

2018/0266/FUL – Garage – Rosebery Avenue

Neighbour Comments

**Emma Krasinska 294 West Parade Lincoln Lincolnshire LN1 1NB
(Objects)**

Comment submitted date: Fri 04 May 2018

Dear Tom

I have probably missed all opportunity for comment to be included on the garage planning development.

I have made all my main points in my first letter, which I would want to still be taken into consideration.

Going forwards, I would simply reiterate the objection about her access to the rear passage way - she has no right of access, and the drawings are wrong. If she is allowed to have access, I would want to be also allowed access from the passage way to Rosebery Avenue. I hope a bat survey will be done, and that the evidence provided has been sufficient to do this. I do think it is an inappropriate development -it makes the housing in the area over dense, and certainly will contribute to the parking problems in the area. I'm not happy about the potential light & noise and smell pollution from the close proximity & all the skylights, compounded by the impact of poor earlier planning decisions to allow a bungalow to be built alongside my garden at 296 West Parade (noise pollution from radio in the courtyard and smell pollution from smoking and spliff spoil my quiet enjoyment of my own garden).

Thank you again for your time the other week, it was very helpful and much appreciated.

294 West Parade
Lincoln LN1 1NB
12 March 2018

Dear Sir/ Madam

Application No 2018/0266/FUL Garage at Rosebery Avenue

I wish to express my concerns about the application submitted to convert the single storey garage at Rosebery Avenue into a three bedroom dwelling. The garage backs onto my small back garden, separated only by a narrow rear passage. The proposal, as it stands, will have an adverse and negative impact on myself, my neighbours, the environment and our local neighbourhood community.

I would like to object to the proposal on several grounds of legality, process & concept:

1. Taken as a whole, I am surprised that consideration is being given to building a house at all in this space. I understand that **the garage was built without planning permission in the first place. There is no evidence for the current building on the deeds.** I would like evidence that the current edifice has the appropriate permission to exist in the first place. I would also like assurance that the correct processes for planning permission are therefore being followed for a brand new building, and advice as to how the process varies when the original building never had planning permission in the first place.
2. It seems to me to be far **more environmentally appropriate to restore this land to its original purpose.** It would add far more to the West End if this could be restored to garden, with accommodation for bats (see point 9), and that can serve as a **soakaway.** The immediate general area is over-paved, and rain water is not able to soak away effectively. This has already caused severe problems of flooding in the local area, with devastating consequences (we had to move out of our house for 18 months in 2007 due to flood damage). The drain at the foot of Rosebery Avenue regularly floods. The land could be a local community garden area - for example, a much needed local play area, or sold to neighbouring houses which have tiny gardens.
3. It is disappointing that the Council has again done the **minimum in terms of a public, democratic process** to inform the local community that this proposal is going ahead. I note that there is still **no public notice, which would enable other residents & key users of the common, such as the horse owners,** who access the Common on a daily basis directly opposite this property, and who ought to be considered as a stakeholder in this process. How can other neighbours who also share concerns about parking convey a view? We regularly have to park on Rosebery Avenue due to

a lack of parking space nearer to our house. I would like assurance that the Council is doing the legal minimum, but would prefer assurance that the Council actually works to a standard of best practice in terms of ensuring that affected local communities have a say in developments. This is a point that I wish our local Councillors to take up.

4. If a new build is inevitable, I wish to be assured that **Conservation Area standards & conditions are strictly applied, monitored and enforced**. Unfortunately, recent experience means that I lack confidence in the monitoring and enforcement of planning conditions. Despite this being a Conservation Area, it appears that builders and property developers are able to ignore conditions imposed. For example, the bungalow built to replace garages on the land of 296 West Parade was allowed to be built with engineering brick and concrete tiles, despite real slate and original materials being explicitly specified as conditions to the planning permission. I have been shocked to discover how toothless the conditions of planning permission are in reality. We look out onto this unattractive garage. I note that the planning proposal specifies 'slate like'. I object to the use of fake materials in our Conservation Area. The original roofing material on houses in the area is slate. Real slate should therefore be used (it can be recycled) and is not an unreasonable requirement. I do not want to have to look out at yet more inappropriate concrete or plastic, or other synthetic material in our beautiful Victorian neighbourhood. I also consider it inappropriate for this building to rely on a precedent set by the recent new builds, which have ignored their own planning conditions. Two wrongs do not make a right. I would like the Council to set and enforce a proper benchmark of appropriate and authentic materials that respect and enhance a Conservation Area, and not allow standards to be diluted by poor previous practice. I would like to know how you will do this. Again, I would like local Councillors to take up this point.
5. The planning documents detail a proposed new access gate onto our rear passage way, marked 'for emergency access only'. However, the **garage has no right of access onto, or across the passage**, which is shared by the houses of 288-294 West Parade. Only the owners of these properties have the legal right to use the passage, as set out in our deeds of property. The garage owners do not. This gate and route should therefore not be built. The passage is gated, and locked - and would not be useable as a fire escape. Without the gate the rear bedroom will have no fire escape, so the existing proposal would not be buildable. Any use of the passage would be intrusive and harmful to the privacy and amenity of our neighbours and ourselves.

