

Application Number:	2017/1207/FUL
Site Address:	74A Winn Street, Lincoln, Lincolnshire
Target Date:	2nd January 2018
Agent Name:	LK2 Architects Ltd
Applicant Name:	Ms Alison Mitchell
Proposal:	Demolition of existing bungalow and erection of a three storey building to accommodate 7 flats.

Background - Site Location and Description

The application site is located on Winn Street, to the south of Monks Road and borders the Monks Abbey recreation ground to the west. To the east are the rear elevations of terraced houses on Spa Street and to the north is a more modern development of three houses, nos. 74B, C and D Winn Street, which face west towards the recreation ground and have a vehicular access from Winn Street along the eastern boundary of the application site.

The application site is currently occupied by a single bungalow, no. 74A Winn Street, which is vacant with windows boarded up and is in a state of disrepair. The scale and design of this contrasts with the two storey terraced housing, which characterises this part of the City. The general topography of the area is a slope from north to south, the fall in level being approximately 2m; this fall in level occurs to a similar extent on Spa Street.

The application is for the demolition of the bungalow and in its place erect a two/three storey building accommodating a total of seven apartments. An application (2006/0437/F) for a similar development was refused and later dismissed at appeal by the Planning Inspectorate. A resubmission (2007/0676/F) attempted to address the reasons for refusal and was granted by Planning Committee, with a subsequent renewal application (2010/0980/RN) also being granted. These applications have both since expired and the development being proposed under this latest application is essentially identical to the 2007 approval and 2010 renewal, with a slight revision to the internal layout, which will be detailed later within the report.

The two/three storey building, with the third storey being contained within the roofspace, is traditionally proportioned, stepping down the slope in common with the existing development in the area. Some contemporary elements of design are introduced to door and window openings. The development would be constructed with red brick and slate and a new brick and railing boundary wall would be constructed on the south and west boundaries of the site.

The application is being presented to Members of the Planning Committee as four objections have been received, one of which being a petition with 33 signatures. Comments and photographs have also been received from Cllr. Fay Smith in respect of parking and bin storage.

Site History

Reference:	Description	Status	Decision Date:
2010/0980/RN	Erection of a three storey building to accommodate 7 flats. (RENEWAL OF PREVIOUS APPLICATION 2007/0676/F).	Granted Conditionally	14th February 2011
2007/0676/F	Erection of a three storey building to accommodate 7 flats. (RESUBMISSION).	Granted Conditionally	10th January 2008
2006/0437/F	Erection of a three storey building to accommodate 7 flats.	Refused	9th March 2007

Case Officer Site Visit

Undertaken on 8th January 2018.

Policies Referred to

- Policy LP1: A Presumption in Favour of Sustainable Development
- Policy LP2: The Spatial Strategy and Settlement Hierarchy
- Policy LP13: Accessibility and Transport
- Policy LP25: The Historic Environment
- Policy LP26: Design and Amenity
- National Planning Policy Framework

Issues

- Principle of Use
- Visual Amenity
- Residential Amenity
- Parking
- Archaeology
- Drainage
- Bin Storage

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Monks Road Neighbourhood Initiative	Comments Received
Highways & Planning	Comments Received
Environmental Health	Comments Received
Shane Harrison	Comments Received
Lee George	No Response Received
Lincolnshire Police	Comments Received
Dave Charysz	No Response Received

Public Consultation Responses

Name	Address
Maria Davalos-Scoins	74B Winn Street Lincoln Lincolnshire LN2 5NH
Matthew Jones	74D Winn Street Lincoln LN2 5NH
Councillor Fay Smith	
Su Hui	74C Winn Street Lincoln Lincolnshire LN2 5NH

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, in accordance with the previous approval and renewal, the principle of the residential use in this location is acceptable.

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).

Visual Amenity

The previous 2007 approval identified that the existing bungalow on the site, built in the immediate post war period contrasts with the two storey Victorian terraced housing in the area. It has no particular merit and once demolished would provide a site area of approximately 320m²; an equivalent area on Spa Street accommodates between four and five dwellings.

