

Application Number:	2017/0986/HOU
Site Address:	122 Roman Wharf, Lincoln, Lincolnshire
Target Date:	1st November 2017
Agent Name:	Ryland Design Services Ltd
Applicant Name:	Mrs Nicola Rainey
Proposal:	Erection of a two storey side extension and re-positioning of boundary wall (Resubmission).

Background - Site Location and Description

The application is for the erection of a two storey side extension and the re-positioning of a boundary wall to the side of 122 Roman Wharf. The application is a resubmission of a recent application at the property, for the erection of a three storey side extension and re-positioning of the side boundary wall (2017/0509/HOU). This application was withdrawn by the applicant following concerns being raised by officers that the three storey extension would have an unacceptable impact on both visual and residential amenity.

The revised, two storey extension would provide a study at ground floor with the first floor accommodating a bedroom and en-suite to an existing bedroom. The extension would be constructed using red brick, cream render and a tile roof. These materials, the window proportions and features, including a Juliette balcony, are all proposed to match the existing dwelling.

The application property is a two storey end terrace with a conservatory and detached garage to the rear. The application property has a raised floor level and entrances, which accessed via steps to the front and rear. Roman Wharf runs along the side, north of the site and continues to the front. The current side boundary is defined by an approximately 1.8m high wall incorporating brick piers and railings with timber gates. This boundary treatment abuts the existing garage, with the side gable facing the street and a small area of landscaping in between this and the highway, which is within the applicant's ownership.

The adjoining property to the south, no. 120 Roman Wharf, is three storey, with the other two properties forming the terrace being two storey. The mix of storey heights within the terrace, the staggered frontages and varying, complementary design features are typical of other properties in Roman Wharf. To the rear, east of the site are the rear elevations and rear gardens of a pair of semi-detached bungalows, no. 87 and 89 Roman Wharf. There are further residential properties to the north on the opposite side of the road and also to the west beyond a central parking court. To the south of Roman Wharf is the Fosdyke Navigation. The site is located within Flood Zone 2.

Site History

Reference:	Description	Status	Decision Date:
2017/0509/HOU	Erection of three storey side extension, single storey outbuilding to rear and re-positioning of boundary wall.	Withdrawn	4th July 2017
2003/0836/F	Erection of a rear conservatory.	Granted	19th January 2004
LA24/0348/96	Erection of a 1.70m high perimeter wall to front of dwelling.	Granted	17th July 1996

Case Officer Site Visit

Undertaken on 27th June 2017.

Policies Referred to

- Policy LP14 Managing Water Resources and Flood Risk
- Policy LP16 Development on Land Affected by Contamination
- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

- Visual amenity
- Residential amenity
- Parking and highways
- Flood risk and drainage
- Contamination

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
Environmental Health	Comments Received
Environment Agency	Comments Received
West End Residents Association	No Response Received

Public Consultation Responses

Name	Address
Guy Hird	J1 The Point Weaver Road Lincoln LN6 3QN

Name	Address
Mr Christopher Taylor	58 Roman Wharf Lincoln Lincolnshire LN1 1SR
Ms Hazel Hallam	56 Roman Wharf Lincoln Lincolnshire LN1 1SR
Mr And Mrs Gregory	89 Roman Wharf Lincoln Lincolnshire LN1 1SN
Mrs Kathleen Wallis	51 Roman Wharf Lincoln LN1 1SN
Miss Nina Strawson	Barleywood 36 High Street Branston LN4 1NB
Mrs Susan Samuels	98 Roman Wharf Lincoln Lincolnshire LN1 1SR

Consideration

A total of five objections have been received with concerns being raised relating to the scale and height of the extension, loss of light and also overlooking, specifically towards no. 56 Roman Wharf, which, objectors have suggested, would impact on privacy. In terms of the visual impact of the extension objectors have raised concerns that the property will be directly adjacent to the footpath, which does not occur anywhere else on the estate and that it would unbalance the existing dwellings and have a negative impact on the character of the area.

Objectors have also raised concerns regarding the wall - including the visual impact due to the height and position and that this will affect visibility at adjacent junctions.

Concerns have also been raised regarding parking, as the extension will result in the loss of a parking space which it is suggested would create increased on street parking, vehicle congestion, traffic and noise.

An objection states that the size of the dwelling suggests that it may be for multi-occupancy. However, it is clear that the extension provides additional living accommodation and any future such change of use would have to be the subject of a separate application for planning permission.

In addition to the objections a letter of support has been received from the occupants of the bungalow to the rear, no. 89 Roman Wharf. The occupants advise that they have no issue with the proposal and feel that it would be an asset to the area.

Visual Amenity

The proposed two storey side extension would sit approximately 0.4m from the side boundary at the front increasing to 3.7m at the rear. The extension would measure 3.6m wide and would be set back marginally behind the existing 5.7m wide frontage, and would also be set forward marginally at the rear. The eaves and ridge height of the extension are approximately 0.5m lower than the existing dwelling and officers are therefore satisfied that the scale and position of the extension would be an appropriate and subservient addition to the dwelling. The materials and detailing are proposed to match, and this can be controlled by a condition requiring samples to be submitted for approval.

