

## 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, 26th February 2020 at 5.30 pm in Committee Rooms 1-2, City Hall.

- (a) Update Sheet (Pages 3 - 8)

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## **Update Sheet 26<sup>th</sup> February 2020**

### **86 Wolsey Way - 2019/0971/HOU**

Further comments from neighbour at No.92 Wolsey Way

Good Afternoon Julie,

Thank you for your email and the attached modelling of the shadowing effect for the month of August, It is not clear to me the rationale for using the month of August when in fact the Months of June and July would have been more appropriate.

Furthermore I wish the Planning Committee to be made aware that this proposed two storey extension which will be a 30 foot high wall is just a mere 4 feet from my boundary fence and only 11 feet from the side of our Bungalow.

Based on the National Planning Policy Framework of 2018 in relation to Community Engagement that the Local Authority has a statutory requirement to consider the Ecological impact of Developments and to promote improvements to the biodiversity by ensuring that Wildlife Assessment Checks are carried out.

As we have already identified that we have nesting and roosting birds , hedgehogs , frogs toads Dragonflies and a bat colony that regularly visits the garden.

Therefore can you please clarify if a Wild Life Assessment check has been carried out and section 1 completed?

I look forward to hearing from you and will be adding additional point to the portal ahead of the date required for the Planning Committee on the 26th of February.

Yours sincerely

Ernie Thompson -Sent from my I Phone

## UPDATE SHEET FOR PLANNING COMMITTEE WEDNESDAY 26TH FEBRUARY 2020

With reference to the planning application for a two storey front extension to the property at 86, Wolsey Way, Lincoln.

As Ward Councillor for Glebe Ward, I requested that this planning application be brought before the planning committee members this evening. Some of you members have served on planning committee for some considerable length of time, my duration is only 6 years, but during those six years as a full member and a further two years as sub, I can count on less than one hand how many front extensions of this size and height have been through the planning application and committee process.

As you will all have read through the planning application details within the agenda before you, officers have suggested that this application be granted conditionally, however no additional conditions, other than standard conditions, have been placed on this development. Usually as members, we see a list of conditions relating to the build process. As this application is located within a residential area, there are no restricted construction hours or restricted delivery times for materials. This application for development, a two storey extension is located within a busy housing estate, directly facing an exceptionally busy main access road for all the residents on and off Wolsey Way. There's no mention of how this construction will be managed, safe storage of site materials or the safety and security of the site.

I would like to bring to the members attention a few quotes from the **Local Plan Policy 26:**

All development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes 'positively' to local character, landscape and townscape, and supports diversity, equality and access for all.

As such, and where applicable, proposals will be required to demonstrate, to a degree proportionate to the proposal, that they: Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;

**Amenity Considerations** 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 the development'. Proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in relation to both the '**construction**' and '**life**' of the development: Compatibility with neighbouring land uses, **Overlooking, Overshadowing, Loss of light, Increase in artificial light or glare, Adverse noise and vibration, Adverse impact upon air quality from odour, fumes, smoke, dust and other sources.**

In addition I'd like to bring to members attention an extract from the **Policy LP9: Health and Wellbeing. 4.2.5** The impacts of proposed development on health should be assessed and considered by the 'applicant' at the earliest stage of the design process, to avoid negative health impacts and ensure positive health outcomes for the community.

