

## PLANNING COMMITTEE

**Wednesday, 11 September  
2019**

**5.30 pm**

**Committee Rooms 1-2, City  
Hall**

- Membership: Councillors Naomi Tweddle (Chair), Bob Bushell (Vice-Chair), Biff Bean, Bill Bilton, Alan Briggs, Kathleen Brothwell, Chris Burke, Gary Hewson, Ronald Hills, Rebecca Longbottom and Edmund Strengiel
- Substitute members: Councillors Jackie Kirk and Neil Murray
- Officers attending: Simon Cousins, Democratic Services, Kieron Manning, Louise Simpson and Dave Walker

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The Planning Committee comprises democratically elected members who will be presented with a recommendation from the professional officers for each application on the agenda. After each application has been presented, those interested parties who have registered to speak will then be given 5 minutes to verbally present their views, and, following this, the committee will debate each proposal and make the decision, having considered all relevant information.

Clearly the process of making a decision will inevitably cause some people to feel aggrieved, but it is hoped that all interested parties will feel that their views have been considered as part of the process.

Please ensure that your mobile phones are switched off or set to silent throughout the meeting and please refrain from attempting to speak from the public gallery unless you have formally registered to speak on an application, in which case the Chair will call you to the table at the relevant time.

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## A G E N D A

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### SECTION A

**Page(s)**

1. Confirmation of Minutes - 14 August 2019 **5 - 10**

2. Declarations of Interest

Please note that, in accordance with the Members' Code of Conduct, when declaring interests members must disclose the existence and nature of the interest, and whether it is a disclosable pecuniary interest (DPI) or personal and/or pecuniary.

3. Work to Trees in City Council Ownership **11 - 18**

4. Applications for Development

- |   |                |
|---|----------------|
| (a) 8 The Avenue, Lincoln                       | <b>19 - 50</b> |
| (b) Markham House, 73-75 Swift Gardens, Lincoln | <b>51 - 66</b> |
| (c) Pepi's Pizza, 283 Newark Road, Lincoln      | <b>67 - 76</b> |

## THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 (AS AMENDED)

### LIST OF BACKGROUND PAPERS FOR PLANNING, LISTED BUILDING, CONSERVATION AREA AND ADVERTISEMENT APPLICATIONS ON THE AGENDA OF THE PLANNING COMMITTEE

The Background Papers for the Planning, Listed Building, Conservation Area and Advertisement Applications are:

1. The Planning Application File. This is a file with the same reference number as that shown on the Agenda for the Application. Information from the planning application file is available online at <https://development.lincoln.gov.uk/online-applications/>

The application files contain the following documents:

- a. the application forms;
  - b. plans of the proposed development;
  - c. site plans;
  - d. certificate relating to ownership of the site;
  - e. consultation letters and replies to and from statutory consultees and bodies;
  - f. letters and documents from interested parties;
  - g. memoranda of consultation and replies to and from Departments of the Council.
2. Any previous Planning Applications referred to in the Reports on the Agenda for the particular application or in the Planning Application specified above.
  3. Central Lincolnshire Local Plan – Adopted April 2017
  4. National Planning Policy Framework - March 2012
  5. Applications which have Background Papers additional to those specified in 1 to 5 above set out in the following table. These documents may be inspected at the Planning Reception, City Hall, Beaumont Fee, Lincoln.

APPLICATIONS WITH ADDITIONAL BACKGROUND PAPERS (See 5 above.)

Application No.: Additional Background Papers

## **CRITERIA FOR PLANNING COMMITTEE SITE VISITS (AGREED BY DC COMMITTEE ON 21 JUNE 2006 AND APPROVED BY FULL COUNCIL ON 15 AUGUST 2006)**

### **Criteria:**

- Applications which raise issues which are likely to require detailed first hand knowledge of the site and its surroundings to enable a well-informed decision to be taken **and** the presentational material at Committee would not provide the necessary detail or level of information.
- Major proposals which are contrary to Local Plan policies and proposals but which have significant potential benefit such as job creation or retention, environmental enhancement, removal of non-confirming uses, etc.
- Proposals which could significantly affect the city centre or a neighbourhood by reason of economic or environmental impact.
- Proposals which would significantly affect the volume or characteristics of road traffic in the area of a site.
- Significant proposals outside the urban area.
- Proposals which relate to new or novel forms of development.
- Developments which have been undertaken and which, if refused permission, would normally require enforcement action to remedy the breach of planning control.
- Development which could create significant hazards or pollution.

So that the targets for determining planning applications are not adversely affected by the carrying out of site visits by the Committee, the request for a site visit needs to be made as early as possible and site visits should be restricted to those matters where it appears essential.

A proforma is available for all Members. This will need to be completed to request a site visit and will require details of the application reference and the reason for the request for the site visit. It is intended that Members would use the proforma well in advance of the consideration of a planning application at Committee. It should also be used to request further or additional information to be presented to Committee to assist in considering the application.

**Present:** Councillor Naomi Twedde (*in the Chair*),  
Councillor Bob Bushell, Councillor Biff Bean, Councillor  
Bill Bilton, Councillor Alan Briggs, Councillor  
Kathleen Brothwell, Councillor Gary Hewson, Councillor  
Ronald Hills, Councillor Rebecca Longbottom, Councillor  
Edmund Strengiel and Councillor Pat Vaughan

**Apologies for Absence:** Councillor Chris Burke

**15. Confirmation of Minutes - 17 July 2019**

RESOLVED that the minutes of the meeting held on 17 July 2019 be confirmed.

**16. Declarations of Interest**

Councillor Bill Bilton declared a Disclosable Pecuniary Interest with regard to the agenda item titled 'Application for Development: Site of Former Windmill Pine, Beevor Street, Lincoln'. Reason: His wife worked at Morrison's supermarket, Lincoln, joint applicants for the proposed development.

He left the room during the discussion of this agenda item and took no part in the vote on the matter to be determined.

**17. Member Statement**

In the interest of transparency, Councillor Vaughan requested it be noted that he sat as Vice-Chair on the Upper Witham Drainage Board.

**18. Work to Trees in City Council Ownership**

The Arboricultural Officer:

- a. advised members of the reasons for proposed works to trees in the City Council's ownership and sought to consent to progress the works identified, as detailed in Appendix A of the report
- b. explained that Ward Councillors had been notified of the proposed works.

Members referred to overgrowth on the Riverside cycle path in the city which had now been cut back. It was suggested that it would be useful for the Council to consider joint working with the County Council to put bark at the side of the track to help alleviate future problems, at the same time as saving money and further complaints from cyclists.

The Arboricultural Officer reported that he understood the bark accumulated from contractor's works became their property as part of their agreement with the council. He would however speak to his manager about this proposal.

Members also referred to a letter written to the Arboricultural Officer asking whether timber felled in St Helen's Church Yard could be left there in suitable places as habitat for insect life.

The Arboricultural Officer advised that there was potential for scrub left on burial land to be considered controversial by the church authorities. As a compromise it had been agreed that a section of the bale of the trees would be left for natural habitat to enjoy.

RESOLVED that tree works set out in the schedules appended to the report be approved.

**19. Application for Development: Site Of Former Windmill Pine, Beevor Street, Lincoln**

*(Councillor Bill Bilton left the room for the remainder of the meeting having declared a disclosable pecuniary interest in the matter to be considered. He took no part in the discussion or vote on the matter to be determined).*

The Planning Manager:

- a. reported that planning permission was sought for the erection of 51 town houses on the former Windmill Pine site, Beevor Street, Lincoln to comprise 42, 6 bed Houses in Multiple Occupation (HMO's) falling within C4 Use Class, as well as two nine bed and seven 13 bed HMO's falling within the Sui Generis Use Class, a total of 361 en-suite bed spaces including seven accessible ground floor en-suite bedrooms
- b. advised that the development would also involve the creation of 99 parking spaces with vehicular access from Beevor Street and a new pedestrian link to Tritton Road
- c. reported that the town houses would be arranged in a series of seven, four storey linear blocks overlooking private and secure landscaped courtyards, with controlled access to the development at the entrance and a single storey reception/plant building adjacent, which would both police the site and provide an information point for visitors
- d. added that a new pedestrian link to Tritton Road would be created between Morrisons' car park and the Coulson drain, Morrisons PLC being joint applicants for the proposed development
- e. reported that the site was located within Flood Zone 3
- f. provided details of the history to the application site as detailed within the officer's report
- g. provided details of the policies pertaining to the application, as follows:
  - Policy LP1: A Presumption in Favour of Sustainable Development
  - Policy LP2: The Spatial Strategy and Settlement Hierarchy
  - Policy LP9: Health and Wellbeing
  - Policy LP10: Meeting Accommodation Needs
  - Policy LP12: Infrastructure to Support Growth
  - Policy LP13: Accessibility and Transport
  - Policy LP14: Managing Water Resources and Flood Risk
  - Policy LP16: Development of Land affected by Contamination
  - Policy LP25: The Historic Environment
  - Policy LP26: Design and Amenity;

- Policy LP32: Lincoln's Universities and Colleges
  - National Planning Policy Framework;
- h. outlined the responses made to the consultation exercise
- i. referred to the update sheet which included a final response from Lincolnshire County Council acting in their capacity as Local Highway and Lead Local Flood Authority, together with comments from Morrison's Planning Consultant and a revised proposed officer recommendation in respect of the planning application
- j. advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
- Principle of Use
  - Developer Contributions
  - Visual Amenity
  - Impact on Residential Amenity and Neighbouring Uses
  - Access and Highways
  - Flood Risk and Drainage
  - Contaminated Land
  - Trees
- k. concluded that:
- The principle of the use of this unallocated site for student accommodation was considered to be acceptable.
  - The layout, scale and design of the development was acceptable, improving on the architectural style of the local surroundings.
  - It was not considered that the impact on the residential amenities of the occupants of Valentine Court or the amenities of neighbouring uses would be unduly harmed by the proposal.
  - The amenities for future occupants had also been carefully considered through noise and light assessments.
  - The site was in an accessible location, also providing cycle and car parking to meet an identified need.
  - The LCC had advised they had no objection in principle in respect of highways, and officers had now received a formal response to confirm this subject to conditions as detailed within the update sheet.
  - Matters relating to contamination, archaeology, fire and rescue and refuse had been appropriately considered and could be dealt with as necessary by condition.
  - According to the response from the LCC confirming no objection subject to suggested conditions in respect of surface water drainage there was no issue with this, nor from the relevant consultees to flood risk and foul drainage.
  - The proposal would therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies LP1, LP2, LP9, LP10, LP12, LP13, LP14, LP16, LP25, LP26 and LP32, as well as guidance within the National Planning Policy Framework.

Chris Spendlove, representing the University of Lincoln, addressed Planning Committee in objection to the proposed development, covering the following main points:

- He wished to speak against this planning application.
- The University's growth plans necessitated planning for student accommodation over the coming years.
- He thanked Planning Committee for their help with this vision.
- Numbers of students at the University would increase by 700 each year.
- There would be 1400 extra students over the next three years with accommodation for 12,000 students.
- With projected growth plans underway by the University including the St Mark's development there would be 2,400 surplus beds by 2021.
- An excess of 500 beds had been considered to be high in the past.
- A further 361 bed places proposed by this scheme would take the surplus to over 1700.
- University managed accommodation proved popular with students.
- The University's primary concern was the destabilisation of the private rented sector.
- The University was strongly in support of Article 4 but on a managed basis without an undermining of the property market.
- It was unconceivable that a planning application for speculative student accommodation should be approved this evening.

David Worsley, representing the developer, addressed Planning Committee in support of the proposed scheme, covering the following main points:

- He thanked members of Planning Committee for allowing him the opportunity to speak.
- A previous application for this site comprising commercial/retail facilities had been rejected.
- The site was ideal for student accommodation.
- The development was supported by Morrison's supermarket, located close by.
- The land in question was not allocated for commercial/retail use.
- The Local Plan identified the land for housing purposes.
- The location of the site was right for student accommodation.
- The wider community would also benefit from the development.
- This project supported the living experiences of students, together with helping address wider issues such as car parking and allowing residential houses to be freed up for family homes.
- Once finished their first year fresher's had to look after themselves rather than living in University accommodation.
- Many students tended to move to the West End, Monks Road or the High Street.
- Some social houses in the West End were occupied by students for six years.
- The proposed housing was a viable alternative.
- It would encourage 2<sup>nd</sup>, third and post graduate students back into the city.
- The development would act as a secure gated village and would be operated/managed as such.
- It would offer the same duty of care to 2<sup>nd</sup>, 3<sup>rd</sup> and fourth year students as that offered to freshers'.
- The scheme provided more dedicated parking spaces than any built or under construction by the University.



- This development was suitable for the city to help address HIMO and car parking issues, providing brownfield site use in the local community.

Members discussed the content of the report in further detail, raising concerns in relation to the application as follows:

- It was curious to see an objection from the University of Lincoln considering they were an accommodation provider themselves.
- Members could not recall the University saying demand for accommodation would be met by the St Mark's development. It was always thought that more was needed.
- This was another box of student flats.
- It could be said that 50 HIMO's were being proposed here in one place to replace the stress on existing ones.
- The city was reaching saturation point in respect of student accommodation. Local people were concerned about this and there may be a need for public consultation on this matter.
- It would be interesting to see if the University came forward with any plans for additional accommodation.

Members offered support to the scheme making comments as follows:

- Commercial concerns expressed by the University were understood.
- The scheme may relieve the pressure on residential housing as students moved out of University accommodation as freshers.
- Car parking provision was welcomed.
- There was no objection to the design of the scheme.
- Demand for accommodation was not a material planning consideration.
- Competition had never been a rationale for refusal of a planning application.
- The University was only obliged to find rooms for first year students. The developer had recognised a niche for this type of accommodation.
- It was surprising that other developers had not taken up this opportunity. Student accommodation did not qualify for business rates.
- This area was in need of development.

Members questioned:

- Whether the financial contribution requested by NHS England to support health provision in the area was sufficient taking into account the number of additional dwellings proposed. This affected existing residents with more pressure on local health providers and vital services. It was requested that the NHS be re-consulted on this matter.
- Whether the revised proposed officer recommendation detailed on the supplementary update sheet required further conditions to be transferred from the original recommendation within the officer's report.