Accordingly officers are also satisfied that the proposal would be an acceptable addition to the terrace; as the set-back, scale and detailing of the extension would not appear out of context. The appearance of the terrace within wider area would also therefore be maintained. The proposed extension would bring the property closer to the road, a concern raised by objectors. However, there is still a degree of separation which increases towards the rear of the dwelling. It should also be noted that further west the end terraces of no. 106 and 108 Roman Wharf currently have a closer, parallel relationship with the road than the application property.

Officers have therefore carefully considered the visual impact of the extension and comments from neighbours that the proposal would unbalance the terrace or have a negative impact on the wider area. Officers are satisfied that the proposal is an acceptable addition to the dwelling which would reflect the original architectural style of the property and respect the character of the surroundings, in accordance with Central Lincolnshire Local Plan (CLLP) Policy LP26.

The application also proposes a new wall. The current arrangement includes a wall along the front boundary which continues along part of the side boundary, ending where it connects to the front of the existing garage. The area of land adjacent to this and the garage, which is within the applicant's ownership, comprises low level landscaping. It is proposed to erect a new wall along the site boundary to include this area, extending in line with the rear of the garage. The wall will be 1.8m high with brick piers and railings to match the existing, along with new 1.8m high sliding gates. Officers consider that the wall is of an appropriate design which would reflect the character of the area. It is not significantly closer to the highway than the existing and it is not considered that it would have an unduly harmful visual impact.

Residential Amenity

The proposed extension would be located over 9m from the rear, east boundary with the bungalows of no. 87 and 89 Roman Wharf. The boundary is defined by an approximately 1.8m high fence, which includes a trellis at the top, with the applicant's existing garage sitting adjacent to the majority of the boundary with no. 89. A letter of support for the application has been received from the occupants of this property.

The proposed extension would be no closer to these properties than the existing dwelling

and officers therefore do not consider that there would be an unacceptably harmful impact through loss of light of the creation of an overbearing structure. The rear facing elevation of the proposed extension would include a set of double doors at ground floor with an en-suite window above. The doors would sit on the same level as the terrace of the applicant's adjacent conservatory and the en-suite window can be conditioned to be obscure glazed. Accordingly there is no objection in terms of overlooking towards these properties.

There would also be no impact on the occupants of the adjoining terrace, no. 120 Roman Wharf, as the proposal would not project beyond the front or rear elevations of the existing dwelling.

Objectors from other neighbouring properties in the wider area have raised concerns regarding the imposing scale and height of the extension and the resulting loss of light. Officers are satisfied that there is sufficient separation to ensure that this impact would not occur. The occupant of no. 56 Roman Wharf has specifically raised concern regarding overlooking towards their property. No. 56 would sit opposite the side elevation of the proposal, and as the facing elevation is blank, overlooking would not occur.

It is not considered that the proposed wall would have an undue impact on residential amenity.

Officers are therefore satisfied that the development would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy, in accordance with CLLP Policy LP26.

Parking and Highways

The Lincolnshire County Council as Local Highway Authority (HA) has considered the proposal and has raised no objection to the application. Officers have made the HA aware of the concerns from objectors regarding the suggested increase in on-street parking and also the visibility concerns relating to the wall. While the proposed wall would include sliding gates to enable the rear garden to be used for parking the HA has advised that any increase in on-street parking would not be severe in this location, and there are also traffic regulation orders in place to prevent on street parking in some areas. In addition the HA has advised that the location of the property is sustainable and the loss of a parking space would not be grounds for them to object to the proposal. Finally, the HA has confirmed that visibility in this area would not be a major issue due to the nature and low traffic on the road.

Therefore, as the matter of parking and highways is to the satisfaction of the HA, officers would conclude that there is no issue with the application in this respect.

Flood Risk and Drainage

The site is located within Flood Zone 2 and the applicant has submitted additional information relating to the design of the extension to take account of this. The Environment Agency has been consulted and they have responded advising that they have no objection. The proposal would therefore meet the requirements of CLLP Policy LP14.

The Internal Drainage Board has objected in principle to the development as it is within Flood Zone 2, and has also provided a comment to the Lincolnshire County Council as

Lead Local Flood Authority. They recommend that no development should be commenced until a drainage scheme has been approved. However, the County Council has raised no objection to the application, and has not requested such a condition.

Contamination

Comments have been made by both the Environment Agency and the City Council's Pollution Control Officer relating to the potential for contamination. However, both consider this matter can be adequately managed and a condition will therefore be applied to any permission to ensure that any unexpected contamination discovered during the construction works is reported and appropriately dealt with.

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

Yes, extension revised from three storey to two storey following officers advice.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The scale, mass, form and design of the proposed extension is acceptable and would complement the original architectural style of the property and terrace, also not causing harm to the character of the area. The extension would also not cause harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy. It is not considered that the proposed wall would cause harm to either the character of the area or the amenity of neighbours. Technical matters relating to highways, flood risk and contaminated land have also been appropriately considered. The proposal would therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies LP14 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:

- Time limit of the permission;
- Development in accordance with approved plans;
- Samples of materials;
- Reporting unexpected contamination; and

- Obscure glazing en-suite window to rear.