I was intrigued by the irony of the garage owners claiming such an access, given they have been adamant about refusing access to myself to Rosebery Avenue from the left hand side of the passageway, as the original deeds suggest, and as was in place previously prior to my purchase of the property.

6. I am concerned about the **proposed height** of the property. I note that no measurements or dimensions were set out in the planning drawings, either of the height of the current garage, or the height of the proposed new house. Again, unfortunately, I am informed by my recent experience of the building of the bungalow on 296 West Parade. Here, a flat roofed single storey garage was allowed to be replaced by single storey dwelling with a steep pitched roof. The effect of the new raised height of the steep pitched roof is to double the height of the previous edifice - and has been allowed to completely block out my western, evening light in the garden. My garden is now much in shade for most of the year. I am concerned that you will allow something similar to happen again. I would like secure reassurance about how you will not permit the height of any new building to exceed the current height of the garage.
7. The concept of installing a **three bedroom dwelling into such a small plot is inappropriate and I believe an overdevelopment of the area**. The design is cramped, and will lead to overcrowding. The small third bedroom is completely filled with a double bed, and is not viable without a side window through a party wall, spoiling my neighbour's privacy. I would like **assurance that this will not be an HMO, or let as a shared property**. Any new property should be let to a family or single household only, minimising noise and disturbance as the plot is in extremely close proximity to its neighbours. I note that the design is not aimed at key workers who particularly need housing.
8. **Parking** in the West End is very difficult, and I don't think that any proposal which adds to the problem is helpful. A three bedroom dwelling, let to, for example, three couples, could result in the pressure of 6 extra cars. I don't think the planning drawings are accurate, and show claim to highways land which is not owned. I note that the proposal drawings show one car parked straddling the plot and the highways footway. I object to the high volume occupation of the proposal on the basis of already **congested parking**.
9. There are currently **bats** roosting in the existing garage building – they have been seen coming in and out of the gable ventilation holes facing Rosebery Avenue. Before any approval is issued please include the appropriate measures to carry out a Bat Survey and that the protected species are considered in any future development. I am concerned that the current owners may have already carried out building works to the garage without taking an appropriate duty of care towards the bats (i.e. at the least, carrying out a bat survey). I would like to be **assured that all appropriate environmentally protective measures are taken, and have been taken in the past**.
10. The proposal shows rubbish bins being placed at the end of my garden, directly on the other side of my garden wall. Due to the incredibly close proximity of the properties, I wish to object to the **placement of rubbish here, and the emanation of**

foul smells, particularly in the summer, spoiling the pleasure of our quiet enjoyment of our back garden. As you know, rubbish is only collected fortnightly, giving plenty of time for smells to build up in warm weather. We often sit outside. The privacy and amenity of my garden has already been spoilt by your planning decisions, resulting in noise & smell (radio in a small courtyard, the noise bounces off the walls; cigarette smoke wafts over) and restricted by the lack of light caused by the high pitched roof of the new bungalow at 296 West Parade. Please do not make our quality of life, as a resident, in my own home & garden any worse, for the financial profit of non-resident others.

11. The proposal also shows proposed car parking behind my garden wall. I am not happy about my garden being **polluted with petrol fumes** from parking cars, or cars with motors ticking over. I bought my property deliberately close to the Common to enjoy the peace and clean air that it offers. Parking right behind me will spoil my privacy and amenity.
12. I am concerned about the **disturbance to privacy and amenity caused by the small, walled patio garden** proposed. As I point out in point 10 above, sounds & cigarette smells carry easily: a small radio, even inside a house with open French windows, bounces off courtyard walls and disturbs others. It spoils the privacy and amenity of my neighbours and myself.
13. I also note a proposed **600mm overhang** on the new building at the front. I don't think that any increase in dimension should be allowed to the current edifice, causing further loss of light and view.
14. The proposal includes **three roof lights** in the south side of the roof at an angle to my house. I agree that these **damage the privacy and amenity** of ourselves and our neighbours. The height of my house means that I look down on the garage roof - we would be able to see in through the roof lights – and they would be able to see into our bedrooms & bathrooms. The roof lights would be openable so any noise from inside the house would escape into what is a very small enclosed space. There are also roof lights shown on the north side of the roof – the neighbouring house there (1 Rosebery Avenue) is even closer and would be affected even more.

For the above reasons, I urge you to look much more closely at this application, and take into account these concerns in your deliberation. I would ask you to reject the planning application as it stands, as unbuildable.

I would also urge you to take into account the best interests of the West End, and the people who live and work here. Please respect the Conservation Area. Please do not put the interests of non residents and financial profit first. Please take into account the positive principles of adding to the quality of life of residents and the environment - and not make it worse - as you make your decisions.