One member suggested that provision of student accommodation based on the rationale of demand, must be a logical basis for its issue, whether it was a planning consideration or not.

The Chair advised that demand was not a planning consideration. There was no planning policy to cover this.

The Planning Manager offered members the following points of clarification:

- The Planning Authority was reliant on information given to it by the NHS as statutory consultee regarding the amount of Section 106 contributions required, based on need. There was no mechanism to go back to ask them to apply for more. However, officers would check again with the NHS to make sure the assessment already submitted was accurate as part of delegated authority given to the Planning Manager to proceed forward should the planning application be granted.
- The additional conditions listed in the officers report did need to be included within the officer's recommendation.
- In terms of Article 4, the key difference was the concentration of HIMO's. Article 4 was brought in to redress the imbalance of HIMO's in Urban City communities. This development had to be designed in blocks from a management of services prospective.
- There was no local or national planning policy based on demand. There had been representations made in the past by the University and others to the effect there was a demand for a particular development, however, this had not been used as a reason to grant or refuse a planning application.

RESOLVED that the application be granted conditionally:

1. With delegated authority given to the Planning Manager to secure, through a S106 agreement, the financial contribution as requested by NHS England (subject to re-confirmation) and to restrict the use (with no occupation by 1<sup>st</sup> year students) and
2. Subject to the following conditions:
  - Time limit of the permission
  - Development in accordance with approved plans
  - Samples of materials
  - Construction Management Plan
  - Implementation of footway to Tritton Road
  - Site levels and finished floor levels
  - Surface water drainage scheme and management strategy
  - Foul sewerage strategy
  - Development in accordance with FRA and mitigation measures
  - Contamination
  - Removal of permitted development
  - Boundary treatment
  - Details of trickle vents and glazing
  - Blackout blinds as per recommendations within lighting assessment report
  - Landscaping
  - Tree protection measures
  - Details of an electric vehicle charging scheme.
  - Details of any flue/extraction to plant room prior to installation
  - Hours of construction/delivery.

<b>SUBJECT:</b>	<b>WORK TO TREES IN CITY COUNCIL OWNERSHIP</b>
<b>DIRECTORATE:</b>	<b>COMMUNITIES AND ENVIRONMENT</b>
<b>REPORT AUTHOR</b>	<b>STEVE BIRD – ASSISTANT DIRECTOR (COMMUNITIES &amp; STREET SCENE)</b>

### **1. Purpose of Report**

- 1.1 To advise Members of the reasons for proposed works to trees in City Council ownership, and to seek consent to progress the works identified.
- 1.2 This list does not represent all the work undertaken to Council trees. It is all the instances where a tree is either identified for removal, or where a tree enjoys some element of protection under planning legislation, and thus formal consent is required.

### **2. Background**

- 2.1 In accordance with policy, Committee's views are sought in respect of proposed works to trees in City Council ownership, see Appendix A.
- 2.2 The responsibility for the management of any given tree is determined by the ownership responsibilities of the land on which it stands. Trees within this schedule are therefore on land owned by the Council, with management responsibilities distributed according to the purpose of the land. However, it may also include trees that stand on land for which the council has management responsibilities under a formal agreement but is not the owner.

### **3. Tree Assessment**

- 3.1 All cases are brought to this committee only after careful consideration and assessment by the Council's Arboricultural Officer (together with independent advice where considered appropriate).
- 3.2 All relevant Ward Councillors are notified of the proposed works for their respective wards prior to the submission of this report.
- 3.3 Although the Council strives to replace any tree that has to be removed, in some instances it is not possible or desirable to replant a tree in either the exact location or of the same species. In these cases a replacement of an appropriate species is scheduled to be planted in an alternative appropriate location. This is usually in the general locality where this is practical, but where this is not practical, an alternative location elsewhere in the city may be selected. Tree planting is normally scheduled for the winter months following the removal.

#### **4. Consultation and Communication**

- 4.1 All ward Councillors are informed of proposed works on this schedule, which are within their respective ward boundaries.
- 4.2 The relevant portfolio holders are advised in advance in all instances where, in the judgement of officers, the matters arising within the report are likely to be sensitive or contentious.

#### **5. Strategic Priorities**

##### 5.1 Let's enhance our remarkable place

The Council acknowledges the importance of trees and tree planting to the environment. Replacement trees are routinely scheduled wherever a tree has to be removed, in-line with City Council policy.

#### **6. Organisational Impacts**

Finance (including whole life costs where applicable)

##### 6.1

###### i) Finance

The costs of any tree works arising from this report will be borne by the existing budgets. There are no other financial implications, capital or revenue, unless stated otherwise in the works schedule.

###### ii) Staffing N/A

###### iii) Property/Land/ Accommodation Implications N/A

###### iv) Procurement

All works arising from this report are undertaken by the City Council's grounds maintenance contractor. The Street Cleansing and Grounds Maintenance contract ends August 2020. The staff are all suitably trained, qualified, and experienced.

##### 6.2 Legal Implications including Procurement Rules

All works arising from this report are undertaken by the Council's grounds maintenance contractor. The contractor was appointed after an extensive competitive tendering exercise. The contract for this work was let in April 2006.

The Council is compliant with all TPO and Conservation area legislative requirements.

##### 6.3 Equality, Diversity and Human Rights

There are no negative implications.

#### **7. Risk Implications**

- 7.1 The work identified on the attached schedule represents the Arboricultural Officer's advice to the Council relevant to the specific situation identified. This is a balance of assessment pertaining to the health of the tree, its environment, and any legal or

health and safety concerns. In all instances the protection of the public is taken as paramount. Deviation from the recommendations for any particular situation may carry ramifications. These can be outlined by the Arboricultural Officer pertinent to any specific case.

7.2 Where appropriate, the recommended actions within the schedule have been subject to a formal risk assessment. Failure to act on the recommendations of the Arboricultural Officer could leave the City Council open to allegations that it has not acted responsibly in the discharge of its responsibilities.

## **8. Recommendation**

8.1 That the works set out in the attached schedules be approved.

**Is this a key decision?** No

**Do the exempt information categories apply?** No

**Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply?** No

**How many appendices does the report contain?** 1

**List of Background Papers:** None

**Lead Officer:** Mr S. Bird,  
Assistant Director (Communities & Street Scene)  
Telephone 873421

**NOTIFICATION OF INTENDED WORK TO TREES AND HEDGES  
RELEVANT TO THEIR CITY COUNCIL OWNERSHIP STATUS.  
SCHEDULE No 8 / SCHEDULE DATE: 11/09/19**

<b>Item No</b>	<b>Status e.g. CAC</b>	<b>Specific Location</b>	<b>Tree Species and description / reasons for work / Ward.</b>	<b>Recommendation</b>
1	N/A	Baggeholme Road carpark	<b><u>Abbey ward</u></b> 1 Silver maple Carry out a 30% crown reduction – overhanging car park and in contact with property roof line.	Approve proposed works.
2	N/A	Boultham Park – Cathedral plantation	<b><u>Boultham ward</u></b> 1 Sycamore <b><u>Fell</u></b> Self-set specimen which is causing damage to the adjoining property fence-line.	Approve and replant with a Field Maple in a suitable location.
3	N/A	Boultham Park – Cathedral plantation	<b><u>Boultham ward</u></b> 1 Holly <b><u>Fell</u></b> Poorly positioned specimen causing damage to the adjoining property fence-line.	Approve and replant with a Bird Cherry in a suitable location.
4	N/A	Boultham Park – Cathedral plantation	<b><u>Boultham ward</u></b> 1 Alder <b><u>Fell</u></b> Large, slender, heavily leaning tree overhanging private property boundary.	Approve and replant with a replacement Alder in a suitable location.
5	N/A	Boultham Park – Cathedral plantation	<b><u>Boultham ward</u></b> 1 Cherry <b><u>Fell</u></b> Asymmetrical tree overhanging property boundary.	Approve and replant with a Cherry in a suitable location.

6	N/A	Boultham Park – Cathedral plantation	<b><u>Boultham ward</u></b> 1 Willow Remove one over extended branch which is overhanging the property boundary.	Approve proposed works.
7	N/A	Boultham Park – Cathedral plantation	<b><u>Boultham ward</u></b> 1 Oak <b><u>Fell</u></b> This tree is has an asymmetrical canopy which is overhanging a private property boundary.	Approve and replant with a replacement Oak in a suitable location
8	N/A	Boultham Park – Cathedral plantation	<b><u>Boultham ward</u></b> 2 Field maple Carry out a canopy reduction to allow clearance from private property boundary.	Approve proposed works
9	N/A	28 Larchwood Crescent	<b><u>Birchwood ward</u></b> 2 Lawson Cypress <b><u>Fell</u></b> Poorly sited and overgrowing position.	Approve and replant with two Junipers in a suitable location.
10	N/A	28 Larchwood Crescent	<b><u>Birchwood ward</u></b> 1 Cherry <b><u>Fell</u></b> Poorly sited, close to external walls.	Approve and replant with a Cherry in a suitable location.
11	N/A	48 Newland Street West	<b><u>Carholme ward</u></b> 1 Cherry <b><u>Fell</u></b> This tree is overly slender with a poor habit which is in contact with the property.	Approve and replant with a Cherry in a suitable location.
12	N/A	Yarborough Road Long Leys road junction	<b><u>Carholme ward</u></b> 1 Elm <b><u>Fell</u></b> Currently in heavy decline; majority of the canopy is retained as deadwood.	Approve and replant with a Liquidambar in a suitable location.

13	CAC	33 Newport	<b><u>Castle Ward</u></b> 1 Small leaved lime Reduce crown to clear roofline, canopy lift to allow vehicular access.	Approve proposed works.
14	N/A	8 Tobruck Close	<b><u>Castle ward</u></b> 1 Elderberry <b><u>Fell</u></b> Self-set tree causing structural damage to adjacent wall.	Approve and replant with a Hawthorn in a suitable location.
15	N/A	87 Goldsmith Walk	<b><u>Glebe ward</u></b> 1 Leyland cypress <b><u>Fell</u></b> This tree extends into adjoining neighbours boundaries, there is potential for the tree to collapse due to poor structure.	Approve and replant with a Juniper in a suitable location
16	N/A	Hartsholme County Park	<b><u>Hartsholme ward</u></b> 1 Beech <b><u>Retrospective notice</u></b> Retained as standing dead wood.	Approve and replant with a replacement Beech in a suitable location
17	TPO	57 Baker Crescent	<b><u>Hartsholme ward</u></b> 1 Oak Reduce overhanging branches by 0.5 metres to reduce stresses on branch unions, reduce damaged branch back to a suitable growth point.	Approve proposed works
18	TPO	57 Baker Crescent	<b><u>Hartsholme ward</u></b> 1 Oak Reduce overextended branch to reduce stress loading on branch union.	Approve proposed works
19	TPO	55 Finningley Road	<b><u>Hartsholme ward</u></b> 1 Oak Reduce southern side of canopy to prevent damage to property boundary line	Approve proposed works



20	N/A	Laughton Way / Bassingham Crescent junction	<b><u>Minster ward</u></b> 1 Whitebeam <b><u>Fell</u></b> Partially collapsed; leaning towards roadway, basal decay and fruiting bodies present.	Approve and replant with a replacement Sorbus in a suitable location.
21	N/A	4 Thoresway Drive	<b><u>Minster ward</u></b> 2 Apple and 1 Cherry <b><u>Fell</u></b> All trees are encroaching on the neighbouring property boundary.	Approve and replant with two Trident leaved apple and one Cherry
22	N/A	13 Stapleford Avenue	<b><u>Minister ward</u></b> 1 Sycamore <b><u>Fell</u></b> Root plate damaging hard surfacing – residents son has mobility issues.	Approve and replant with a Field Maple in a suitable location
23	N/A	24 Turner Avenue	<b><u>Moorland ward</u></b> 1 oak <b><u>Fell</u></b> This tree has suffered a partial collapse and is now heavily leaning over the adjacent pathway.	Approve and replant with an Oak in a suitable location
24	N/A	Lincoln Crematorium	<b><u>Park ward</u></b> 1 Poplar <b><u>Fell</u></b> This tree has significant basal decay and severe canopy dieback.	Approve and replant with a Persian iron wood in a suitable location
25	N/A	11 Elder Street	<b><u>Park ward</u></b> 1 Oak <b><u>Retrospective notice</u></b> Tree felled due to vandalism.	Replant with a replacement Oak
26	CAC	1-4 Ashton Court	<b><u>Park ward</u></b> 1 Cherry Carry out a 30% canopy reduction to prevent property damage	Approve works

27	Within proximity (frontage) of listed building	Museum of Lincolnshire Life	<b><u>Carholme ward</u></b> 1 Plane tree Crown reduction 40% to take branches back from over museum wall, bus stop sign, and footpath.	Approve works
28	Within proximity (frontage) of listed building	Museum of Lincolnshire Life	<b><u>Carholme ward</u></b> 1 Ash tree Re-pollard (pollard having been neglected for some time) to clear footpath and reduce risks of branch drop in these areas.	Approve works
29	Within proximity (frontage) of listed building	Museum of Lincolnshire Life	<b><u>Carholme ward</u></b> 1 Rowan/Mountain Ash Pruning to clear back from parking and pathways.	Approve works

<b>Application Number:</b>	2019/0047/HOU
<b>Site Address:</b>	8 The Avenue, Lincoln, Lincolnshire
<b>Target Date:</b>	23rd March 2019
<b>Agent Name:</b>	Gillick Brothers
<b>Applicant Name:</b>	Mr & Mrs Langley
<b>Proposal:</b>	Erection of a single storey rear extension, single storey detached garage to rear and installation of 1.2 metre railings and gates to front boundary. (REVISED PLANS).

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

The application is for the erection of a single storey rear extension, to be occupied as an annex, a detached garage to the rear and 1.2m high railings and gates to the front boundary. The application property is 8 The Avenue, a large three storey Victorian/Edwardian building. The property is currently vacant, having most recently been occupied as offices. Planning permission was granted in 2014 to change the use to an eight bedroom HMO and a self-contained flat, although this permission was not implemented and has now expired. The applicant intends to occupy the property as a family dwelling and is currently undertaking extensive internal and external restoration works. These works include the removal of a later single storey rear off-shoot, which the proposed extension is intended to replace.

