that will also be supporting the roof of the new garage. We would like clarification on this.

The wall that runs the length of our garden and 1A Rosebery Avenue is the original Victorian garden wall as shown in our previous submissions. To retain the character of both these properties the boundary wall would need to be kept. It should be noted that the existing garage is built up against this wall. If the proposal is to demolish the garage and build a new wall up against this existing wall, the integrity of the current Victorian wall must be maintained.

The gardens of both 1 and 1a Rosebery Avenue are surrounded by Victorian brick walls, The Garage must compliment its surroundings. The drawings show on the south west elevation that brickwork is to be used which is a preference to render (it is assumed that on the north side elevation our boundary wall would stay in place and therefore remain as it is). The current building is traditional red brick, any new walls should maintain the character of the area and be built in reclaimed Victorian brick, much of which would be retained from the garage. This would sit more sympathetically with the surrounding houses which are of close proximity.

It should be noted that this building is prominent in the gardens of 8 houses and therefore the materials used are important in maintaining the traditional look of these houses.

Regards

Tara Bond

Sent from my iPhone

From: Tara Kellie <kellietara@yahoo.co.uk>

Sent: 22 February 2021 16:11

To: Emma Krasinska

Cc: R MAIR; Hobson, Tom (City of Lincoln Council); Ba Wheeler; David O'Donnell

Subject: Re: Planning Application ref 2020/0756/FUL Demolition of Existing Garge and
Erection of 3 bed dwelling

Hi all

Just wondered if anyone is planning to speak at the committee meeting on Thursday by Zoom.

They made a revisal our side regarding including having a parapet gutter and that the building

will be reconstructed in brickwork not render. I have resubmitted a comment on this although our

preference would be for brickwork-if they rebuild in a new style brick it will look very out of place it should only be reclaimed brick (ideally from the garage) otherwise it will alter the traditional look of all our gardens.

Their proposal will still be to take down our boundary wall- one that I don't believe belongs to them as our house would have been here first and would have had a traditional wall to its garden

I believe the garage butts up against this wall. - I fear this is not a planing issue sadly and one we

will have to fight when they begin party wall agreements.

Despite the planning approval recommendation by K Manning I still feel this is an unnecessary

change to the planning permission already granted.

I will be registering to speak but feel it will carry greater weight to the officers decision if a few

of us do.

Regards

Tara

Sent from my iPhone

Additional condition recommended

Conditions to be Adhered to at all Times

- 04) The construction of the development hereby permitted shall only be undertaken between the hours of 08:00 to 18:00 Monday to Friday (inclusive) and 08:00 to 13:00 on Saturdays and shall not be permitted at any other time, except in relation to internal plastering, decorating, floor covering, fitting of plumbing and electrics and the installation of kitchens and bathrooms; and

Any deliveries associated with the construction of the development hereby permitted shall only be received or despatched at the site between the hours of 08:00 to 18:00 Monday to Friday (inclusive) and 08:00 to 13:00 on Saturdays and shall not be permitted at any other time.

Reason. In the interests of the amenity of neighbouring properties.

2020/0903/FUL – 238 Nettleham Road – Additional Representation Received

C Spurr - 169 Browning Drive Lincoln Lincolnshire LN2 4HB

I am looking for information please, I have seen that the development has been conditionally granted. But this means it is granted apart from some red tape to get through?

My sons room is literally to be 15/30 meters away from the drive thru and its speaker and which with wind we can hear kfc which is obviously a lot further away.

With a westerly wind and summer heat windows will have to be open with car fumes and noise, this may have a lasting impact on health.

I now may have to look into selling the property but the next person I guess would also have these concerns.

I have pictures on the car backing up onto Nettleham Road from KFC drive thru let alone another 1. Is there a place I can send these before the meeting so they can get shown. These are on separate times of the day and different days of the week.

Sorry I have to write this, but as a father I have 1 concern my family's health.