Yours sincerely,

Emma Krasinska

c.c Councillor Neil Murray

Richard & Helena Mair
290 West Parade
Lincoln LN1 1NB

Dear Sirs

Application No 2018/0266/FUL Garage at Rosebery Avenue

I am writing to express my concerns about the application submitted to convert the single storey garage at Rosebery Avenue into a three-bedroom dwelling. The garage is our immediate neighbour at the end of my small back garden, separated only by a narrow rear passage. We would like to object to the proposal on the following grounds:

1. The application includes a new window from Bedroom 3 into the passage directly opposite our house & garden at 290 West Parade. The existing elevations submitted suggest there is an existing window further along the wall, but this was bricked up long ago so there is nothing existing. The proposed window is marked as 'non-opening high-level', but the effect of making it high-level is that it would sit above our garden wall. Our garden is only 9.2m (30ft) long. The window would only be 1.2m (4ft) from our garden and 10.4m (34ft) from our kitchen/dining room windows. Also, the window would only be 17.5m (57ft) from our first and second storey bedroom & bathroom windows. We look down on the garage so even though the window would be 'high level' we would be able to see into the bedroom – and they would be able to see into our bedrooms & bathrooms. This window would be very intrusive and harmful to our privacy and amenity – see how it would close it would be on the attached photos. Even if the window used opaque glass the light at night, movement and noise would affect our privacy.
2. The proposal includes three rooflights in the south side of the roof facing our house. Again, we feel these damage the privacy and amenity of ourselves and our neighbours. The height of our houses mean that we look down on the garage roof - we would be able to see in through the rooflights – and they would be able to see into our bedrooms & bathrooms. The rooflights would be openable so any noise from inside the house would escape into what is a very small enclosed space. There are also rooflights shown on the north side of the roof – the neighbouring house there (1 Rosebery Avenue) is even closer and would be affected even more.
3. The application includes a new gate onto the passage marked 'access for emergency use only'. The garage owners have no right of access onto or across the passage, which is shared between the houses at 288-294 West Parade only. We have the legal right to use the passage, but the garage owners do not, so this gate and route should not be built. In addition the passage is gated and locked so would not be useable as a fire escape, and any use of the passage would be intrusive and harmful to the privacy and amenity of our neighbours and ourselves
4. The proposal also includes creating a new 'Rear Yard' by removing the East end of the existing building. This will be directly adjoining the gardens of our neighbours. Patio doors are shown opening into this yard so any noise from inside the house would escape into the small enclosed space where small gardens are packed together between tall houses and this would intrude on the privacy of all the family houses around.

5. On-street parking in this area is very difficult and we do not think any proposal which adds to it should be allowed. Although the plot includes an existing 'front drive' to Roseberry Avenue which would allow the parking of two cars, the proposal drawings show one car parked straddling the plot and the highways footway. If any approval were to be issued, please can a condition be included that spaces for at least two cars should be provided within the site.
6. The existing building is so close to our house and garden that any increase in height, or pitch of the roof would have a detrimental effect on us. The application shows the existing walls retained and roof re-covered but not raised. However, we are concerned that the reality of carrying out the work would require the walls and roof to be dismantled and rebuilt. We would therefore ask that if any approval were to be issued a condition is included that roof heights must be maintained no higher than the existing heights of 2.8m to the eaves and 4.8m to the ridge.
7. There are currently bats roosting in the existing garage building – they have been seen coming in and out of the gable ventilation holes facing Rosebery Avenue. Before any approval is issued please include the appropriate measures to carry out a Bat Survey and that the protected species are considered in any future development.
8. This area of the city suffers from the over-provision of shared houses – Houses in Multiple Occupation. The application is for a three-bedroom dwelling but this could easily be let to 3-6 unrelated people. If any approval is issued it should make clear that it is for a C3 family dwelling and not a C4 House in Multiple Occupation.
9. We believe that the proposal for three bedrooms would be an overdevelopment of the plot, given the lack of external space and how close all the existing houses around are. This has led to the inclusion of the new gate onto the passage and the side window opposite our garden. Without the side window Bedroom 3 would have no window and without the gate the rear bedroom will have no fire escape, so the existing proposal would not be buildable. We would therefore ask you to refuse the application

Yours

Richard & Helena Mair

Richard & Helena Mair
290 West Parade
Lincoln LN1 1NB

Dear Sirs

Application No 2018/0266/FUL Garage at Rosebery Avenue

I am writing again to express my concerns about the application submitted to convert the single storey garage at Rosebery Avenue into a three-bedroom dwelling. The garage is our immediate neighbour at the end of my small back garden, separated only by a narrow rear passage.

We have received clarification that the application is for a C3 family dwelling and not a C4 House in Multiple Occupation and our comments are made on that basis.