The property is located on the west side of The Avenue, set back from the road. To the north is 10 The Avenue with Ridgeway Nursing Home, 2-6 The Avenue, to the south. To the rear of the site are the rear yards and aspects of a terrace located on Whitehall Grove. The property is located within the West Parade and Brayford Conservation Area.

The design of the rear extension has been subject to a number of amendments during the process of the application. The revisions were initially in response to officer's concerns regarding the design with further revisions to attempt to address the concerns of neighbours relating to the impact on residential amenity. These will be detailed later within the report. All neighbours were re-consulted on the revised plans.

The application has been called in to be determined by Members of the Committee at the request of Cllr. Preston.

### **Site History**

Reference:	Description	Status	Decision Date:
2014/0297/F	Change of use from Offices to an 8 Bed House in Multiple Occupation and 1 Apartment	Granted Conditionally	19 <sup>th</sup> June 2014

### **Case Officer Site Visit**

Undertaken on 21<sup>st</sup> February 2019 and visit to neighbouring property of 19 Whitehall Grove on 3<sup>rd</sup> May.

## **Policies Referred to**

- Policy LP25 The Historic Environment
- Policy LP26 Design and Amenity
- National Planning Policy Framework

## **Issues**

- Visual amenity and character and appearance of the conservation area
- 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
Cllr. Lucinda Preston	Comments Received
Lincoln Civic Trust	Comments Received
West End Residents Association	Comments Received

## **Public Consultation Responses**

Name	Address
Mr Kevin Hallsworth	19 Whitehall Grove Lincoln LN1 1PG
Ms Sara Dixon	19 Whitehall Grove Lincoln LN1 1PG
Mr David Mitchell	26 Whitehall Grove Lincoln LN1 1PG

## **Consideration**

### Visual Amenity and Character and Appearance of the Conservation Area

The proposed extension to the rear would form an annex to the main dwelling, projecting a

maximum of 13.21m adjacent to the side, north boundary with 10 The Avenue and measuring 6.09m at its widest point. The proposal replaces a smaller off-shoot in the same location, which has already been removed.

The contemporary design of the proposal incorporates angled elevations, a flat roof, buff brick (to match the existing) and vertical timber cladding. The size of the extension along with materials and window design has been revised during the process of the application.

Objections have been received from the occupants of 19 and 26 Whitehall Grove, Cllr. Preston and the Civic Trust in respect of the visual impact of the extension. While there are general comments of support from the objectors for the renovation works being undertaken the concerns relate to the scale, height, design and proportions of the proposed extension. They consider that the modern design and materials have no relation to the main dwelling, appearing as a separate residence which is not in keeping. The objectors also consider that it would have an impact on the residential landscape and the conservation area.

Officers have considered these comments but are of the opinion that the scale and height of the proposal, while larger than the previous off-shoot, would not appear as an inappropriate or dominant addition to the substantial three storey property. There would also be sufficient garden land retained within the curtilage of the site.

There is no objection in principle to modern additions to traditional buildings, an approach which is supported by the City Council's Principal Conservation Officer and Central Lincolnshire Local Plan (CLLP) Policy LP26, which requires that proposals for innovative design should sympathetically complement or contrast with the local architectural style. The design had previously been amended at the request of officers to improve the appearance and proportions, although the latest revisions have changed the full height windows to a more domestic style to attempt to address the concerns of neighbouring occupants to the rear. While this somewhat moves the overall design away from the initial modern approach, officers consider, on balance, that the proposal would have an appropriate relationship with the host property.

The acceptability of the proposed extension has therefore been carefully considered along with the objections. Notwithstanding the fact that the structure is located to the rear and therefore not open to public view, officers are satisfied that the proposal would complement the original architectural style of the property and would not have a negative visual impact on the wider area, in accordance with CLLP Policy LP26.

With regard to the detached garage this would be clad with horizontal wooden boards upon a brick plinth with a natural slate roof. The scale, position and design of this element of the proposal is acceptable in terms of visual amenity. Officers also have no objection to the railings to the front of the property, and welcome the reinstatement of this traditional feature.

Accordingly officers are also satisfied that the extension and garage would preserve the character and appearance of the conservation area, with the railings being an enhancement. In this respect the application is also in accordance with CLLP Policy LP25.

#### Residential Amenity

The proposed extension would accommodate a kitchen/living area, bedroom, en-suite and store room. It is intended to be occupied as an annex by a family member with access via

an external door and also through the main dwelling. Cllr. Preston has raised concern regarding the principle of this use and that it would set a precedent for similar developments. The Cllr. along with the occupants of 19 and 26 Whitehall Grove also raise concern relating to the nature of its use and increased noise and disturbance.

The concerns regarding noise and disturbance are noted although officers consider that the nature of the occupation as ancillary residential accommodation should not result in any significant residential amenity issues, and a condition of any consent would ensure that the unit cannot be occupied, sub-let or sold as a separate entity. The City Council's Pollution Control Officer has also raised no objections in terms of noise.

With regard to the potential physical impact of the extension objection to this has been raised by Cllr. Preston, the occupants of 19 and 26 Whitehall Grove, the West End Residents Association (WERA) and the Civic Trust. The objections are on the grounds that the application site is on a higher land level than properties on Whitehall Grove, specifically in relation to no. 19. The size, scale and height of the proposal is also greater than the previous off-shoot, resulting in it being closer to the boundary, and as a result it would appear dominant and overbearing. Overlooking and loss of privacy would be experienced, particularly towards the first floor bedroom window and parts of rear garden of no. 19. The objector at 19 Whitehall Grove submitted a subsequent response following the first set of revised plans advising that the changes in the design did not alleviate the original objection.

At the time of writing the report no representations had been received to the most recent revisions, which involve the reconfiguration of the rear elevation of the extension and the alteration to the size and position of the rear window facing no. 19. Any comments received will be included within the update sheet.

The extension would sit 4.5m, at its closest point, from the rear, west boundary with 19 Whitehall Grove. A section of the applicant's garden towards to north-west corner extends further west, wrapping around part of the side boundary of no. 19. The closest relationship between the single storey proposal, in its revised form, and the rear off-shoot of this neighbouring property is approximately 10m. Within the facing elevation of the neighbouring off-shoot is a ground and first floor window. Photographs towards the application site from the neighbour's first floor bedroom window and the adjacent rear yard can be seen later within the report. It is clear from the photographs that the application site sits on a higher land level, however, given the separation and the single storey design of the proposal it is not considered that it would appear unduly dominant or overbearing. Located to the east the proposal would also not significantly impact upon loss of light.

With regard to overlooking the revised rear window is not only smaller but it now faces directly west as opposed to being angled more towards the rear elevation of no. 19. This combined with the single storey design and separation would ensure that there is no overlooking into the rear yard. Officers do acknowledge that there would be a degree of overlooking towards the first floor window, however, it is not considered that this would be sufficiently harmful to warrant the refusal of the application. It should also be noted that, were the property not located within a conservation area, a similar relationship could be created with an extension constructed under permitted development rights.

Officers are also satisfied that the relationship of the extension with the other properties further south along Whitehall Grove would be acceptable.

With regard to the effect on 10 The Avenue to the north of the application site, the extension would project 13.2m along the boundary measuring 3.1m high, replacing the existing boundary wall. While this is a substantial projection it would only be read as an increase of approximately 1m above the existing boundary wall, and as such officers do not consider that this would have an unduly harmful impact on the neighbouring occupants. Officers have not received any objections to the application from these neighbours.

There would be no impact from the extension on the nursing home to the south, given the substantial extension to this premises on the adjoining boundary.

The consideration process for the extension has taken into account the objections from the neighbouring occupants, Cllr. Preston, WERA and the Civic Trust. Revisions have also been made by the applicant to attempt to address these. Officers would conclude that that the amenities which neighbouring occupants may reasonably expect to enjoy would not be unduly harmed by or as a result of the extension through its use, overlooking, loss of light or appearing overbearing. The proposal would therefore be in accordance with the requirements of CLLP Policy LP26.

With regard to the proposed garage officers have no objection to the relationship of this with neighbouring properties. The occupants of 19 Whitehall Grove have raised no objection to this but note some concerns regarding potential noise. This can be addressed by way of a condition which would restrict the use for domestic purposes only.

### **Application Negotiated either at Pre-Application or During Process of Application**

Yes, revisions to the arrangement and design of the proposed extension as detailed above.

### **Financial Implications**

None.

### **Legal Implications**

None.

### **Equality Implications**

None.

### **Conclusion**

The scale and design of the proposed extension and garage, which are located to the rear of the property, are considered to be acceptable and would complement the architectural style of the existing property. These proposals would accordingly preserve the character and appearance of the conservation area, with works to reinstate traditional features, such as the railings, enhancing this. The proposals would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy and the application would therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies LP25 and LP26 and guidance within the National Planning Policy Framework.

**Application Determined within Target Date**

Yes.

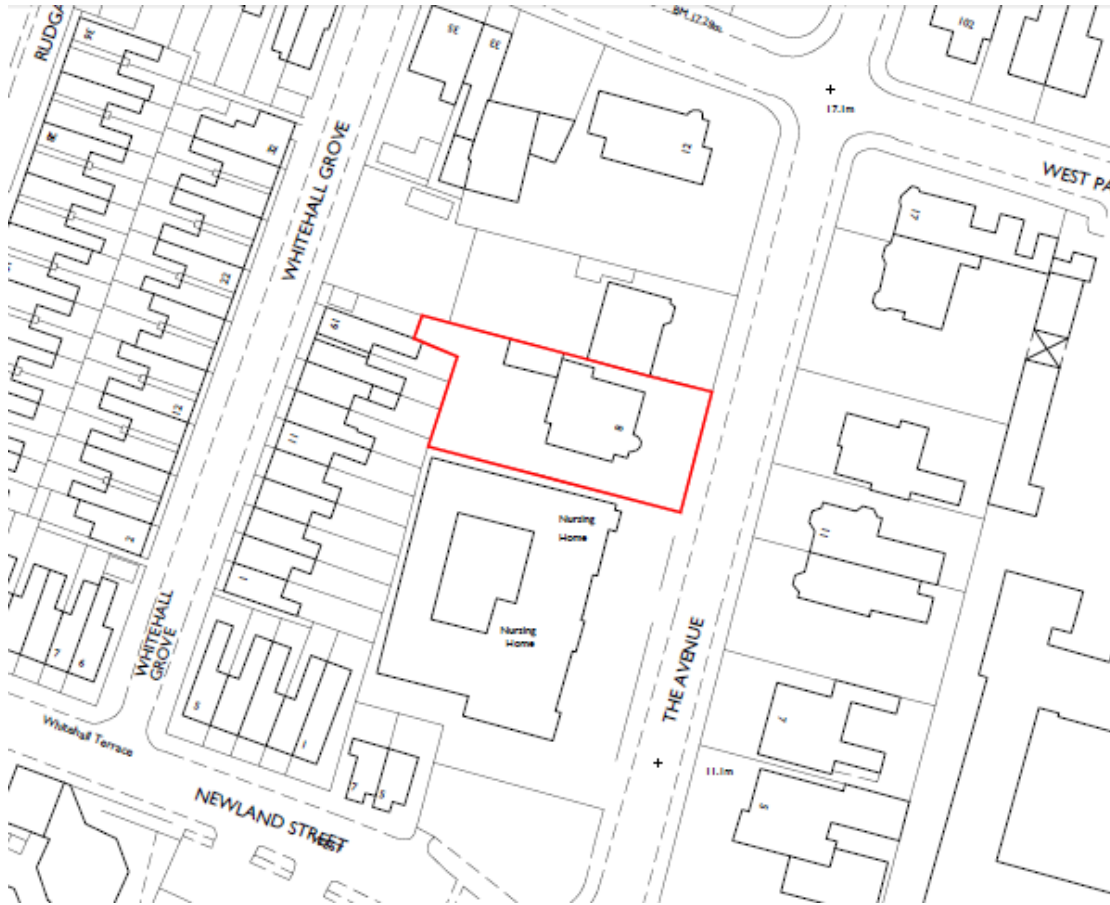
**Recommendation**

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

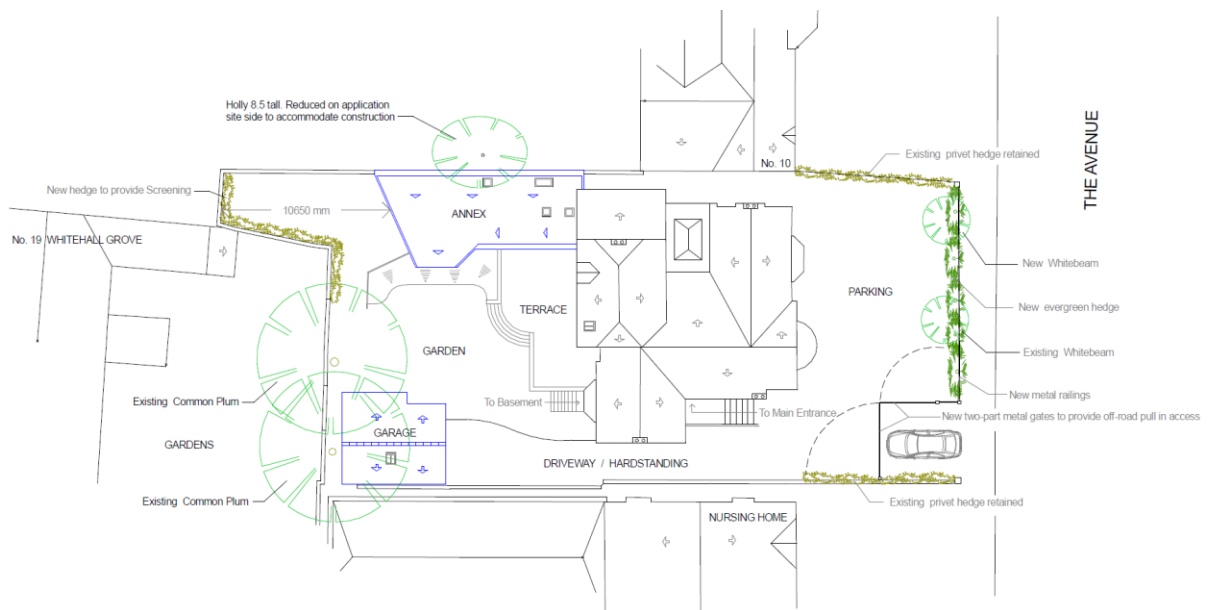
- Development to commence within three years
- Development in accordance with approved plans
- Annex not to be occupied, sub-let or sold as an independent residential unit
- Garage for domestic use only