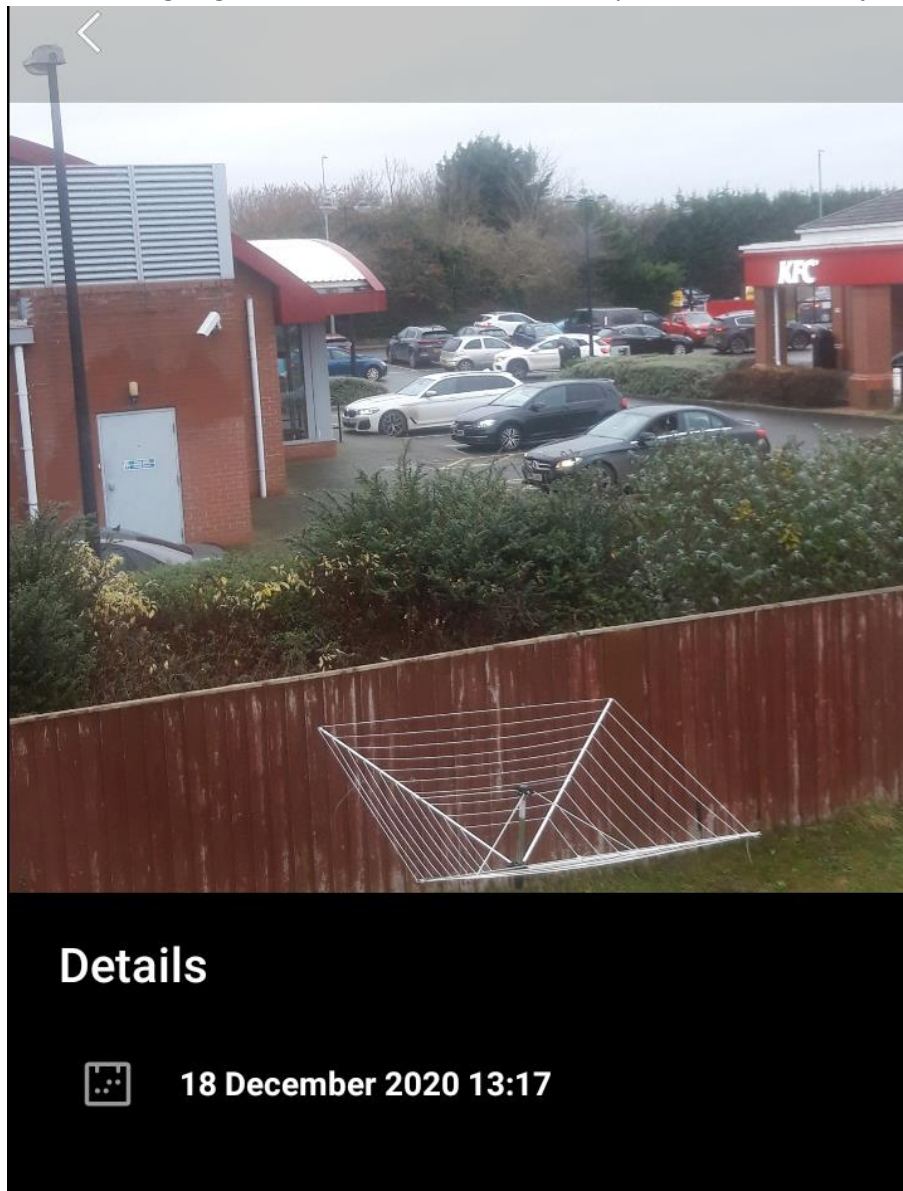
C Spurr - 169 Browning Drive Lincoln Lincolnshire LN2 4HB

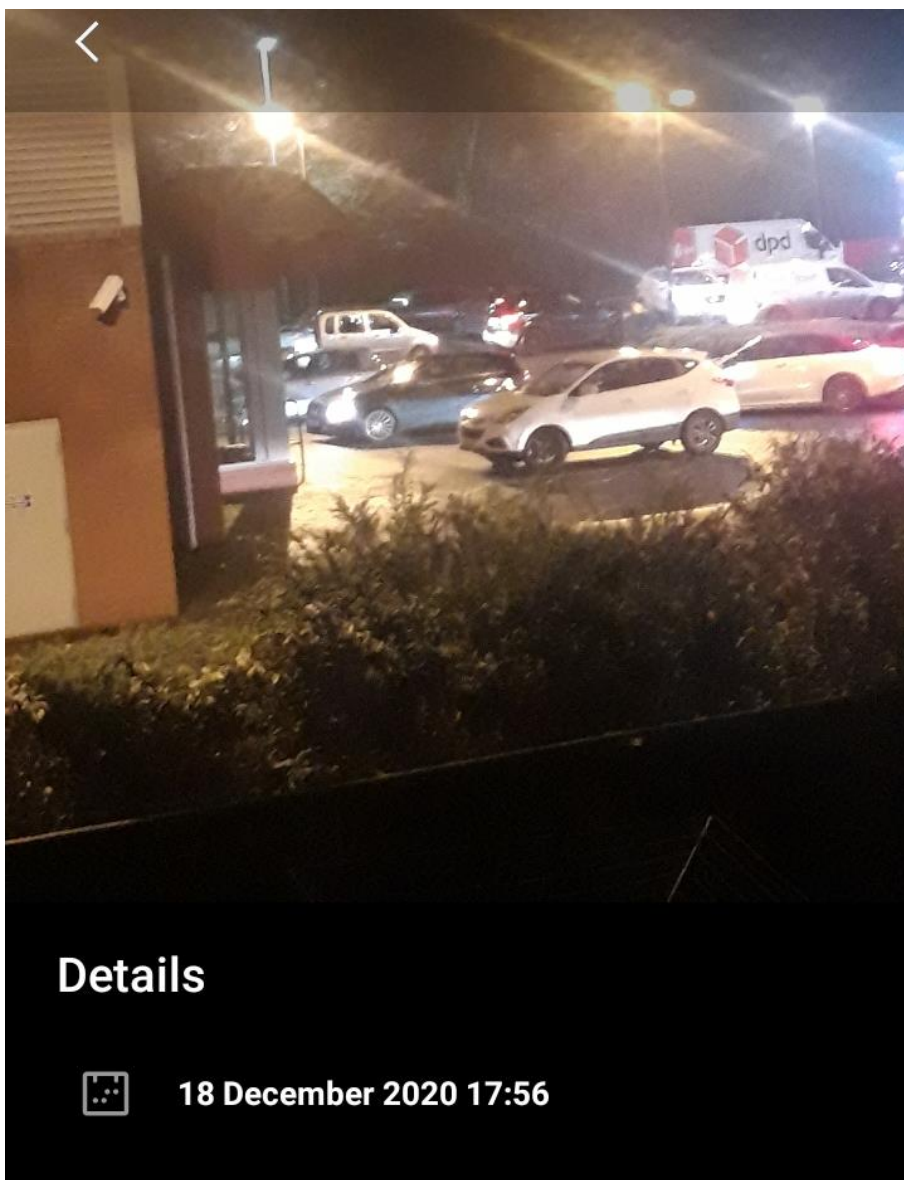
Please find attached picture evidence of what already is a very busy car park.