We understand that the proposals have been amended since we first wrote on 12 March 2013. The proposed window into Bedroom 3 which would have been directly opposite our garden has been omitted. We are relieved to see this change but still have strong objections to the proposals which have not been addressed and we would like to repeat for clarity:

We would like to object to the proposal on the following grounds:

1. The application includes a new gate onto the passage marked 'access for emergency use only' which is still shown on the revised drawings. The garage owners have no right of access onto or across the passage, which is shared between the houses at 288-294 West Parade only. We have the legal right to use the passage, but the garage owners do not, so this gate and route should not be built. In addition, the passage is gated and locked so would not be useable as a fire escape, and any use of the passage would be intrusive and harmful to the privacy and amenity of our neighbours and ourselves.

The proposed plans depend on this non-existent escape route to provide a safe route out. Any approval of these proposals as they stand would give the applicant the impression that they had approval to use the passage when they do not. It would also give the impression that they had approval to build a three-bedroom layout which depends on that escape route – when that plan would be dangerous because the occupants could be trapped at the back of the house in event of a fire. We feel that this means the proposals are overdevelopment of the garage plot.

2. The proposal includes four rooflights in the south side of the roof facing our house. We feel these would be very intrusive and harmful to the privacy and amenity of ourselves and our neighbours. The height of our houses mean that we look down on the garage roof - we would be able to see in through the rooflights – and they would be able to see into our bedrooms & bathrooms. The rooflights would be openable so any noise from inside the house would escape into what is a very small enclosed space. There are also rooflights shown on the north side of the roof – the neighbouring house there (1 Rosebery Avenue) is even closer and would be affected even more. Although the revised drawings show the Living Room rooflights moved higher up the roof, the two directly opposite our house & garden have not been moved.

3. The proposal also includes creating a new 'Rear Yard' by removing the East end of the existing building. This will be directly adjoining the gardens of our neighbours. Patio doors are shown opening into this yard so any noise from inside the house would escape into the small enclosed space where small gardens are packed together between tall houses and this would intrude on the privacy of all the family houses around.
4. On-street parking in this area is very difficult and we do not think any proposal which adds to it should be allowed. Although the plot includes an existing 'front drive' to Roseberry Avenue which would allow the parking of two cars, the proposal drawings show one car parked straddling the plot and the highways footway. If any approval were to be issued, please can a condition be included that spaces for at least two cars should be provided within the site.
5. The existing building is so close to our house and garden that any increase in height, or pitch of the roof would have a detrimental effect on us. The application shows the existing walls retained and roof re-covered but not raised. However, we are concerned that the reality of carrying out the work would require the walls and roof to be dismantled and rebuilt. We would therefore ask that if any approval were to be issued a condition is included that roof heights must be maintained no higher than the existing heights of 2.7m to the eaves and 4.5m to the ridge.
6. There are currently bats roosting in the existing garage building – they have been seen coming in and out of the gable ventilation holes facing Roseberry Avenue. Before any approval is issued please include the appropriate measures to carry out a Bat Survey and that the protected species are considered in any future development.
7. We believe that the proposal for three bedrooms would be an overdevelopment of the plot, given the lack of external space and how close all the existing houses around are. This overdevelopment has led to the inclusion of the new gate onto the passage. Without the gate the rear bedrooms will have no fire escape, so the proposal would not be buildable. For this reason and the others set out above we would ask you to refuse the application

Yours

Richard & Helena Mair

WILLIAM WHITE
286 WEST PARADE
LINCOLN
LN1 1NB



7th MARCH 2018

YOUR REF:2018/0266/FUL

Address of the proposed development garage Rosebery Avenue Lincoln

Description of the proposed development:

Conversion of existing single storey garage to 3 bed dwelling

Dear Mr K Manning,

I object to this application for the following reasons. When I purchased 286 West Parade Lincoln LN1 1NB with my wife Shu Zhen White on the 10th April 2006.I found a garage had been built above the height of our wall overlooking our property. We also found out the garage had been built without planning permission using the back of our wall as support to complete.. Needless to say this garage built above the height of our wall overlooking our property and using the back of our wall for support on the left hand side of our garden would never pass a planning application. Now I find out the owners want to convert the garage which is above single storey height overlooking our property and using our garden wall as support to build a single storey 3 bed dwelling .The 3 bed dwelling would require at least one clear glass window overlooking our property.

Planning records in 2004 will show George living at 183 Carholme Road Lincoln LN1 1 RU would not allow me to fit a clear glass window to 185 Carholme Road which opened up to the brick wall side of 183 yet the planning department in their wisdom agreed with George and I had to take the clear glass out of the window. In other words you cannot have one rule for George and another for the owners of this application .On top of all this I note the owners also want to use the passageway between 286 and 288 West Parade Lincoln LN1 1NB that leads onto West Parade. This is a private passageway for the owners of West Parade only and it has been this way since the properties were built 100 years ago .If the owners of the proposed development were ever allowed to use this passageway onto West Parade any complete stranger could just jump over our wall and also walk straight into the rear garden of 288 when the owners were out.

Can the planning department please confirm at this stage of the planning application that an order will be made to the owners to take down the rear of the garage so our wall is not supporting it .In this order can you please confirm to me that the owners will also make good our wall to the same height and thickness as the rear of our wall that was not used to support the rear of the garage.