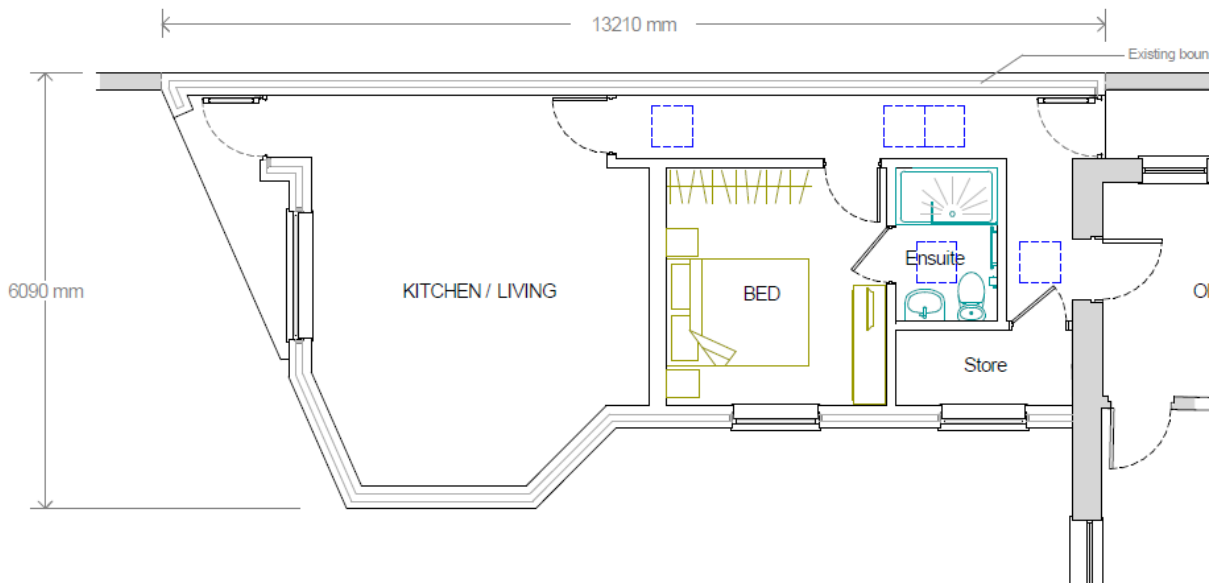
## 8 The Avenue: plans and photos



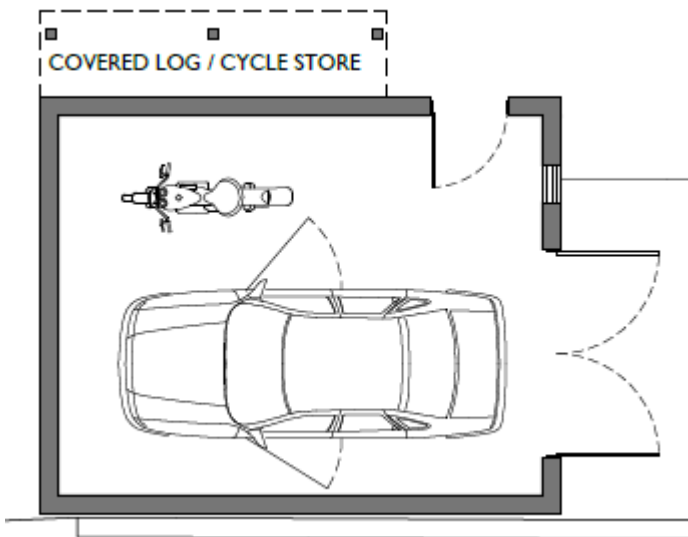
Site location plan



Proposed site layout



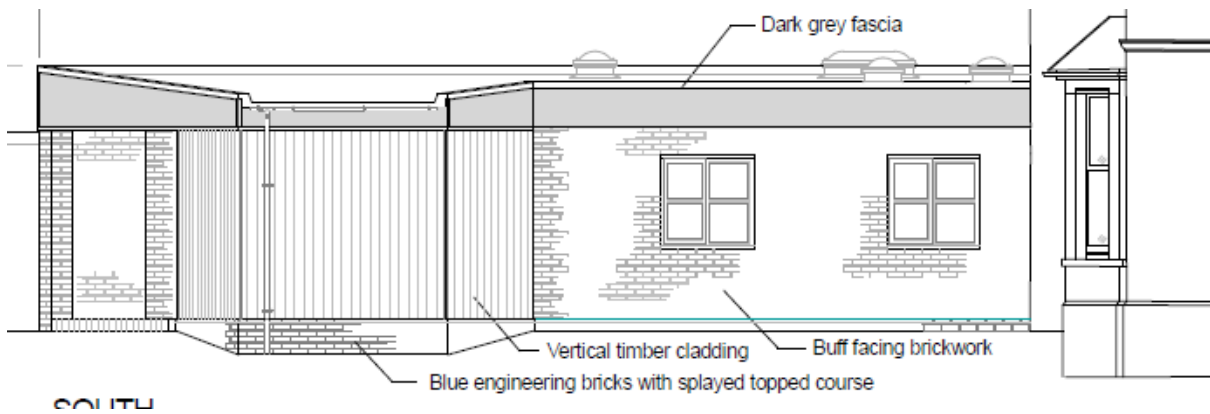
Ground floor plan of extension



Garage floor plan



Streetscape elevation (front) from The Avenue

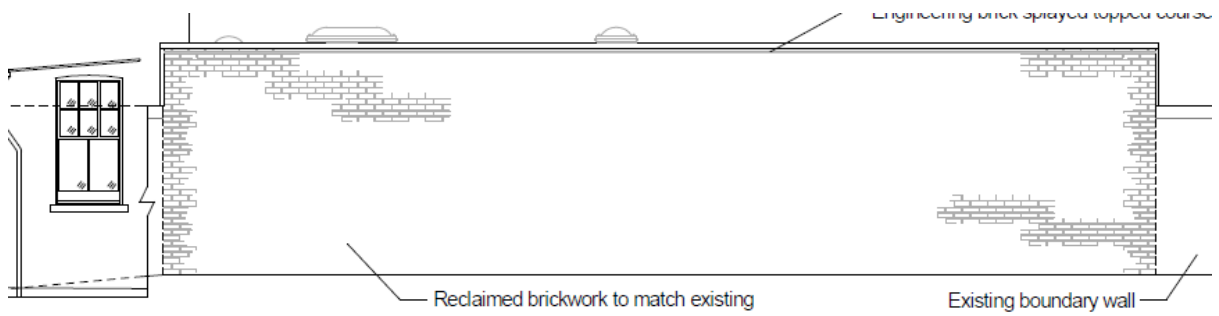


Side, south elevation of extension facing into applicant's garden

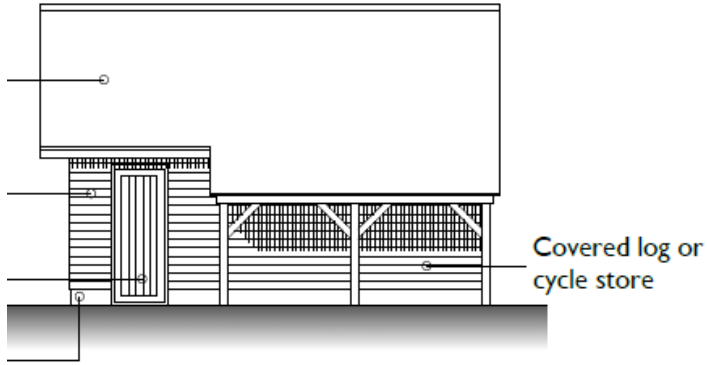


WEST

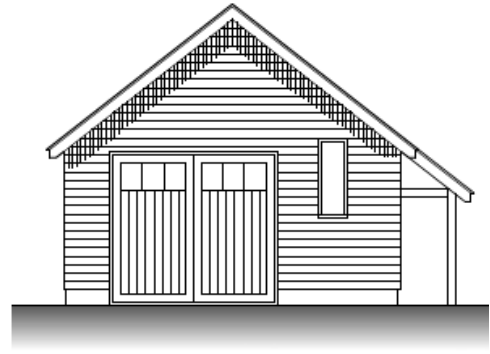
Rear, west elevation towards Whitehall Grove properties



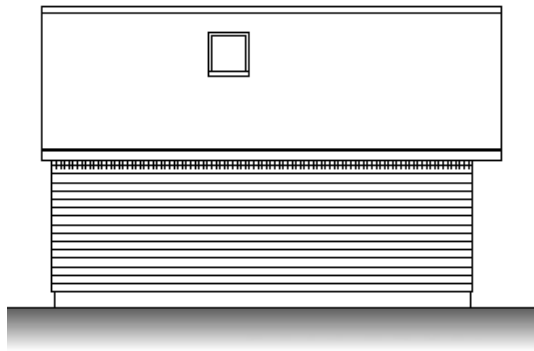
Side, north elevation towards 10 The Avenue



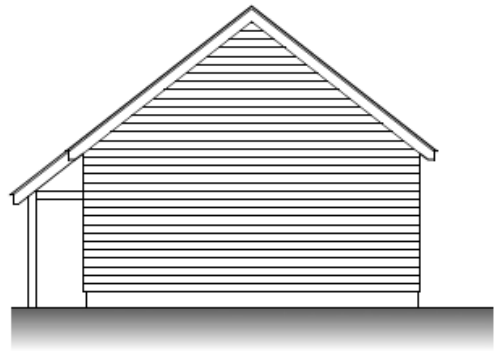
NORTH



EAST

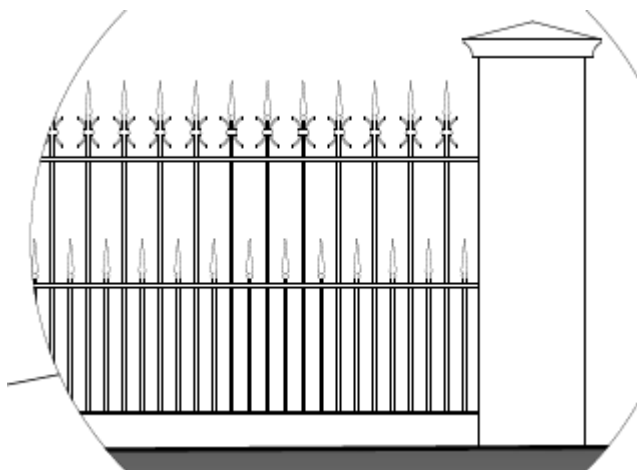


SOUTH



WEST

Garage elevations



Railing detail



Front elevation from The Avenue



Location of proposed extension and side and north boundary with 10 The Avenue



Additional picture of side, north boundary towards the rear of the application site



Side, south boundary



Rear, west boundary with Whitehall Grove properties, rear off-shoot of no. 19 to the right



Additional photo towards rear boundary and 19 Whitehall Grove





Photograph from rear yard of 19 Whitehall Grove towards application site



Photograph from first floor bedroom window of 19 Whitehall Grove



## 8 The Avenue: consultee responses

### **Customer Details**

Name: Mr Kevin Hallsworth

Address: 19 Whitehall Grove West Parade Lincoln

### **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam

With my partner Sara Dixon we wish to strongly object to this planning application. We have completed a detailed statement outlining our objections and a 3d site plan to illustrate this.

We will send the statement and supporting images separately

Kind regards

Kevin Hallsworth

Sara Dixon

For Maire Smyth  
Planning

Mr Kevin Hallsworth M.A (Des)

Ms Sara Dixon

19 Whitehall Grove

Lincoln

LN1 1PG

15/02/19

Directorate of Communities and Environment

Simon Walters MBA, ACIS, MCMI

City hall Beaumont Fee

Lincoln

LN1 1DF

Ref. proposed development No. 8 The Avenue LN1 1PB

Dear Sir/Madam

Please accept our comments regarding the proposed development which is sited directly behind and in close proximity to our residence at 19 Whitehall Grove. Number 8 The Avenue borders us on three sides.

In principle we are glad to hear that No. 8 the Avenue is being returned to a family residence after many years of mixed use and we welcome the proposed restoration work to the main building.

As regards to the addition of a garage/workshop we have no particular objection. However, there is one caveat where dependant on the type of work undertaken in the new garage/ workshop, we would need some assurance that noise levels would be kept to a minimum or sound proofing added to the fabric of the building. The situation of this enclosed block of buildings allows the amplification of sound and could easily become a nuisance for the immediate neighbours.

There also needs to be clarification regarding the two Beech trees indicated on the plans. Are these Beech trees intended to replace the existing protected trees on the western boundary? Are they intended to become a new maintained Beech hedge, or would they be allowed to grow to maturity? If so, because of the nature of this species the size of the canopy will have implications and an adverse effect on neighbouring properties by removing natural light and potential structural damage. Beeches are considered forest trees and are unsuited for urban planting. We object to this type of tree.

*Proposed new build*

We understand the desires of the owners of No. 8 who wish, alongside their restoration work to extend the existing property with new building work however they must also take into consideration the impact of such an extensive new building to the existing residential landscape and in particular the effect to their immediate neighbours. The rear of the properties in this area are tightly bunched together and any such development as this could have a massive impact to the quality of living on the surrounding occupants.

The demolished annex footprint has always been service quarters for the main house/garden. The new proposed extended footprint would incorporate and encroach on what has always been garden. The intention of the proposed development being to convert what was house service quarters/garden with occasional use

into self-contained, possibly permanently occupied, residential accommodation with the potential for extra disturbance, noise, loss of privacy and so on.

