

122 Roman Wharf- Consultation Responses

Customer Details

Name: Mrs susan samuels

Address: 98 roman wharf lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am concerned about the new boundary wall to the property. Just behind no 122 roman wharf the two arms of roman wharf join in a Y shaped junction. If the wall is too high then nobody will be able to see vehicles coming from the other arm of the junction. This could lead to an accident. The wall needs to be low enough for drivers to see over it, so as to have sight not only of vehicles but pedestrians coming from the houses and from the towpath.

Customer Details

Name: Ms Hazel Hallam

Address: 56 Roman wharf Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Dear sir

I strongly object to the new plans submitted to 122 Roman wharf ,this property overlooks my house

And my Annex 56A Roman wharf ,I purchased this ex show house in the 90s the ex of 122 will dominate my light and view, it's far to high and goes up to the pavement on the corner ,from all my windows , and the Annex is a single story dwelling and will lose light and privacy ,already the property has 4 adults living there at 122 and with no facilities for their 4 vehicles and a truck parked on the shingle at the front which is what faces my front windows to block my whole view is not acceptable

There just isn't enough space to take such a big extension ,it will destroy my house and Annex And I can't accept that. I have in the past been refused dropped curbs at the front of my property Because it's on a bend ,the scale of this building is too tall and obtrusive for my house

Regards Hazel Hallam owner

Customer Details

Name: Miss Nina Strawson

Address: Barleywood 36 High Street Branston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Inappropriate construction on this site, totally unbalanced in relation to existing dwellings.

The size of the extension suggests multiple occupancy.

Site not suitable for car parking.

Increased traffic and noise.

I own the house next door and the development is a quiet residential area

Customer Details

Name: Mr Christopher Taylor

Address: 58 Roman Wharf Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the development of this house in this way. Living directly across from the property the two storey side extension will effect me in the following ways:-

1. Due to the scale height & closeness to road the extension would still give an imposing feeling when viewed from my property.
2. Loss of sun light & light all year round.
3. Increased noise & disturbance due to closer proximity of the modified building._
4. The extension will have a negative impact on the character of the road & estate giving an out of balance look.
5. The proposed extension will put the property directly adjacent to the footpath. No where else on the estate does this happen. I feel all properties should be set back from the walk ways.
6. More vehicle congestion on the road due to parking space being lost to the extension & one on road parking space is not sufficient.

Regards,

Chris Taylor

Customer Details

Name: Mrs Kathleen Wallis

Address: 51 Roman Wharf Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please accept my objection to this planning.

This extension will change to look to the fine cosmetic design of the properties.

Once this is granted to relocate the original boundary, I feel that many other residents will apply to change their boundary line. I'm sure you are aware that the estate won awards for the construction and design.

Parking is already a problem and with the additional rooms, surely it will increase the on street parking. Commercial vehicles are already parking on the front garden. Without a dropped curb here, damage is being caused to the footpath edging.

The new boundary will be ahead of the tee junction in to the estate and for drivers lack of vision to oncoming traffic

Re: Planning Permission of
122 Roman Wharf Lincoln

Mr & Mrs GREGORY
89, ROMAN WHARF
LINCOLN LN1-1SN

Dear Sir or Madam,

As you can see by my address I live directly behind the above property.

I have been to the City Hall to have a look at the plans and a very helpful young lady explained the plans to me.

My husband and I have also spoken to the people at the address and they too have shown us on their property their plans.

My husband and I can see no reason that these plans should not go ahead.

We both feel it will be an asset to the area. We both understand you have to see all sides of the argument but we urge you to grant this permission

Yours sincerely
EA Gregory (Mrs)

DJ Gregory (Mr)

Environment & Economy

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



To: Lincoln City Council

Application Ref: 2017/0986/HOU

With reference to this application dated 5 September 2017, relating to the following proposed development:

Address or location

122 Roman Wharf, Lincoln, LN1 1SR

Date application referred by the LPA
11 September 2017

Type of application: Outline/Full/RM/
Full Planning Application

Description of development

Erection of a two storey side extension and re-positioning of boundary wall (resubmission)

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. Accordingly, Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) does not wish to object to this planning application.

Case Officer: *Laura Rowett*

Date: 10/10/17

for Warren Peppard
County Manager for Development



City of Lincoln Council
Development Control
City Hall Beaumont Fee
Lincoln
Lincolnshire
LN1 1DF

Our ref: AN/2017/126240/01-L01
Your ref: 2017/0986/HOU
Date: 14 September 2017

Dear Sir/Madam

**Erection of a two storey side extension and re-positioning of boundary wall
(Resubmission)
122 Roman Wharf, Lincoln, Lincolnshire, LN1 1SR**

Thank you for your consultation of 11 September 2017 on the above application.

We have **no objection** to the proposed development, as submitted, but wish to make the following informative comments:

The site and wider area has been subject to previous investigation under Part 2A Environmental Protection Act 1990 by City of Lincoln Council.

Information for applicant

The proposed development lies over the former Fisons Site, a former landfill site that accepted waste material. The applicant should be advised of the presence of the former site as they may wish to carry out their own risk assessment.

Information for your authority

The Building Control department of your local authority may also wish to address the issue of subsurface gas when finalising the construction details of any new or modified structures on the site.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours faithfully

Keri Monger
Sustainable Places - Planning Adviser



Dear Sir/Madam

REFERENCE: 2017/0986/HOU

DEVELOPMENT: Erection of a two storey side extension and re-positioning of boundary wall (resubmission)

LOCATION: 122 Roman Wharf, Lincoln, LN1 1SR

Thank you for the opportunity to comment on the above application. The site is within the Upper Witham Internal Drainage Board district.

Comment and information to Lincolnshire CC Highway SUDs Support

The Board Objects in Principle to any development in flood plain (Zones 2 and 3). However it is up to City of Lincoln Council as the planning Authority grant planning permission, appropriate mitigation should be put in place. A Flood Risk Assessment is not included in the Application. The reason the FFL of the original building is at a high level is so in is above the flood level in the Fosdyke Navigation.

Comment and information to Lincolnshire CC Highway SUDs Support

No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system.

- If soakaways are proposed the suitability of new soakaways, as a means of surface water disposal, should be to an appropriate standard and to the satisfaction of the Approving Authority in conjunction with the Local Planning Authority. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained. Should this be necessary this Board would wish to be reconsulted.
- Where Surface Water is to be directed into a Mains Sewer System the relevant bodies must be contacted to ensure the system has sufficient capacity to accept the additional Surface Water.

Regards

Guy Hird
Engineering Services Officer

Witham First District Internal Drainage Board
Witham Third District Internal Drainage Board
Upper Witham Internal Drainage Board
North East Lindsey Drainage Board
J1 The Point,
Weaver Road,
LINCOLN,
LN6 3QN.