Yours sincerely

William White

**William White 286 West Parade Lincoln Lincolnshire LN1 1NB
(Objects)**

Comment submitted date: Mon 30 Apr 2018

Please refer to my objections dated 7th March 2018. The owners have taken no notice of my objections showing they cannot use my wall to support this application

4, Rosebery Avenue, Lincoln LN1 1ND

14 March 2018

Dear Development Team

Comment on proposal for conversion of garage to a 3-bed dwelling at

Garage, Rosebery Avenue, Lincoln

Your ref 2018/0266/FUL

We have seen the documents for this application. We have no objections to the external appearance of the proposed building, but have the following comments.

(1). Any appreciable increase of the number of residents' cars in this area will worsen the existing overcrowding of traffic in the Rosebery Avenue/ West Parade/ Hewson Road area, where parking is very limited and road widths are restricted for all vehicles. A limit on allocated parking to 2 spaces for this proposal, off-road, would seem appropriate; as would limitation of the permission to C3 use as a single-family dwelling.

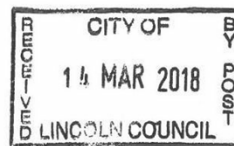
(2). We think that 3 double bedrooms within the existing building shell are tight; and that temperatures in the two larger ones might be a problem to control in summer and winter due to the high ceilings up to the roof apex, and the fully glazed wall facing South East. This might be improved by combining them as a single larger bedroom, and/or by the design of the end wall, for example with some external shading.

Our personal view is that this might make the proposal more attractive and allow a wider range of uses within the home.

Yours faithfully,

John and Sandy Ritter

pl of 2



To Mr K Manning
Planning Manager, development team,
Lincoln City Council

7/3/2018.

Your ref: 2018/0266/FUL

Conversion of existing single storey garage to 3bed dwelling
(hard copy of email message sent 7/3/2018.)

Dear Mr Manning,

I am writing to express my objections to some of the details in the building plans for a new house to be built on the Garage, Rosebery Avenue, Lincoln, submitted for by Mrs Ellie Krisson to your department, and I propose some amendments;

1. The plot is too small for occupants of a three a 3 - bed roomed house. One result of this potential number of inhabitants would be inevitable congestion of cars, in 2 streets which are already appallingly overcrowded and without adequate residential car parking, in Rosebery Ave and on adjoining West Parade.

I suggest an amendment to the plans to a 2 - bed roomed house.

2. Access. The access to the back passage is for the residents of 4 houses in West parade, only....that is no 's. 288, 290, 292, 294. I live at 292 and have done

so for 30 years. I notice that the passage on the plans is marked "shared access" ,and a door from the garage is planned to open onto our passage. Shared access has never been the case and I object to any suggestion for any access to this passage other than that which is allowed in the deeds of the 4 properties listed above..

3 . I am greatly concerned that your department will in fact guarantee and ensure adherence to the plans when and if building commences, particularly in relation to the height of the walls and of the roof. My experience during the recent building of the "stables" adjacent to 296 West Parade, was that the agreed height of the roof was flouted in the construction of the building, resulting in light being cut off from my property and that of 294, as the new roof was built higher than it should have been.

4 The proposed new overhang of the roof at the front, of 600mm, would affect my light adversely.

I look forward to hearing from you, and to seeing your departments' notices put up in the street as soon as possible, announcing the intentions to convert the garage, as other Common users will be affected.

yours faithfully,

Barbara Comber

[Redacted signature]

292, West Parade Lincoln. LN1 1NB, 6 March 2018

Sent-from my iPad ,,

[Redacted contact information]

1A Rosebery Avenue

Lincoln

LN1 1ND

Ref: 2018/0266/FUL | Conversion of existing single storey garage to 3 bed dwelling (Use Class C3)

As the occupants of the flat located on the South elevation of 1 Rosebery Avenue, we would like to raise the following objections.

Loss of privacy

The building is located on the border of our small courtyard garden, photo attached shows the proximity of houses and the building in relation to our garden. Roof windows on the north side open on to that space, this would result in noise traveling into our enclosed courtyard losing privacy in our garden and exchanging it for additional noise.

Parking

Parking is an issue on the street and the development would further exasperate this by removing the parking currently used by horse owners use daily.

Bats

In the active season we regularly see bats flying around the building indicating its use as a roost, this need to be properly surveyed.

Bedrooms

The number of bedroom for this proposal seem excessive given the lack of external space, parking issues in the area, lack of garden and the close proximity of the houses around it all of which have small gardens and therefore would be heavily affected by the activity a 3 bedroom house has the potential for.