The proposed building plot of number 8 stands at a higher level than the rear of the properties on Whitehall grove which can only serve to exasperate the issues as highlighted below

#### *Scale and height*

- The planning proposal refers to the rebuilding of an existing single storey wing. This we feel, is evidently far from a rebuild of existing features but more of a complete replacement and newbuild of a much larger self-contained form of accommodation.
- The proposed new build would occupy a much larger foot print, both longer by 4mtrs and wider by 1mtr than the former annexe creeping into what was formerly garden space. What we assume is referred to as garden grab. We object to this.
- We object to an extra 4mtrs in length as this equates to the addition of a complete extra room, significantly increasing the proximity of this new build to the rear of our property.
- The increase in scale of the new build brings residential accommodation to within a few feet of our 1<sup>st</sup> floor bedroom and garden. We object to this proximity.
- Although the new build does not have a pitched roof design as per the original structure the lay out of the proposed pent roof means the highest part is facing into the garden space deeper than the original pitch roof, consequently forming a dominant overbearing structure massing over our property. We strongly object to the height and proximity.

#### *Overlooking / loss of privacy*

- The proposed main aspect of the new build includes large full height glass windows/doors which are directly aimed at the rear of our house overlooking the 1<sup>st</sup> floor bedroom and parts of the rear garden. The rear entrance to the new build is also facing this way. We strongly object to this aspect and intrusion of our privacy.
- The difference in levels between the garden of number 8, being significantly higher than the level of the rear gardens of Whitehall grove properties increases the nature of the overlooking aspect and consequential loss of privacy.
- The proposer has requested the inclusion of large windows to create a light contemporary space with privacy to his garden but with a complete loss of privacy to neighbours' properties.
- We are also concerned with the fact that if the new build is intended as stated to be an annex or wing to the main house. Why does it appear to be completely cut off and private from the main building with all views facing away from the main garden and the inclusion of a wooden fence and gateway separating the new builds garden from the main garden? Although physically attached to the main house in all other respects it is being treated as a separate dwelling.

#### *Noise and Disturbance*

- The change of use from former service quarters of the main house/garden with little or no occupation to residential accommodation possibly permanently occupied has the potential to create in quite an enclosed space quite a lot of noise or disturbance dependant on the type of occupant. In this compact environment in close proximity at the rear of adjacent properties noise easily travels from one property to another and will be amplified.

#### *Design and Appearance*

- The proposer states that because the new build is at the rear of the property it will not have a visual impact on the setting of the conservation area this does not take any account of the significant visual impact of the proposed new build to the rear of the property and to the immediate neighbours.
- The design, scale, proportions and some of intended materials bear no relationship to existing details and features of the main building or surrounding buildings. All existing properties in the immediate area of traditional late 19<sup>th</sup> century or early 20<sup>th</sup> century construction with detailing appropriate to their respective build dates.

- The proposed new build does not feature any such design aspects and its overbearing visual impact would have a significant effect on the character of the immediate conservation area.

*Conclusion*

We entirely understand the desires of the proposer to improve and restore the main building this we have no objection to and welcome the prospect of seeing the results.

However as regard the new build we feel the plans indicate that the owner wishes to go far beyond the original, creating an entirely new self-sufficient residential unit with little relationship to the main building and of a scale, aspect, proportion that is overwhelming to our property.

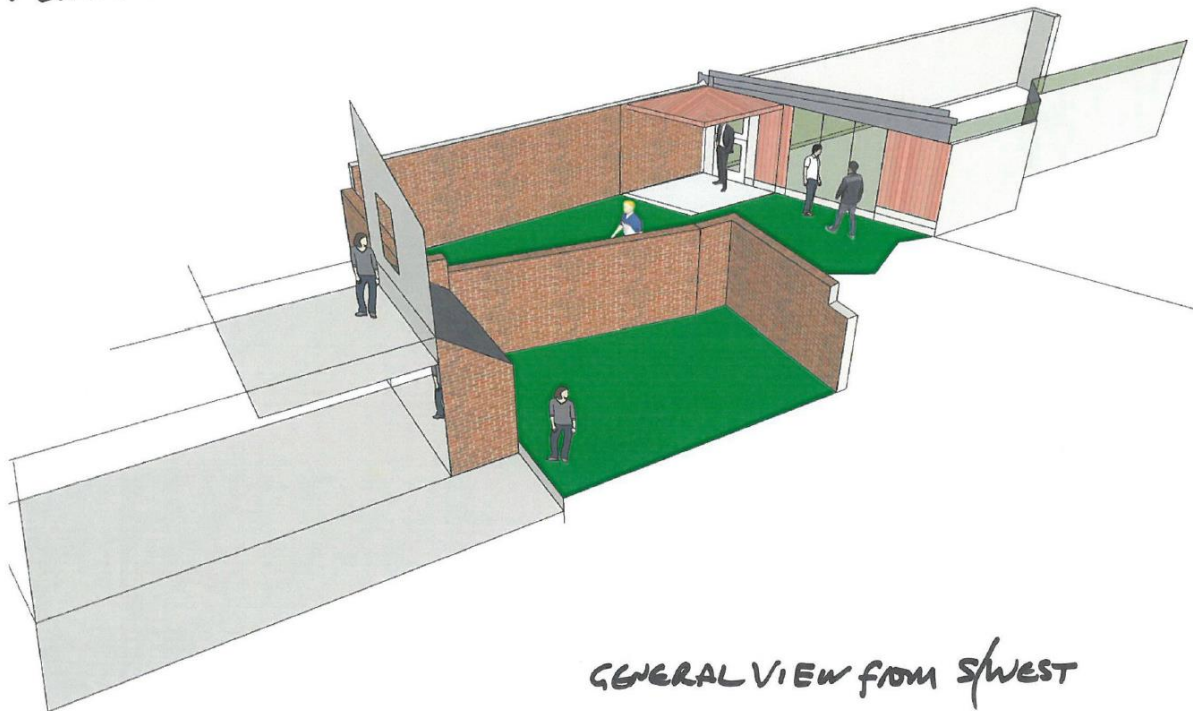
The close proximity to our house will be suffocating. The loss of privacy is totally unacceptable. Therefore, we cannot support the current application of the annex as it stands.

*Yours Faithfully*

Kevin Hallsworth

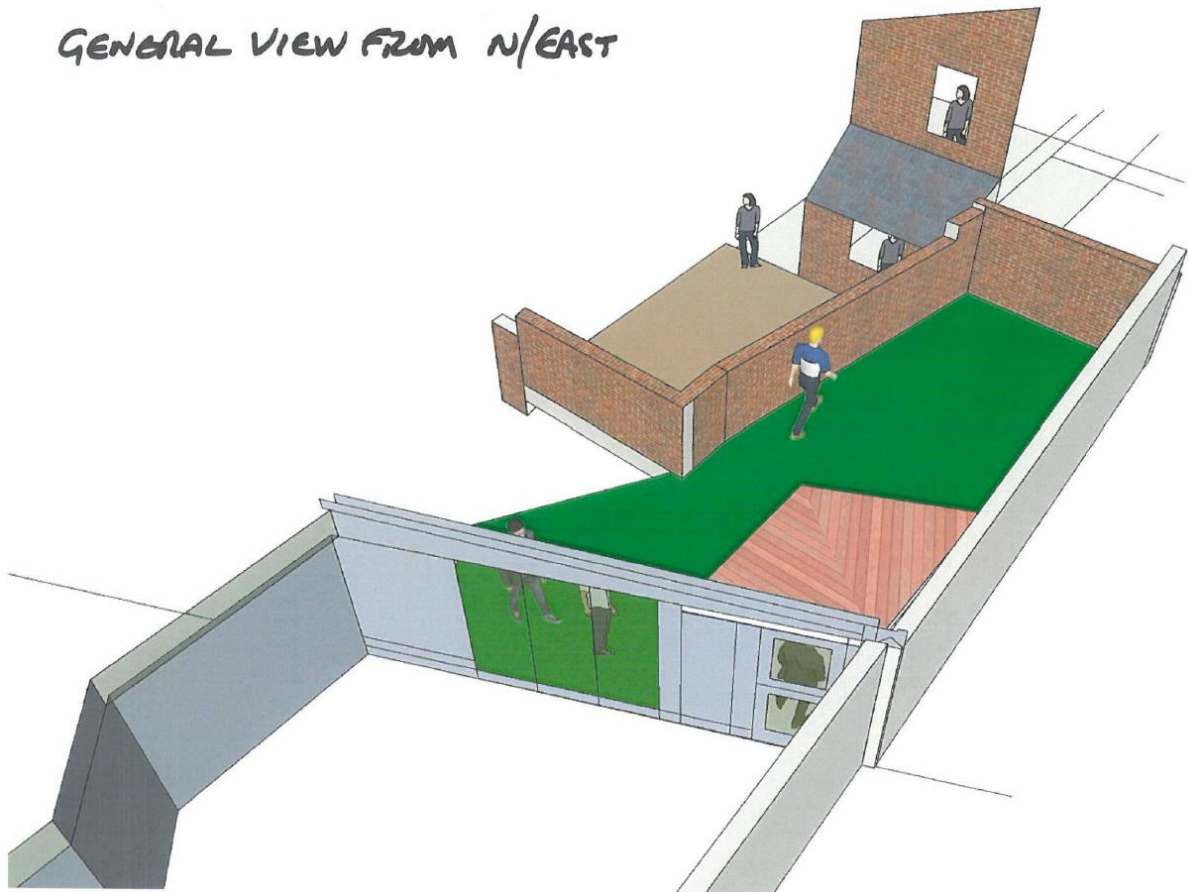
Sara Dixon

ALL IMAGES + DIMENSIONS TAKEN FROM SCANNES IN PLANS + ACTUAL MEASUREMENTS ONSITE.



GENERAL VIEW FROM S/WEST

GENERAL VIEW FROM N/EAST



VIEW FROM REAR BEDROOM NO. 19.



VIEW FROM GARDEN No. 19.



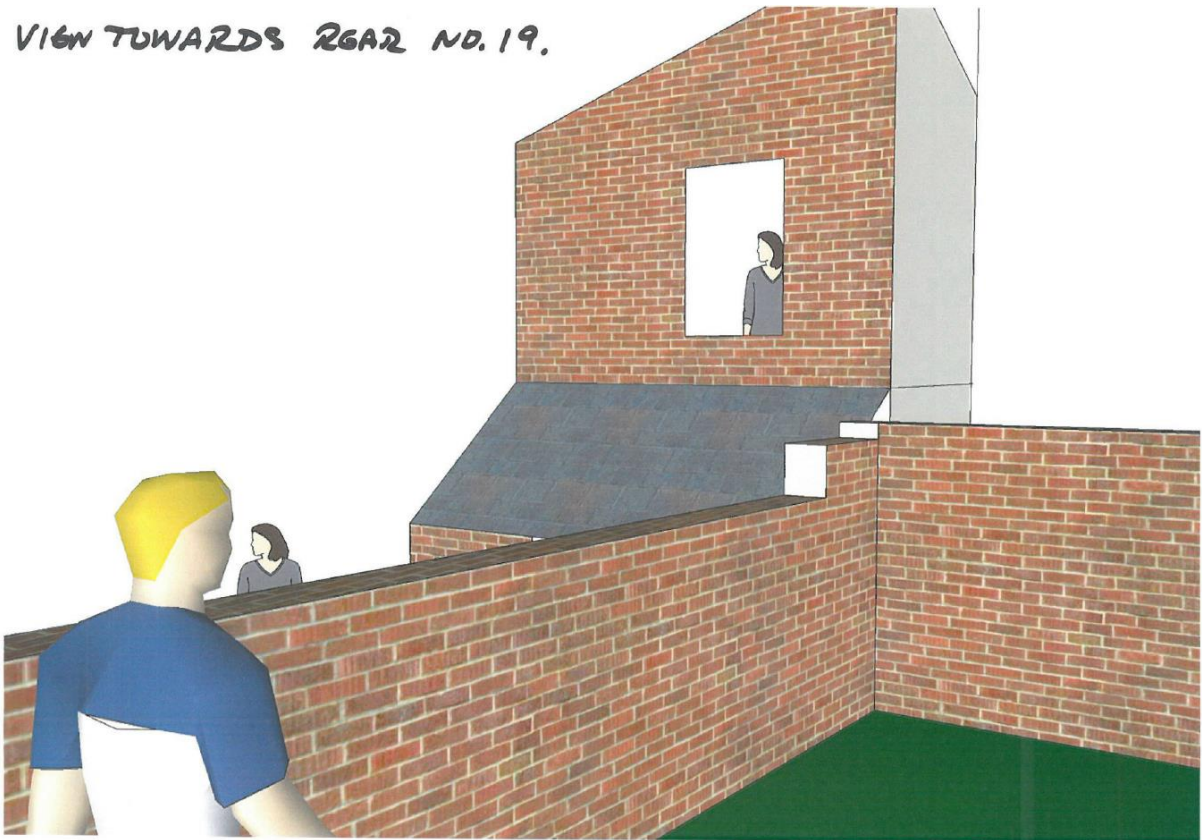
VIEW FROM UTILITY ROOM  
No. 19.