The design of the new buildings takes its scale and proportions from the Victorian terraces in the vicinity, the height of the building, the pitch of the roof and the proportions of the openings are all sympathetic to the context. The site developed to the north, 74B, 74C and 74D Winn Street has been built with an asymmetric roof and stands out as a discordant feature in the local area. The design of the building which is the subject of the application, sits, in contrast, much more comfortably with its neighbours and complements the visual amenity of the area.

The site is viewed from across the recreation ground to the west and the manner in which it steps down the slope and also the manner in which it provides a sympathetic visual and physical enclosure to the recreation ground results in a development, which will visually enhance the local area.

Objections from local residents have raised concerns regarding the scale, layout and density of the development. However, officers would concur with the consideration of the previous application and note that there has been no changes either on site or within the wider area that would alter this position. It is therefore considered that the proposal would relate well to the surrounding properties in terms of its height, scale and mass, and would sympathetically complement the local architectural style, in accordance with Policy LP26. The proposal would also meet the requirements of paragraph 131 of the NPPF, which requires that developments should make a positive contribution to local character and distinctiveness.

Residential Amenity

Objections have been received from local residents raising concerns regarding overlooking, loss of privacy, overshadowing and the resulting noise and disturbance.

The previous 2007 approval identified that the development of the site for a two/three storey building is clearly going to represent a quite different physical environment for adjacent residents when compared with the bungalow which currently occupies the site. There are residents to the north of the site, located uphill, with the closest being the side gable of no. 74B Winn Street. The new building has only a gable as its north elevation within which are two small windows; one at the ground floor serving a bathroom and a secondary window to a bedroom to the second floor (this arrangement is a slight revision from the previous approval where there was a living room in this position on the second floor). This bedroom window can be conditioned to be obscure glazed to ensure that there is no overlooking towards the properties to the north. Equally, the building is sufficiently separated from the existing houses to the north, a distance of 12 metres, to ensure that there is no effect on them in terms of overshadowing or an overbearing effect.

To the east are the houses on Spa Street, which back onto the application site. There is a distance of over 18 metres between the main rear elevation of the proposal and the main rear elevation of the houses on Spa Street with the rear yards/gardens of the houses and then the access to the development and 74B, C and D Winn Street between the buildings. The houses on Spa Street have windows in their rear, west facing elevations which look over the application site and the introduction of a two/three storey building in place of the bungalow will clearly change that outlook. The application includes an elevation to the south which shows the relationship and relative heights between the proposed development and these neighbouring dwellings. The new building at its northern, uphill end will have a slightly lower eaves height than the opposite property, and would also sit slightly further away than the existing bungalow. The development follows the slope of the hill towards the south, and therefore at this end of the site the eaves of the development again sit slightly lower than the existing eaves height of the opposite property. Overall therefore, whilst it will change the outlook from the west facing windows of the houses on Spa Street it is not considered that this change is, in itself harmful. Furthermore it is also not considered that the proposal will appear overbearing or result in an unacceptable degree of overshadowing.

The windows at ground floor facing towards these properties serve either bedrooms or entrances/stairwells and any overlooking from these would be mitigated by the existing brick boundary treatment to the neighbouring gardens. At first floor there are only high level windows with only one window to the second floor, serving the stairwell, which can be conditioned to be obscure glazed.

Officers are therefore satisfied that the proposal would not result in an unacceptable degree of overlooking, loss of light or the creation of an overbearing structure. It is therefore considered that the amenities which neighbouring occupants may reasonably expect to enjoy would not be unduly harmed by or as a result of the development. The proposal would therefore be in accordance with the requirements of CLLP Policy LP26.

In terms of the amenities of future occupants the City Council's Pollution Control (PC) Officer has advised that the development would be located within a few metres of a railway line, which could have significant impact on the proposed development due to noise and vibration. It is therefore recommended that the applicant be required to undertake an appropriate assessment to establish what the existing noise and vibration levels are at the site and to identify what, if any, mitigation measures are needed to ensure future residents are not subject to unreasonable noise and vibration levels. The PC officer is satisfied that this matter can be conditioned.

Parking

The site has good access to the town centre, local facilities and also public transport. It is therefore in a location where travel can be minimised and the use of sustainable transport modes maximised, in accordance with CLLP Policy LP13.