H. Umpleby and H Dingwall

From: Charlotte Bentley [REDACTED]
Sent: 12 March 2018 19:15
To: Technical Team (City of Lincoln Council)
Subject: Planning reference 2018/0266/FUL

Dear Sir,

Re: Planning application 2018/0266/FUL – Garage on Rosebery Avenue, Lincoln

We have no objection to the redevelopment of the site of the garage in Rosebery Avenue, Lincoln, as long as the building is intended to be a private home rather than the HMO which the current plans showing three double bedrooms would suggest is the intended use. Parking in the area is a significant issue so the number of adults likely to be living in the accommodation needs to be taken into consideration.

Yours faithfully,

John and Charlotte Bentley
6 Rosebery Avenue,
Lincoln,
LN1 1ND

[REDACTED]

Mr and Mrs Bond
1 Rosebery Avenue, Lincoln, LN1 1ND

Ref: 2018/0266/FUL | Conversion of existing single storey garage to 3 bed dwelling (Use Class C3)

We object to the proposal on the following basis:

Conservation of existing historical boundary wall. Inaccuracy of the plan

The current garage has been built upon a boundary wall of over 100 years old, the gutters overhang into our land. The building of the garage on top of the boundary wall has caused significant strain to the front of the wall causing cracking and deterioration of a historic wall (see photos). Any design should ensure that gutters are not overhanging the boundary and that the property and its fixtures are within its own boundary.

The plan showing the existing layout is not accurate. It appears to show that the area in red is owned by The Garage which is not the case. The boundary of the Garage is where the current bollards are and does not include the public footpath as shown in the plan (see photo). It indicates that designated parking for the garage will be in an area to the front of the property astride the boundary and onto public highway/footpath.

This area of public highway/footpath has been used for over 10 years for people attending to the horses to park their vehicles. This development will remove that area of shared parking. As a result horse owners vehicles will be pushed onto West Parade and Hewson Road which already lack parking. Consideration must be made to the exact location of where the vehicles from this property park and what will be done to counter the loss of spaces to the front of the property currently used by horse owners every day.

Bats using the building for a roost.

We suspect that the building has bats roosting in it. Video footage taken in September 2017 (included) documents bats flying closely to both the front and rear of the garage during their active season. The building has access holes into it at each gable end and rarely being used, it provides a perfect habitat for bats to roost. West Common is directly opposite the garage and there are records of large number of bats in this area.

Prior to considering any further application Lincolnshire Bat Group have advised that a bat survey must be carried out by a professional ecologist when the bats come out of hibernation. Please ensure that this is carried out to identify if they are roosting in the building. It was noted that building work had already occurred to the roof of the property recently and it is hoped that this did not affect any bat roosts that may have been present.

Privacy/Noise Disturbance

The proposal includes roof lights on the north elevation which we would look directly into from our first floor window and consequently the garage would have the same line of vision to us. Due to the nature of the plot and the proximity of houses in this area, a development of this scale would have a considerable affect on noise levels, windows opening on this side would be onto a small walled courtyard area causing a significant impact.

Number of bedrooms/overdevelopment of the site.

Whilst the development has been specified as C3 use, with no garden and only a small patio area this is unlikely to attract a family to live in it now or in the future. The design showing 3 bedrooms could have the same effect as being an HMO without falling foul of the current rules. For example 3 adult sisters with their husbands therefore 6 related people, could choose to rent the property, this would result in 6 adults and any cars they may have in accommodation with very little external space. The building would be more suitable for 1 or 2 bedrooms, allowing more garden space and removing the need for a bedroom window to overlook neighbouring properties.

The current plan would have no fire escape access to the rear as it has no right of passage, it has potential to accommodate 6 related adults, it lacks garden and appropriate parking and its over development is unsympathetic to its location where houses are in very close proximity.

Mr and Mrs Bond



When the garage has been reroofed tiles have been extended over the boundary wall with the gutter resting on the boundary. This would need to be set back within the garages land.





Mrs Claudia Zigante 5 Cambridge Avenue Lincoln Lincolnshire LN1 1LS (Objects)

Comment submitted date: Sun 18 Mar 2018

Please no more multiple occupancy houses or flats in the West End! We can't take the extra cars!

Mrs Katherine Littlecott 3 Rosebery Avenue Lincoln Lincolnshire LN1 1ND (Objects)

Comment submitted date: Wed 14 Mar 2018

Objection submitted on behalf of David & Katherine Littlecott - 3 Rosebery Avenue, Lincoln LN1 1ND. __Strongly object to the proposed development. __a) Proposed design materials totally at odds with the surrounding properties in Conservation Area 6. __ b) Design has too many bedrooms for the size of the plot/property. Overcrowding is not something one would expect a council anywhere to be encouraging. __c) Design seems to have no viable second exit so presenting a major risk to the occupants in the event of a fire arising in the kitchen. __d) Design is clearly not a family home and plans have been put forward by a London based developer/letting company. The property will almost certainly be let on a maximised rent basis i.e. let as individual rooms with shared facilities meaning at least 3 separate individual occupants (potentially 6 occupants if the individuals let their partners move in/stay over regularly). This may not be a HMO on paper but has the potential to end up as such. This means any number of additional vehicles competing for parking spaces in the already overcrowded West

Parade/Rosebery Avenue residents parking area. __e) Designs seem to include an area at the front which does not actually belong to the property being included as off road parking. One would assume that this is not legal, although sadly the situation which was allowed to arise with the outbuilding developed some years ago at 296 West Parade indicates that avaricious developers seem to have no fear of Lincoln City Council's planning department. Several very scarce parking places were lost/given away as a result of that development.__f) This type of property design looks most likely to appeal to the local student population. It would therefore be unlikely that there would be any council tax revenue to be raised from the occupants yet they will require refuse collection/other council funded amenities and given the current financial situation of Lincoln City Council, the building of a home more likely to generate council tax revenue would seem more appropriate.