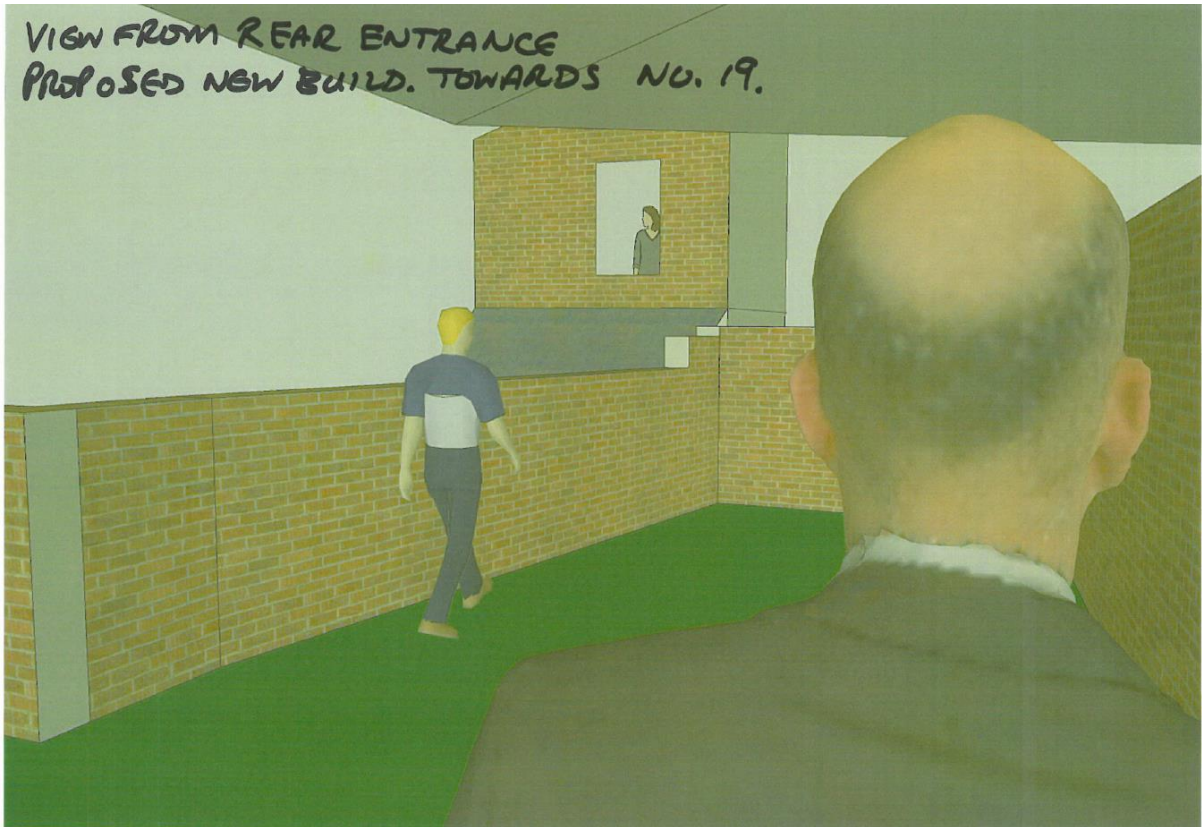




*VIEW FROM LIVING  
SPACE PROPOSED NEW  
BUILD TOWARDS NO. 19.*

*VIEW TOWARDS REAR NO. 19.*





**Customer Details**

Name: Mr Kevin Hallsworth

Address: 19 Whitehall grove Lincoln

**Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the revised plans please see joint letter sent from our residence for detail of objections

kind regards

K Hallsworth

Mr Kevin Hallsworth M.A (Des)

Ms Sara Dixon

19 Whitehall Grove

Lincoln

LN1 1PG

15/02/19

Marie Smyth

City hall Beaumont Fee

Lincoln

LN1 1DF

Ref. proposed development No. 8 The Avenue, LN1 1PB.

2019/0047/HOU

Re. revised plans

Dear Marie

Please accept our further comments regarding the revised plans for the proposed development work at no 8 the Avenue.

We understand the owners have made a slight change to the design of the new build however we still strongly feel that this change is not in any way adequate to alleviate the reasons for our original objections.

It would have been welcomed if the revised plans would have included such changes as a reduced footprint and pent height, the former alleviating the close proximity of the new structure to our home and the latter improving the overbearing nature.

However most importantly we were hoping for a change in the aspect of the new build so it did not directly face and overlook our home, completely affecting the privacy at the rear of our property.

On paper the two dimensional plans appear adequate. However in reality it is only when you visit our home you can realise the impact of such an overpowering building would have.

The main house of No, 8 The Avenue, is approximately 21 metres away from the rear of our home which is considered to be a comfortable distance between neighbouring back to back properties. However the proposed new build is less than 10 metres from the back of our home at a higher level. This we strongly feel is not only overbearing but also be suffocating for the way that we live.

We also feel that this sets a dangerous precedent for other potential future developments within the West End.

It is interesting to note that when we will be sitting in our garden we will be closer to the new build and all its activity, noise, disturbance etc. than we are to the rear of our adjoining neighbours.

We strongly advise representative of the planning committee to carry out a site visit to our home to see in person the impact such a development of scale and aspect will have which are not immediately obvious on the drawing plans.

What worries us is how this new building will actually be used, not just by the current owners but when the building is eventually sold on. We understand that any planning agreement for the annex is likely to have restrictions placed on it such as not being rented independently but for the use of family or dependants only. It is highly unlikely that this agreement would continue with new ownership.

Therefore we object to these revised plans

Yours sincerely

Sara Dixon and

Kevin Hallsworth.

20<sup>th</sup> MAY 2019

FROM DAVIA MITCHELL

MR K. MANNING,  
PLANNING DEPARTMENT,  
CITY OF LINCOLN COUNCIL  
CITY HALL, LINCOLN LN1 1LA

26 WHITEHALL GROVE  
LINCOLN  
LN1 1PG

RE PROPOSED DEVELOPMENT AT NO 8 THE AVENUE LN1 1PB

DEAR SIR, I WISH TO MAKE A FORMAL OBJECTION RE MY CONCERNS OVER THE PLANS TO BUILD A NEW LARGE ANNEXE AT THE REAR OF THIS PROPERTY WHICH WILL BE MUCH TO THE DETRIMENT OF MY LONG TIME NEIGHBOURS MS. DIXON AND MR HALLSWORTH. WHEN I FOLLOWED UP THE ORIGINAL APPLICATION, IT SEEMED TO BE AN ACCEPTABLE SIZE AND HEIGHT OF EXTENSION FOR WHAT WAS STATED AS PURE FAMILY USE WHICH SHOULD NOT HAVE ENCOACHED UPON THE PRIVACY, PEACE, AND WELLBEING OF KEVIN AND HIS FAMILY AT NO 19 WHITEHALL GROVE. THE FULCRUMING NEW PROPOSALS HOWEVER PUT A NEW ANGLE ON EVERYTHING!

AS AN OFFICER OF LONG STANDING YOU ARE AWARE THAT IF THIS APPLICATION IS ALLOWED TO GO AHEAD IT CAN CREATE A DANGEROUS PRECEDENT, ESPECIALLY IN THE 'WEST END' WHERE WE HAVE HAD ENORMOUS PROBLEMS WITH HOUSE ALTERATIONS AND EXTENSIONS. THIS NEW BUILD COULD BRING NOISE AND DISTURBANCE, AND IF SOLD ON QUICKLY AS IS OFTEN THE CASE, WHO KNOWS WHAT THE PREMISES MAY BE USED FOR. THERE IS ALREADY STRONG RUMOUR THAT AS WELL AS THE PROPOSED FAMILY HOME IT WILL BE USED FOR 'AIRBUS' USAGE.

LIKE LOTS OF PEOPLE IN THE IMMEDIATE VICINITY I WAS HAPPY FOR THE BUILDING WITH ITS CHECKERED HISTORY WAS TO BE A FAMILY HOME, BUT THE REVISED PLANS SEEM TO BE A CASE OF PLANNING BY CREEPING. CAN AN ACCURATE COMPUTER IMAGE BE PRODUCED TO SHOW THE DOMINANCE OF THE PROPOSED STRUCTURE, AND CAN THE PLANNING COMMITTEE →

PLEASE CARRY OUT A SITE INSPECTION?.

TWO POINTS TO BRING TO YOUR ATTENTION. THE REQUIRED 'YELLOW' APPLICATION NOTICE WHICH IS AFFIXED TO THE FRONT OF THE PROPERTY DOES NOT HAVE ANY DATES PAINTED ON IT, AND I NOTE THAT NEW IRON RAILINGS HAVE APPEARED. WHILST THEY LOOK GOOD, AND HELP TO MAKE THE SITE SECURE HAS PERMISSION BEEN GIVEN FOR THEIR ERECTION?



14th May 2019

Mr Kieron Manning,  
Planning Department,  
City of Lincoln Council,  
City Hall,  
LINCOLN LN1 1LA

Re: Proposed development at 8, The Avenue LN1 1PB

Dear Mr Manning,

As one of the city councillors for Carholme ward, I am formally putting on record my concerns regarding the proposed new build annex to the rear of 8, The Avenue, in support of Ms Dixon and Mr Hallsworth of 19 Whitehall Grove.

In terms of context, I would like to strongly emphasise to yourself, the applicants and the planning committee how pleased I am that 8, The Avenue is being renovated and turned back into a family home. Aside from the undoubted architectural pleasure in seeing this beautiful Victorian house returned to its 'former glory', it is hugely exciting that Carholme is once again becoming a place where families are keen to buy and renovate homes and a testament to the successful implementation of Article 4 in Carholme ward.

My concerns are only related to the new build annex to the rear of the property. When I first learnt of the annex and studied the original plans I had no worries at all as it showed that apart from the footprint being bigger, the height of the building would be little different to the height of the original annex. However, having visited 19 Whitehall Grove it is apparent that whilst on paper the height of the annex is little different, the enlarged footprint of the building, added to the different aspect and layout of the proposed pent roof means that the new building will clearly dominate, being an overbearing structure which will loom over the back garden of 19, Whitehall Grove in a quite suffocating way. If planning goes ahead, it will make sitting out in the garden very uncomfortable for Ms Dixon, Mr Hallsworth and their family. I underline that this is not a simple case of being 'overlooked' but of having an extremely dominant structure, just feet away. This is aside from any potential noise and disturbance that could emanate from the annex - not necessarily from this family but from future owners, when the house is eventually sold again.

I thought long and hard about writing this letter as I am so very pleased that 8, The Avenue will once again be the family home it was originally intended to be. I walk past the property most days and it is a joy to see the care and attention being taken to revive the house's architectural features. I am very grateful to the applicants for their work as the renovation of the property is a great boost to the

whole West End community. However, the design of the house's new build annex means that the quality of life for Ms Dixon and her family will be reduced. I appeal directly to each member of the planning committee to consider if they would wish for their privacy plus the joy of sitting in their garden in the summer to be reduced in this way. The plans on paper do not reflect what the actual structure will look like from Ms Dixon's back garden. I would also suggest that if the annex in its current design goes ahead that it sets a precedent for similar constructions to be erected, something that would be detrimental to the whole ward and beyond.

I only ask that the annex is re-designed so that it is at another angle and does not affect the neighbouring property in this way.

Yours sincerely,

Cllr Lucinda Preston,

Carholme ward, Lincoln City Council

### **Customer Details**

Name: Mr West End Residents Association WERA

Address: 1, York Avenue Lincoln

### **Comment Details**

Commenter Type: Amenity Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having visited the property, we would like to echo the majority of comments already made. We are very pleased that the property will be used as a family home but as with others who have objected, it is the size and location of the annexe which is the concern. The annexe overlooks the rear of 19, Whitehall Grove and given the difference in height of the two pieces of land the problem is exacerbated. We would strongly recommend that the Planning Committee visits the property before a decision is made and hopefully a compromise can be made.



Environment & Economy  
Lancaster House  
36 Orchard Street  
Lincoln LN1 1XX  
Tel: (01522) 782070  
E-Mail:Highwaysupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2019/0047/HOUS

With reference to this application dated 25 January 2019 relating to the following proposed development:

Address or location

**8 The Avenue, Lincoln, Lincolnshire, LN1 1PB**

Date application referred by the LPA  
29 January 2019

Type of application: Outline/Full/RM/  
HH

Description of development

Erection of a single storey rear extension, single storey detached garage to rear elevation, installation of 1.2 metre railings and gate to front elevation and associated external alterations.

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

**Does not wish to restrict the grant of permission.**

CONDITIONS (INCLUDING REASONS)

NO OBS

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Case Officer:  
*Sam Abrams*  
for Warren Peppard  
Flood Risk & Development Manager

Date: 19/02/2019

**Consultee Details**

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: lincolncivictrust@btconnect.com

On Behalf Of: Lincoln Civic Trust

**Comments**

OBJECTION: The application to return the property to a private residence is to be commended and the treatment of the frontal elevation will greatly enhance the street scene of The Avenue and the surrounding area. However, the single storey development at the rear, we feel, is out of keeping and too large and appears to be being built as a separate residence to the main house. We are further concerned with the loss of natural space and the substantial movement of the rear building line which will dominate the neighbouring properties on Whitehall Grove. It should be noted that Whitehall Grove is on a lower plain than The Avenue and hence will always be looked down on.

<b>Application Number:</b>	2019/0501/FUL
<b>Site Address:</b>	Markham House, 73-75 Swift Gardens, Lincoln
<b>Target Date:</b>	20th August 2019
<b>Agent Name:</b>	Lindum BMS
<b>Applicant Name:</b>	Mrs Helen Ritchie
<b>Proposal:</b>	Demolition of Markham House and erection of 5, two-storey (two bedroom) dwellings. (REVISED DESCRIPTION).

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

The application site is Markham House, 73-75 Swift Gardens. The two storey premises was formerly occupied by St. Giles Matters, a community use, although is currently vacant. There is an existing vehicular access to the south side of the building from Swift Gardens providing access to a car park at the rear. Adjacent to this access is 71 Swift Gardens, accommodating flats, with 77A, B, C and D Swift Gardens beyond the opposite side boundary, to the north. Directly to the rear of the site is the car park of the Myle Cross Centre. The wider area is predominantly characterised by a mix of two storey semis and terraces, with parking both on and off street.

The application is for demolition of the existing building and the erection of a terrace of five, two storey dwellings. The two bedroom properties would have the benefit of an off-street parking space to the front and gardens to the rear. The City Council are the applicants and the scheme is proposed to provide affordable housing.

The application has been revised during the process. The height was reduced from 2 ½ storey which also reduced the number of bedrooms from three to the two now proposed. All neighbours and statutory consultees have been notified of these changes.

### **Site History**

No relevant site history.

### **Case Officer Site Visit**

Undertaken on 9th July 2019.