It struggles to cope with just kfc let alone another. These pictures are as recent as this weekend and some in december. But anyone can stand there most days and see what it's like.

This has always been like this, which is why I was surprised about adding more cars to the area.

As you can see how close I actually am to the planned proposal, are we allowed to right any feeling towards this going ahead other than what's allready been said in our objections?

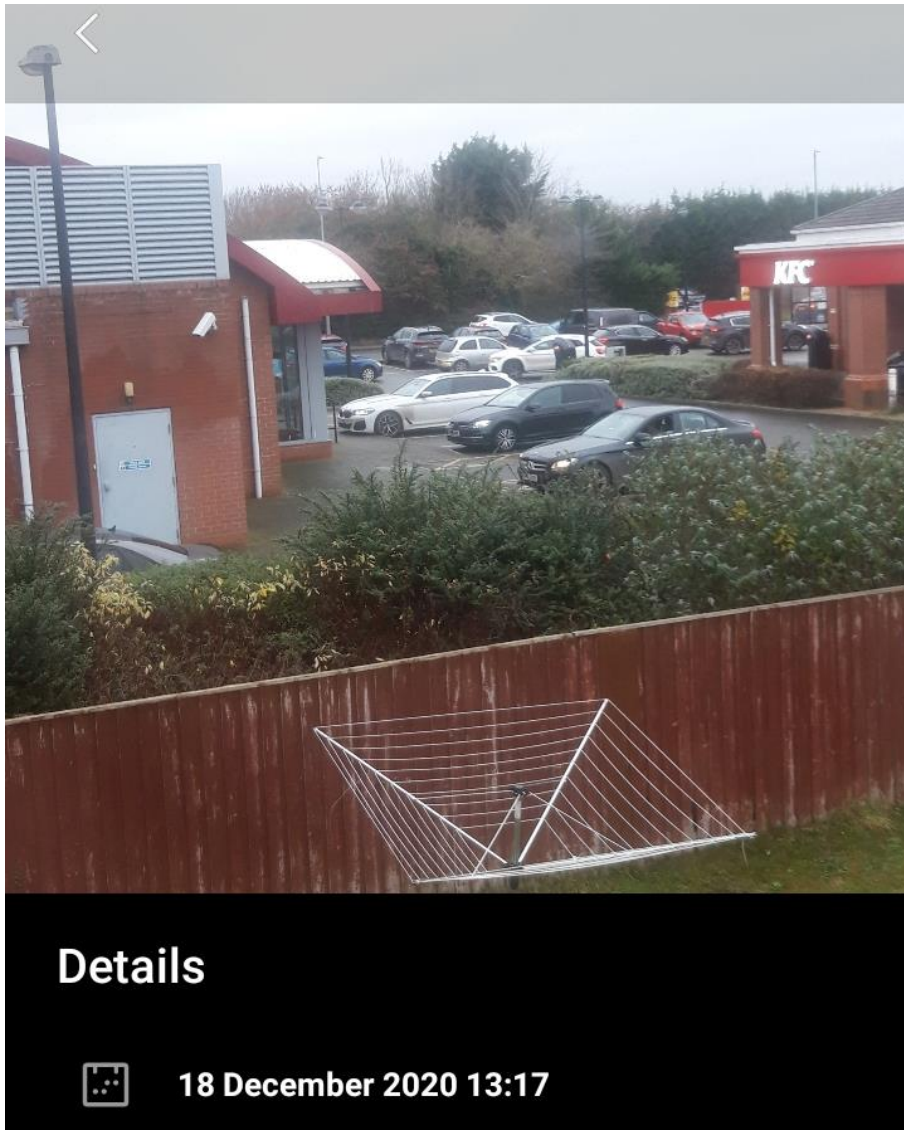




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18 December 2020 17:56



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18 December 2020 13:17



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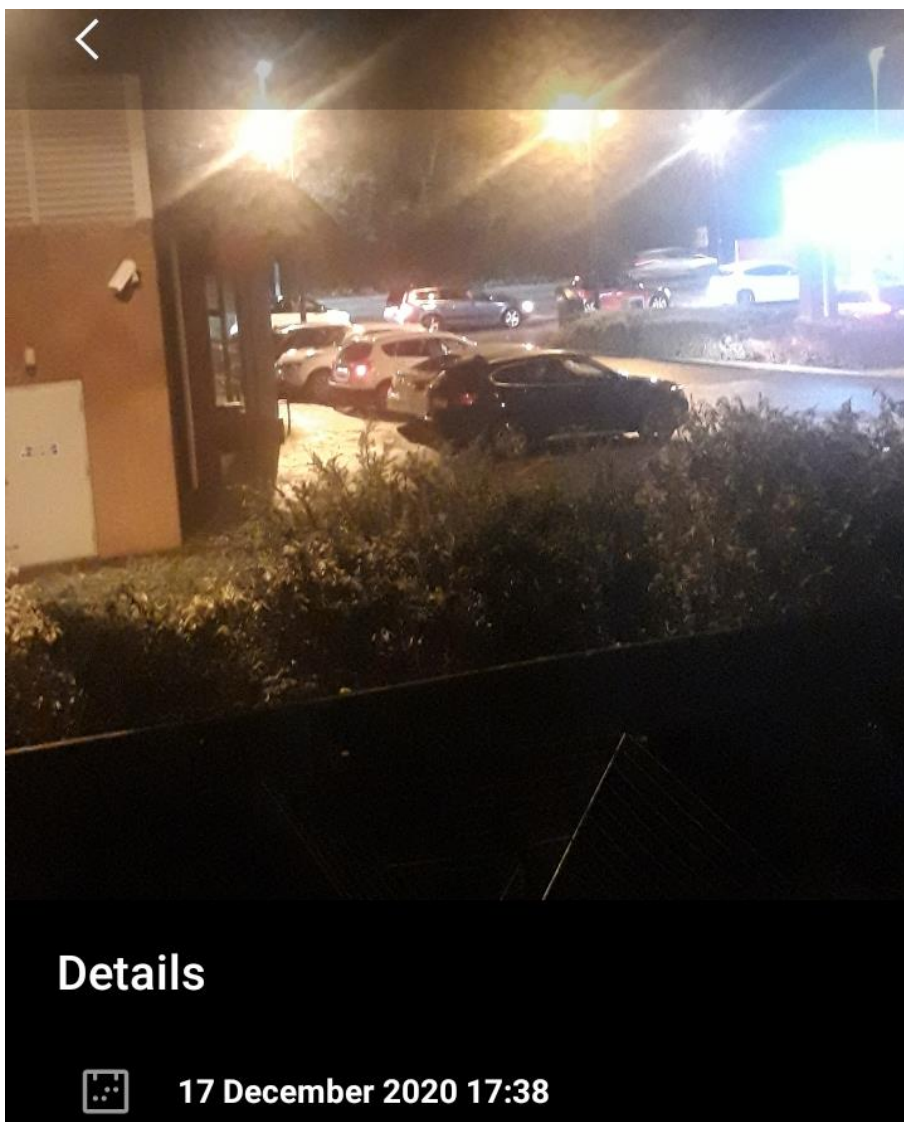
17 December 2020 20:28



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17 December 2020 19:39



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17 December 2020 17:38



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19 February 2021 18:42



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19 February 2021 12:57

07:48



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18th Feb 12.15



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18 February 2021 12:15



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17 February 2021 06:18



Details



20 February 2021 18:30



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20 February 2021 18:43



Details



20 February 2021 19:09