

<b>Application Number:</b>	2017/1289/HOU
<b>Site Address:</b>	64 Broadway, Lincoln.
<b>Target Date:</b>	16th January 2018
<b>Agent Name:</b>	None
<b>Applicant Name:</b>	Mr Matt Smith
<b>Proposal:</b>	Erection of first floor side extension and conversion of garage to living accommodation.

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

64 Broadway is a two storey, detached, 3 bedroom residential property located on the north side of Broadway.

Permission is sought for a first floor extension which would provide two bedrooms, enable the conversion of an existing bedroom to an ensuite, as well as the conversion of the garage for living accommodation.

The application is brought before committee because the applicant is a City of Lincoln employee.

### **Site History**

No relevant site history.

### **Case Officer Site Visit**

Undertaken on 12th December 2017.

### **Policies Referred to**

- National Planning Policy Framework
- Policy LP26 - Design and Amenity

### **Issues**

- Policy Context
- Impact on residential amenity
- Design and visual amenity

### **Consultations**

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

### **Statutory Consultation Responses**

Consultee	Comment
Highways & Planning	No response received when this report was written

## **Public Consultation Responses**

No responses received.

## **Consideration**

### **Impact on Residential Amenity**

The application is for an extension to a residential dwelling and therefore Policy LP26 - Design and Amenity of the Central Lincolnshire Local Plan is entirely relevant. The policy 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.

The existing side elevation with 62 Broadway has a window to the first floor serving the landing. The proposed extension would have a window in the same position serving a new room, this window has been designed as high level to ensure there would be no overlooking or loss of privacy on the neighbours. The extension is building above the footprint of the existing garage and as such it is not considered that the design or positioning would have an adverse impact on the neighbours. The neighbours at 66 Broadway would be unaffected by the proposals.

### **Design and Visual Amenity**

The proposed extension would be constructed of materials to match the existing. To the ground floor the existing garage door would be removed and replaced with a window to serve the newly created living accommodation. The window proportions, design and materials would match the other windows on this elevation and as such would be in accordance with policy. The extension would be of traditional design, examples of which can be seen on Broadway, and would be a sympathetic addition to the property.

## **Conclusion**

Policy LP26 of the Central Lincolnshire Local Plan requires applications for extensions to existing buildings to take into account design principles and amenity considerations. It is considered that the proposal is in accordance with the policy because the extension uses appropriate materials and is of a scale and mass in keeping with the property. Similarly the amenities of occupants of neighbouring buildings would not be unduly harmed by or as a result of development.

## **Application Determined within Target Date**

Yes.

## **Recommendation**

That the application is Granted Conditionally.

## **Conditions**

1. Development to commence within 3 years.
2. Development to accord with the plans.

3. Samples of materials to be submitted.