The development does not provide any off street parking, which is characteristic with the surrounding terraced properties where residents park on the street. Cllr. Smith and local residents have raised concerns regarding the increase in parking on the currently busy streets, obstruction of access and highway safety. Cllr. Smith has also submitted photographs to show the congested parking on the streets. In response to these concerns the applicant has submitted photographs that were taken on several days in the months up

to and including September of last year, where it can be seen that there are spaces on the street for additional cars.

Notwithstanding these or the concerns raised the Lincolnshire County Council as Highway Authority has assessed the application and concluded that the proposed development is acceptable. The Authority therefore do not wish to restrict the grant of planning permission.

Archaeology

The site is adjacent to the Monks Abbey Scheduled Ancient Monument and as such may contain archaeology. Paragraph 128 of the NPPF requires that “where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’. An assessment has accordingly been requested and once received will be considered by the City Council’s Archaeologist. This assessment will inform what further investigations are be required, which can be appropriately conditioned, in accordance with the requirements of CLLP Policy LP25.

Drainage

The Monks Road Neighbourhood Initiative have raised no objection to the application but have requested that drainage be considered as they have identified an existing drainage problem. Objectors have also raised the issue of drainage and water supplies which run through and around the site.

Considering that the Lincolnshire County Council as Lead Local Flood Authority has raised no objection, and in accordance with the previous approval, officers are satisfied that the development can connect to the appropriate public networks. In addition any water supplies or private sewers which run through the site are the responsibility of the developer to deal with in conjunction with the relevant neighbours.

Bin Storage

Objectors and Cllr. Smith have raised concern regarding the bin storage arrangements for the site.

The City Council’s Community Contract Officer has also advised that the site would be better suited to communal bins within a bin storage area. Officers have passed these comments and concerns onto the applicant and requested that the bin storage is re-considered. At the time of writing this committee report officers were still awaiting this additional information and this matter will therefore be reported on the update sheet.

Lincoln Townscape Assessment

The boundaries of the Monks Abbey Character Area are formed by Monks Road to the north and Winn Street to the south. To the west the boundary is the most northerly section of Tempest Street and the rear of 1-17 Tempest Street. To the east the boundary is the western boundary of 253 Monks Road and the rear of the properties which face the Abbey ruins as far as 74a Winn Street. The area includes Tempest Street, the north side of Winn Street and the south side of Monks Road.

Monks Abbey Character Area forms a significant green space within the Monks Road neighbourhood with a variety of recreational uses. The historic ruins of Monks Abbey are a key characteristic of the area and are centrally placed and visible from all around, including from Monks Road and the railway to the south.

The recreation ground is attractive and well used. Recreational facilities for both private and public use are provided including a bowling club, children's play area and ball court.

The residential houses which face on to the recreation ground form part of the overall character. On the eastern side there are a group of semi-detached and detached houses of one to two storeys built in the Modern Period. On the western side are Edwardian two storey houses along Tempest Street which have higher levels of decoration than other terraces running south off Monks Road. The terraced houses on Monks Road also face the park and help provide a good sense of enclosure to the north.

The residential buildings to the east consist of one detached and two semi-detached bungalows and a two-storey apartment block, all of brown and red brick with pitched, pantile roofs. The bungalows are separated from the street by high walls and fencing while the apartments have no setback from the street. Pedestrian pathways give access across the site. There is little unity in terms of the buildings to the east; they represent different phases of development, uses and styles of architecture.

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

Yes, bin storage area revised and additional information submitted relating to parking and archaeology.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The principle of the re-development of the site is acceptable and the proposal can be successfully accommodated here, relating well to the surroundings, particularly in relation to siting, height, scale, massing and design. The proposal would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy. Matters relating to parking, archaeology, drainage and potential noise for future occupants have been appropriately considered and can be dealt with by condition where necessary. The proposal would therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies LP1, LP2, LP13, LP25 and LP26, as well as guidance within the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

1. That the petition submitted be received by members of Planning Committee.
2. 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;
 - Contamination;
 - Archaeology;
 - Landscaping;
 - Refuse storage areas made available prior to occupation;
 - Construction of the development (delivery times and working hours); and
 - Obscure glazing to bedroom and landing windows