**Mr Jason Clark 189 West Parade Lincoln Lincolnshire LN1 1QT
(Objects)**

Comment submitted date: Mon 12 Mar 2018

There are many reasons to object to this ill conceived application but I'll leave most of them to the immediate neighbours of 286-294 West Parade. The issue that will effect all of the immediate area of West Parade and Roseberry Avenue is parking. A three bedroom property has the potential to add at least two cars to an already congested area. Also the proposed plans are highly dubious as they appear to claim an area of land for parking that is part of the public highway.

**Mr Luke Pennington 41 St Faiths Street Lincoln Lincolnshire LN1 1QJ
(Supports)**

Comment submitted date: Mon 12 Mar 2018

I would strongly support this development of an otherwise unused garage into housing for this area. I would foresee this development increasing diversity whilst removing an eyesore. I do not see this development significantly increasing works traffic in the area. Nor do I believe this development would be a significant strain on parking.

**Mrs Rani(Bhavindrajeet) Grantham 60 Richmond Road Lincoln
Lincolnshire LN1 1LH (Objects)**

Comment submitted date: Mon 12 Mar 2018

There is a BIG problem with parking and this will not help

**Mr Kevin Richardson 25 North Parade Lincoln Lincolnshire LN1 1LB
(Objects)**

Comment submitted date: Sun 11 Mar 2018

More development will put more of a strain on the already oversold parking restraints as well as bringing yet more noise pollution into the area.

**Mr Joel Warburton 81 West Parade Lincoln Lincolnshire LN1 1QW
(Objects)**

Comment submitted date: Sun 11 Mar 2018

I am a resident of the West End and wish to highlight the potential increase in pressure this planning might add to the already dangerous parking situation in the West End. Dangerous, because many residents are forced to abandon their vehicles on double yellow lines close to junctions because the spaces are just not available. I urge the planning department to consider mandatory parking to be incorporated into the design of this development and to make it clear that no residents parking permits will be granted for this address.

**Mrs Jane Smith 284 West Parade Lincoln Lincolnshire LN1 1NB
(Objects)**

Comment submitted date: Sun 11 Mar 2018

We cannot get parked of an evening already and this is going to make matters worse. The property would restrict natural light at the back of our house. I am also concerned about privacy as I am certain it will look directly into our living areas. I make this conclusion because the house next door to the garages redeveloped their loft space, and now we can see them clearly, as they can see us. It will further devalue the price our home because of it. The houses here are Victorian and a new build will look completely out of place.

**Mr Kevin Smith 9 Rosebery Avenue Lincoln Lincolnshire LN1 1ND
(Objects)**

Comment submitted date: Sat 10 Mar 2018

I strongly object to the conversion plans of the garage on Rosebery Avenue into a 3 bedroom dwelling for a number of reasons. Firstly there is very little parking space for residents in this narrow cul-de-sac as it is, and this would only add to the problem already existing. Secondly, I have discovered that the planning application is being sought by a property development company in London, i.e. "23 E Commonsides East Management Company Ltd", one of the managers being Ms. Elly Krisson who has put forward this application. It would be interesting to know if she is going to use it for her own private dwelling or if she intends to rent the property to others (possibly three persons, as the planning application is for three bedrooms). If it is being planned for her own private dwelling I have no objection but my doubts are contrary to this belief.

Thirdly, if the building work is given the go ahead there will undoubtedly be considerably works traffic and machinery, etc. blocking access by residents to this already quite inaccessible avenue. Directly opposite the site is the West Common gate which is constantly in use by walkers and horse owners, and I foresee many more problems relating to access to the common gate, especially as it is in frequent use by the local riding stables. It is possible that horses, pedestrians and children may be injured if the horses are frightened by heavy works machinery.

David & Kathryn O'Donnell
288 West Parade
Lincoln
LN1 1NB

FAO Planning Manager
Lincoln City Council
6th March 2018

Planning Application ref 2018/0266/FUL
Conversion of existing single storey garage into a 3 bed dwelling.

Dear Mr Manning

We have had sight of the plans for this development and would like to object on the following grounds:

1/ A rear side door on the south side of the proposed building, is drawn on the plans. This would give access to the passageway to the north and east of our properties.