### **Policies Referred to**

- Policy LP1 A Presumption in Favour of Sustainable Development
- Policy LP2 The Spatial Strategy and Settlement Hierarchy
- Policy LP15 Community Facilities
- Policy LP26 Design and Amenity
- National Planning Policy Framework

### **Issues**

- Principle of use
- Visual amenity
- Residential amenity
- Access and highways
- Trees

## **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**

Name	Address
Mr Richard Littlewood	Lancaster House 36 Orchard Street Lincoln LN1 1XX

## **Consideration**

### **Principle of Use**

Central Lincolnshire Local Plan (CLLP) Policy LP2 advises that the Lincoln Urban Area will be the principal focus for development in Central Lincolnshire, including housing. Officers are therefore satisfied that the principle of the residential use is wholly appropriate in this predominantly residential location. Supporting the application would also be in accordance with CLLP Policy LP1 which states that there should be a presumption in favour of sustainable development and planning applications that accord with the policies in the Local Plan will be approved without delay. This presumption in favour of sustainable development reflects the key aim of the National Planning Policy Framework (NPPF).

CLLP Policy LP15 advises that the loss, via redevelopment, of an existing community facility to provide an alternative land use will only be permitted if it is demonstrated that the facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility, or the service provided by the facility is met by alternative provision that exists within reasonable proximity.

The applicant has advised that the premises has been vacant since January 2018 and is no longer considered fit purpose to be used as a community facility. There are alternative community facilities available in the vicinity including the Myle Cross Centre to the rear of the site, St. Giles Community Centre further along Swift Gardens and the St Giles Sure Start children's centre on Lamb Gardens. The applicant goes on to advise that a number of options were considered in order to bring this site back into productive use. The proposed new-build housing scheme is considered to offer the most favourable solution as it will enable the development of affordable housing in the area, meeting a housing need identified by the Council's Housing Strategy and Investment Team.

Officers are therefore satisfied that the redevelopment of the site, providing an affordable housing scheme within an area where there are a range of other existing community

facilities, is acceptable and meets the requirements of CLLP LP15.

### Visual Amenity

It is considered that the site is of a sufficient size to comfortably accommodate the proposed development along with the associated parking and gardens to the rear. The development represents a good use of land and would have a strong presence in the street, which would visually be an improvement on the current building. The proposed terrace would sit in a similar position to the existing, set back from the street approximately in line with the adjacent buildings. The two storey height is comparable to the existing building and also existing two storey properties in the area. Officers are therefore satisfied that the proposal would relate well to the site and surroundings in relation to siting, height, scale and massing.

It is also considered that the design of the proposal is acceptable. The elevations combine traditional proportions constructed with red brick, a tiled roof, UPVC windows and tiled porch canopies. To the rear are single storey pitched roof off-shoots. It is considered by officers that the development would reflect the original architectural style of the local surroundings.

Samples of materials and details of boundary treatments and landscaping will be conditioned on any grant of consent to ensure that these are appropriate and contribute to the overall character of the development and its surroundings.

Officers are therefore satisfied that the proposal would be in accordance with CLLP Policy LP26 and paragraph 127 of the NPPF, which requires that developments should add to the overall quality of the area.

### Residential Amenity

The proposal would be located 5m from the side elevation of 71 Swift Gardens, to the south of the application site. The front elevation of the proposed terrace would sit behind the front of the neighbouring property with only the single storey off-shoot projecting beyond the rear, which is set a further 3m from the boundary with a pitched roof sloping away. The facing side elevation of no. 71 is blank with the exception of a door and small first floor window to the rear section. Given this relationship officers are satisfied that the proposal would not appear unduly overbearing or result in an unacceptable degree of loss of light. There is a door and WC window within the side elevation of the proposed rear off-shoot, although any overlooking would be mitigated by the boundary treatment for the rear garden, which will be required by condition.

The property beyond the opposite side boundary, 77 Swift Gardens, would be located 5m from the proposal. Similarly to the relationship with no. 71, the front elevation of the terrace would sit behind the front of no. 77 with only approximately a 2.5m projection beyond the rear. The single storey rear off-shoot would increase this projection, but is set a further 3m from the boundary with a pitched roof sloping away. There is one small window within the facing elevation of this neighbouring property, although it is worth noting that the proposed dwelling would actually be further away than the existing building. Officers are therefore satisfied that the neighbouring occupants would not be unduly harmed through the creation of an overbearing structure or through loss of light. With regard to overlooking, similarly to the above, there is a door and WC window within the side elevation of the rear off-shoot, although this impact would be mitigated by the boundary treatment for the rear

garden, which will be required by condition.

There are no other residential properties adjoining the site and officers would therefore conclude that the amenities which neighbouring occupants may reasonably expect to enjoy would not be unduly harmed by or as a result of the development through either overbearing, overlooking or loss of light. It is also considered that the level of amenity for future occupants of the development would be acceptable. The proposal would therefore be in accordance with the requirements of CLLP Policy LP26.

### Access and Highways

The application provides off-road parking, one space per dwelling, to the front of the proposed properties accessed directly from the street. In addition the occupants will have good access to local facilities and public transport.

The Lincolnshire County Council (LCC) as Local Highway Authority has considered the application and has no objection in principle to the level of parking or the access arrangements.

### Trees

There are no trees within the application site although there are five trees located around the periphery. Comments have been received from the both the City and County Council's Arboricultural Officers regarding the potential impact on these as a consequence of demolition and construction. Most notably is T1, a highway tree the front, as the proposed car parking would fall within the root protection area.

These comments were sent to the applicant and in response a Tree Survey has been submitted which considers the potential impacts and suggests mitigation measures, such as root protection areas and hand digging only under the tree canopies. At the time of writing the report officers are yet to receive responses from the Arboricultural Officers so this will be reported on the update sheet.

### Other Matters

#### Contaminated Land

The City Council's Pollution Control Officer has advised that, due to past uses on and in the vicinity of the site, there is the potential for significant contamination to be present. Conditions have been requested which will be attached to the grant of any permission.

#### Air Quality and Sustainable Transport

The City Council's Pollution Control Officer has advised that, whilst it is acknowledged that the proposed development, when considered in isolation, may not have a significant impact on air quality, the numerous minor and medium scale developments within the city will have a significant cumulative impact if reasonable mitigation measures are not adopted. Accordingly a condition will require details of charging points to be submitted for approval and for the units to be installed before development is first occupied.

#### Bin Storage

The application does not identify a dedicated area for bin storage although there is sufficient space within the rear gardens to accommodate these, with access to the rear/side for presentation on the street.

## **Application Negotiated either at Pre-Application or During Process of Application**

Yes.

### **Financial Implications**

None.

### **Legal Implications**

None.

### **Equality Implications**

None.

### **Conclusion**

The applicant has provided an appropriate case to sufficiently justify the loss of the community use and the principle of the use of the site for residential purposes is considered to be acceptable in this location. The development would relate well to the site and surroundings, particularly in relation to siting, height, scale, massing and design. The proposals would also not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy. Matters relating to highways and contamination are to the satisfaction of the relevant consultees and can be dealt with appropriately by condition. The application is therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies LP1, LP2, LP15 and LP26, as well as guidance within the National Planning Policy Framework.

### **Application Determined within Target Date**

Yes.

### **Recommendation**

Subject to the Tree Report being to the satisfaction of the City and County Council Arboricultural Officers, recommend that the application is Granted Conditionally subject to the following conditions:

- Time limit of the permission
- Development in accordance with approved plans
- Contamination
- Land levels
- Material samples
- Boundary details
- Landscaping scheme
- Electric vehicle recharge points
- Construction of the development (delivery times and working hours)
- Tree protection measures

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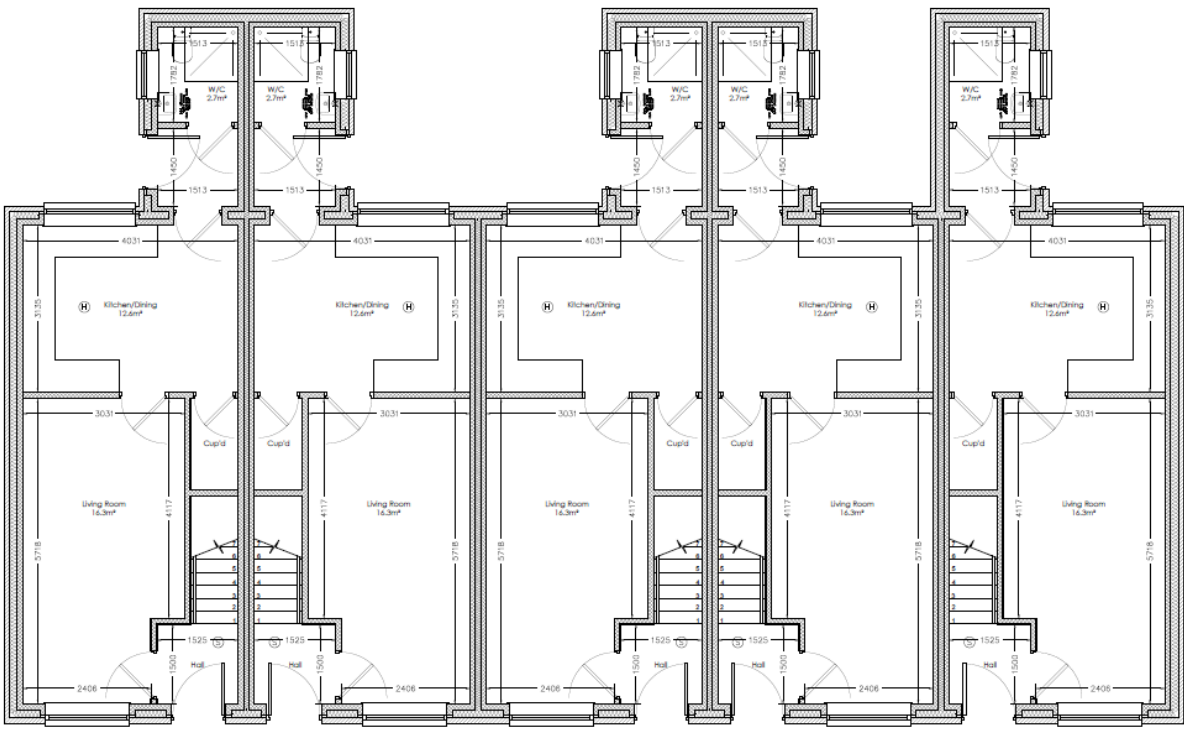
Markham House: plans and site photographs



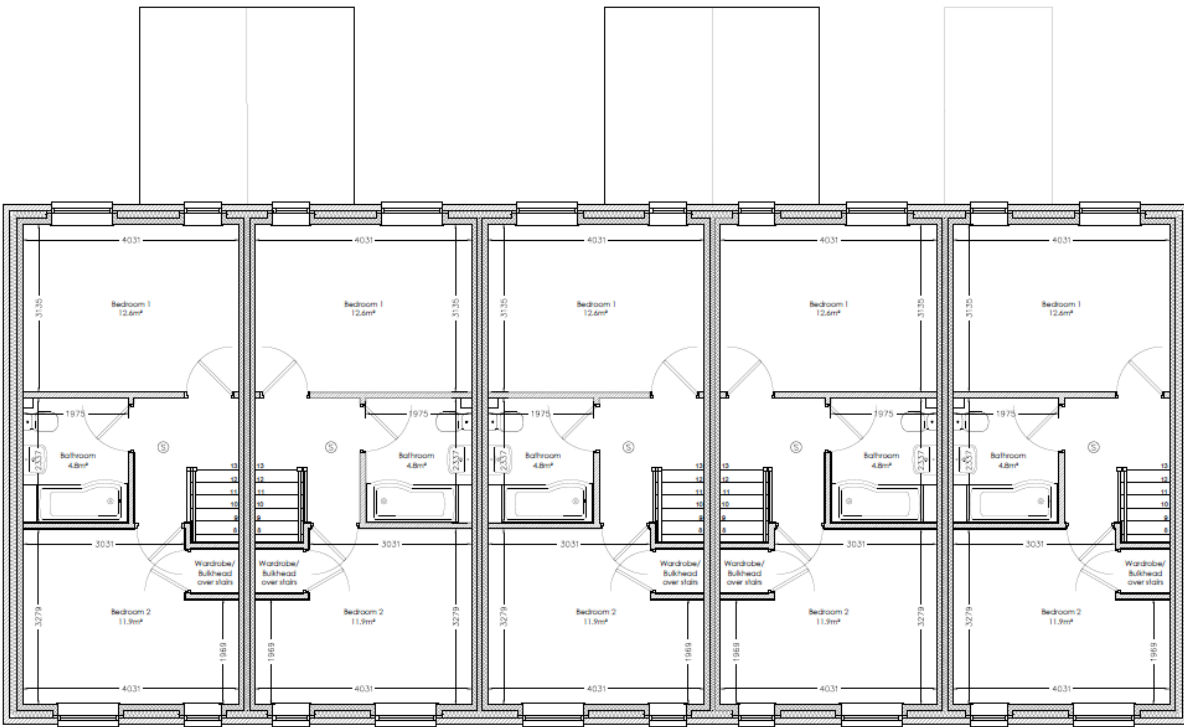
Site location plan



Proposed site layout



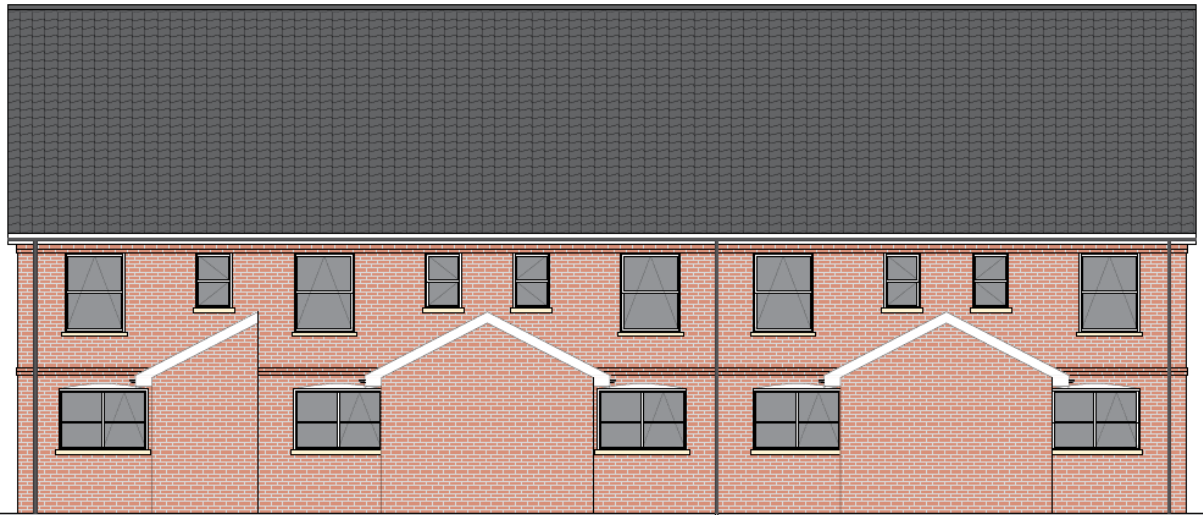
Ground floor plan



First floor plan



Front elevation



Rear elevation



Side elevations (north and south)



Markham House from Swift Gardens



71 Swift Gardens to the left of Markham House



77 Swift Gardens to the right of Markham House with highway tree to front



Rear of Markham House from Myle Cross Centre car park

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Markham House: consultation responses

Comments from Lincolnshire County Council Arboricultural Officer:

**Customer Details**

Name: Mr richard littlewood

Address: lancaster house 36 orchard st lincoln

**Comment Details**

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Any works carried out within the root protection area of the mature highways owned Lime tree to be compliant with BS 5837:2012, protective fencing (heras type) to be installed on the outer edge of the Root protection area throughout the demolition and reconstruction phase.