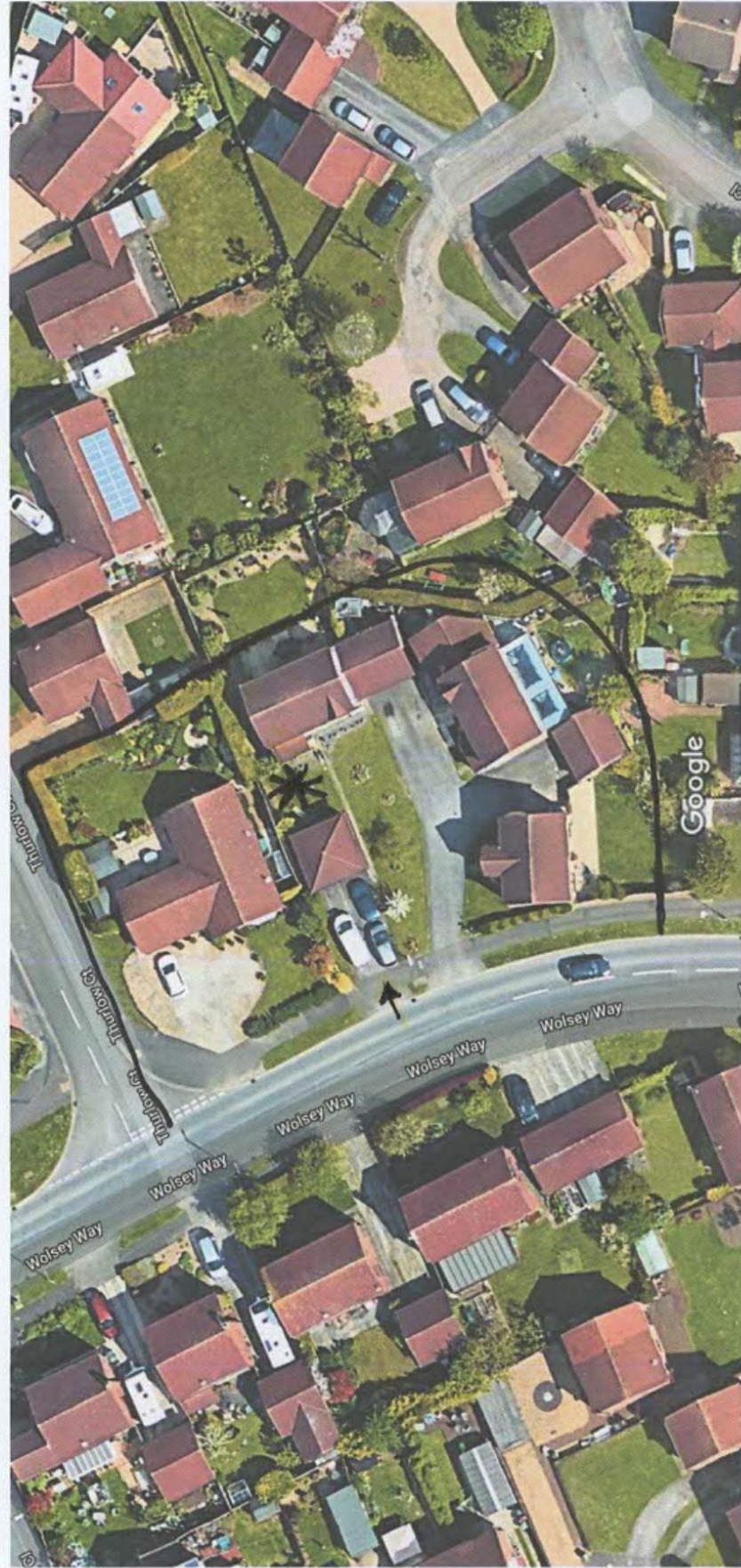
To sum up and reflect, I have brought this application before the committee this evening, for the reasons of - height scale and massing in relation to the size of the plot of land and correlation to all the neighbouring properties, especially number 84, and the adverse impact the construction, of this 'two storey' extension will have on all the nearby properties including those on the opposite side of Wolsey Way. This is hardly what would normally be classed as a cul-de-sac, it is in reality a cluster of 3 properties in very close proximity to each other, (please see the Google Map insert) two of the properties share the same driveway and they are all listed and addressed as Wolsey Way. Please, I ask each and everyone of you, to take into consideration the wider impact, the construction of this development will have on the two junctions (please see images attached) that are in very close proximity to the property, delivery lorries parked up restricting the traffic flow and the timings of those deliveries. Not to mention the vibrations, noise and impact on air quality during construction for all the neighbouring properties.

Jackie Kirk  
City Councillor for Glebe Ward.











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