**Place Directorate**

Lancaster House  
36 Orchard Street  
Lincoln LN1 1XX  
Tel: (01522) 782070  
E-Mail: [highwayssudssupport@lincolnshire.gov.uk](mailto:highwayssudssupport@lincolnshire.gov.uk)



To: Lincoln City Council

Application Ref: 2019/0501/FUL

With reference to this application dated 24 June 2019 relating to the following proposed development:

**Address or location**

**Markham House, 73-75 Swift Gardens, Lincoln, Lincolnshire, LN2 4ND**

Date application referred by the LPA  
27 June 2019

Type of application: Outline/Full/RM/  
FUL

**Description of development**

**Demolition of Markham House and erection of 5 three-storey dwellings**

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

**Does not wish to restrict the grant of permission.**

**CONDITIONS (INCLUDING REASONS) /REASONS FOR REFUSAL**

**HI03**

The permitted development requires the formation of a new/amended vehicular access. Applicants should note the provisions of Section 184 of the Highways Act 1980. The works should be constructed to the satisfaction of the Highway Authority in accordance with the Authority's specification that is current at the time of construction. For further information, please telephone 01522 782070.

**HI08**

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

Please ensure during the demolition and construction phase the vehicular access construction to plot 5 complies with root protection BS 5837:2012 with protective fencing installed to the outer edge.

**NO OBS**

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Case Officer:  
*Andrew Creasey*  
for Warren Peppard  
Head of Development

Date: 30 July 2019

<b>Application Number:</b>	2019/0555/RG3
<b>Site Address:</b>	Pepi's Pizza, 283 Newark Road, Lincoln
<b>Target Date:</b>	6th September 2019
<b>Agent Name:</b>	None
<b>Applicant Name:</b>	Mr Steve Mason
<b>Proposal:</b>	Replacement of 4 windows and 1 door.

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

The application property is Pepi's Pizzeria located at 283 Newark Road.

The application proposes the replacement of 4 existing windows and main door to the front elevation.

The application is to be considered at Planning Committee as the property is owned by the City of Lincoln Council.

### **Site History**

No relevant site history.

### **Case Officer Site Visit**

Undertaken on 14th August 2019.

### **Policies Referred to**

- National Planning Policy Framework
- Policy LP26 Design and Amenity

### **Issues**

To assess the proposal with regard to:

1. Accordance with National and Local Planning Policy
2. Impact on the amenity of nearby properties
3. Impact on visual amenity
4. Highway safety, access and parking

### **Consultations**

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

### **Statutory Consultation Responses**

Consultee	Comment
Highways & Planning	No objections
Environmental Health	No objections

### **Public Consultation Responses**

No responses received.

### **Consideration**

#### 1) Accordance with National and Local Planning Policy

Paragraph 11 of the revised NPPF outlines that decisions should apply a presumption in favour of sustainable development.

For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay

Paragraph 80 states that decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

The application is for the installation of replacement windows and door and therefore Policy LP26 - Design and Amenity is relevant.

The following design principles within Policy LP26 would be pertinent with the development.

- c. 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;
- d. Not result in the visual or physical coalescence with any neighbouring settlement;
- k. Use appropriate, high quality materials which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability.

Policy LP26 further states that 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 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:

- m. Compatibility with neighbouring land uses;
- n. Overlooking;
- o. Overshadowing;
- p. Loss of light;

These requirements shall be further discussed within the consideration of the impact on

amenity below.

## 2) Impact on Amenity of Nearby Properties

The application is for replacing existing window openings and would not therefore have any impact upon the amenity of neighbouring uses.

## 3) Impact on Visual Amenity

The proposal seeks to replace existing dilapidated window and door units within the property with a new upvc system to provide multiple benefits to the existing building. The proposed frames would be a close match in proportions and frame sizing and would be finished in anthracite grey replicating the existing. The replacement units would be considered to enhance the appearance of the property and wider street scene.

The proposal would not therefore have a harmful impact on visual amenity.

## 4) Highways & Parking

The change of use would not result in any material changes to access or parking arrangements, as such Highways & Planning have no objections to the proposal.

## **Conclusion**

The replacement windows would not have a detrimental impact on the amenity of neighbouring properties, enhancing the appearance of the existing property and wider area in accordance with policy LP26 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

## **Application Determined within Target Date**

Yes.

## **Recommendation**

That the application is Granted Conditionally.

## **Standard Conditions**

- 01) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 02) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the drawings listed within Table A below.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.

**Conditions to be discharged before commencement of works**

None.

**Conditions to be discharged before use is implemented**

None.

**Conditions to be adhered to at all times**

None.

**Table A**

The above recommendation has been made in accordance with the submitted drawings identified below:

Drawing No.	Version	Drawing Type	Date Received
existing and proposed windows		Other	11th July 2019

**Site Location**



**Site Photos**





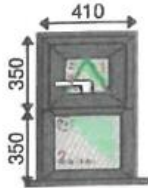


# Window Detail

LING ONE  
 TEL: 01522 531677 - Nigel  
 FAX : 07779 620750

TEL: 01522 531677 - Nigel  
 FAX : 07779 620750

Photo No  
 ↓  
 (1)



450 x 750

**Dimensions**  
 Overall Size: 450 x 750  
 Manufacture Size: 410 x 700

**Frame Specification:**

Handles: Casement Locking White  
 Hinges: Standard Friction Stay  
 Locks: Standard Espag Locks  
 Cill: 150mm Classic Cill Foil/Whit  
 Bead: 28mm Stepped Ovolo Bead White  
 Drainage: Concealed laminate obs

**Additional Frame Details**

**Ovolo**

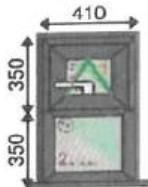
Outer Frame: 60 Ovolo Outer Anthracite Grey  
 7016/Wht SF with 60 Ovolo Outer Anthracite Grey  
 7016R/Wht LF to Bottom  
 20mm Frame Ext Anthracite Grey 7016/Wht  
 20mm Frame Ext Anthracite Grey 7016/Wht  
 20mm Frame Ext Anthracite Grey 7016/Wht

**Glazing:**

6.4 Lam Argon/18/4 Total + T Super Spacer Black

<b>Frame No: 1</b>	<b>Qty 1</b>	<b>Anthracite Grey Grain On White- Casement</b>	<b>Location: fr side left + right</b>
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(2)



450 x 750

**Dimensions**  
 Overall Size: 450 x 750  
 Manufacture Size: 410 x 700

**Frame Specification:**

Handles: Casement Locking White  
 Hinges: Standard Friction Stay  
 Locks: Standard Espag Locks  
 Cill: 150mm Classic Cill Foil/Whit  
 Bead: 28mm Stepped Ovolo Bead White  
 Drainage: Concealed laminate obs

**Additional Frame Details**

**Ovolo**

Outer Frame: 60 Ovolo Outer Anthracite Grey  
 7016/Wht SF with 60 Ovolo Outer Anthracite Grey  
 7016R/Wht LF to Bottom  
 20mm Frame Ext Anthracite Grey 7016/Wht  
 20mm Frame Ext Anthracite Grey 7016/Wht  
 20mm Frame Ext Anthracite Grey 7016/Wht

**Glazing:**

6.4 Lam Argon/18/4 Total + T Super Spacer Black

<b>Frame No: 1</b>	<b>Qty 1</b>	<b>Anthracite Grey Grain On White- Casement</b>	<b>Location: fr side left + right</b>
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(3)



2000 x 1800

**Dimensions**  
 Overall Size: 2000 x 1800  
 Manufacture Size: 1974 x 1750

**Frame Specification:**

Handles: Casement Locking White  
 Hinges: Standard Friction Stay  
 Locks: Standard Espag Locks  
 Cill: 150mm Classic Cill Foil/Whit  
 Bead: 28mm Ovolo Bead White  
 Drainage: Concealed

**Additional Frame Details**

**Ovolo**

Outer Frame: 70 Ovolo Outer Anthracite Grey  
 7016R/Wht SF with 70 Ovolo Outer Anthracite Grey  
 7016/Wht LF to Bottom  
 20mm Frame Ext Anthracite Grey 7016/Wht  
 20mm Frame Ext Anthracite Grey 7016/Wht  
 Coupler Dog Bone All Anthracite Grey 7016

**Glazing:**

6.4 Lam Argon/18/4 Total + T Super Spacer Black

<b>Frame No: 2</b>	<b>Qty 1</b>	<b>Anthracite Grey Grain On White- Casement</b>	<b>Location: front</b>
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FAX : 07779 620750

FAX : 07779 620750

(4)



1000 x 2280

**Dimensions**  
 Overall Size: 1000 x 2280  
 Manufacture Size: 980 x 2280

**Frame Specification:**

Handles: Door Lever/Lever Chrome  
 Hinges: Maxim Flag Hinge White x3  
 Locks: ERA Standard Door Lock Set  
 Bead: 28mm Stepped Ovolo Bead White  
 Cylinder: Cylinder 45/55 Nickel  
 Drainage: Face

**Additional Frame Details**

**Ovolo O/in**

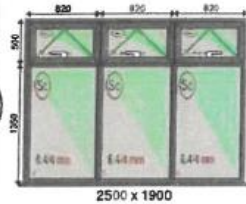
Outer Frame: 70 Ovolo Outer Anthracite Grey  
 7016/Wht LF  
 Low Threshold: Exitex Ali Threshold  
 20mm Frame Ext Anthracite Grey 7016/Wht  
 Polished Silver Letterbox

**Glazing:**

6.4 Lam Argon/18/4 Total + T Super Spacer Black

<b>Frame No: 3</b>	<b>Qty 1</b>	<b>Anthracite Grey Grain On White- Resi-Door</b>	<b>Location: front</b>
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5



**Dimensions**  
 Overall Size: 2500 x 1900  
 Manufacture Size: 2460 x 1850

**Frame Specification:**  
 Handles: Casement Locking White  
 Hinges: Standard Friction Stay  
 Locks: Standard Espag Locks  
 Cill: 150mm Classic Cill Foil/Wht  
 Bead: 28mm Stepped Ovolo Bead White  
 Drainage: Concealed

**Glazing:**  
 6.4 Lam Argon/18/4 Total + T Super Spacer Black

**Additional Frame Details** **Ovolo**  
 Outer Frame: 60 Ovolo Outer Anthracite Grey  
 7016/Wht SF with 60 Ovolo Outer Anthracite Grey  
 7016R/Wht LF to Bottom  
 20mm Frame Ext Anthracite Grey/7016/Wht  
 20mm Frame Ext Anthracite Grey/7016/Wht  
 20mm Frame Ext Anthracite Grey/7016/Wht

<b>Frame No:</b> 4	<b>Qty:</b> 1	<b>Color:</b> Anthracite Grey Grain On White- Casement	<b>Location:</b> side
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## Written Representations

**Place Directorate**  
Lancaster House  
38 Orchard Street  
Lincoln LN1 1XX  
Tel: (01522) 782070  
E-Mail: [highwayssudssupport@lincolnshire.gov.uk](mailto:highwayssudssupport@lincolnshire.gov.uk)



To: Lincoln City Council

Application Ref: 2019/0555/RG3

With reference to this application dated 11 July 2019 relating to the following proposed development:

Address or location

**Pepi's Pizza, 283 Newark Road, Lincoln, Lincolnshire, LN5 8PE**

Date application referred by the LPA  
25 July 2019

Type of application: Outline/Full/RM/  
FUL

Description of development

**Replacement of 4 windows and 1 door**

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

**Does not wish to restrict the grant of permission.**

CONDITIONS (INCLUDING REASONS)

NO OBS

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Case Officer:  
*Sam Abrams*  
for Warren Peppard  
Head of Development

Date: 12/08/2019

## **Consultee Comments for Planning Application 2019/0555/RG3**

### **Application Summary**

Application Number: 2019/0555/RG3

Address: Pepi's Pizza 283 Newark Road Lincoln Lincolnshire LN5 8PE

Proposal: Replacement of 4 windows and 1 door.

Case Officer: null

### **Consultee Details**

Name: Mr Ian Wicks

Address: Directorate Of Development And Environmental Services, City Hall, Beaumont Fee  
Lincoln, Lincolnshire LN1 1DF

Email: [ian.wicks@lincoln.gov.uk](mailto:ian.wicks@lincoln.gov.uk)

On Behalf Of: Environmental Health

### **Comments**

I confirm that I have no objections or observations to make regarding this application.