On the plans this passageway is describes as 'shared access'. It is not a shared access. This passageway is solely for the use of our house and the other properties which the passageway borders, namely 288, 290, 292, & 294. The passageway is not for the use of the garage nor the land on which it stands, but only for the the above four properties. This is identified in the deeds, dated 1899 and reiterated in more recent copies held in the land registry, i.e. 1923, 1975, 1992, and confirmed again in 1997 when we purchased our property. The owners of the above four properties are responsible for upkeep of the passageway.

The passageway is, and has been gated at the front, south entrance, and has an additional locked door midway along the length of our property, since we moved in over 20 years ago and before that for at least the previous 10 years. Only the owners of Nos. 288, 290, 292 and 294, have keys to these gates.

The proposal identifies the proposed door as 'for emergency use only'. That this rear entrance would be only used for that purpose by the owners and those to whom they lease the dwelling is highly unlikely. The passageway secures our properties from access to potential burglars. Anecdotally, the only time we have been burgled was when the door was inadvertently left open and thieves entered into the rear of our dwelling.

2/ The plans are too ambitious in that there is no right of access for a rear entrance/fire exit. The fact the the fire hazard of the kitchen is at the front of the building, and the bedrooms are at the back, with no fire exit, is a cause for concern. I reiterate the proposed property does not have right of access to the passageway.

3/ The proposed rear yard would cause extra noise and disturbance to the rear of our property, where there is already a significant number of close dwellings bordering our garden.

4/ There are three bedroom in the proposed plans, which would mean that potentially 6 people might live there, whether through renting or by airbnb. Not only would this mean overcrowding but the lack of parking on the property would cause too much pressure on an already dire car parking situation in the west end This is particularly so at this end where people park to visit the West Common, tend their horses and teams play football.



5/ There is no parking space on the proposed property. On the plans the proposer has included public land, i.e. the public footpath to the front of the property, as personal parking space. This land does not belong to the property.

We also object if the following if the following criteria specified below are not observed.

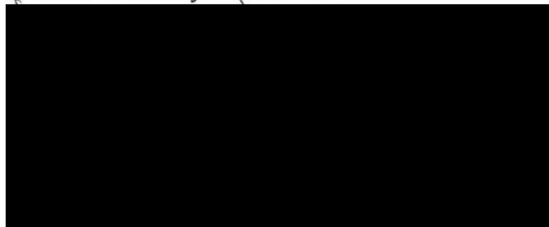
In any proposed plan it needs to be ensured that the height of the apex of the roof does not exceed the current 4.57 metres, nor the wall exceed the current height of 2.6 metres.

It needs to be ensured that the building conforms to conservation quality in its materials, this being a conservation area.

NB Both the dimensions and quality of materials as identified in the plans for a previous planning application, namely the alteration of the garage at number 296 were NOT adhered to, and not followed up by the planning authorities, This must not happen again to the detriment of the environment. Conservation and planning criteria must be actively enforced.

Yours faithfully

David & Kathryn Q'Donnell



**Miss Amanda Ryans 4 York Avenue Lincoln Lincolnshire LN1 1LL
(Neutral)**

Comment submitted date: Wed 21 Feb 2018

I disagree with more development to an HMO within the west end. It will further affect the dynamic and balance of the area and drain already limited parking facilities. Article 4 was implemented to manage these conversions in an area already overwhelmed

**Mr Robin Lewis 22 York Avenue Lincoln Lincolnshire LN1 1LL
(Neutral)**

Comment submitted date: Tue 20 Feb 2018

I have no problem with this development as long as it is classed as C3 family dwelling and not C4 HMO. Should have Section 106 applied to preclude any use as student accommodation

**Mrs Sue Tilford 92 Astwick Road Lincoln Lincolnshire LN6 7LL
(Neutral)**

Comment submitted date: Tue 20 Feb 2018

The West End is overwhelmed with housing aimed at students which I , perhaps wrongly, assume this will be

Consultee Comments

Lincoln Civic Trust

Comment Date: Mon 19 Mar 2018

OBJECTION:

This is an overdevelopment of a site. We felt that to convert the garage into a single bed accommodation would have been acceptable, but into a three bed is overdevelopment. The design does not provide for enough windows for a three bed extension and is in an inappropriate location for such an extension

Highways and Planning – No objections

Further Response

RE: Rosebery Avenue, Lincoln

Following our conversation yesterday, please be advised that Lincolnshire County Council, as Highway Authority, have no objection to this application. The proposal will not obstruct the natural line of pedestrian movement along the footway of Rosebery Avenue, and has the potential to alleviate the on-street parking in the area.

Kind regards

Becky Melhuish

Senior Development Management Officer

Lincolnshire County Council

Lancaster House

36 Orchard Street

Lincoln

LN1 1XX

(01522 782070

Extn 54629

✉ DevelopmentManagement@lincolnshire.gov.uk

Lincs Bat Trust –

From: Annette

Sent: 04 May 2018 13:36

To: Hobson, Tom (City of Lincoln Council)

Subject: RE: Planning advice - Bats

Dear Tom,

Thanks for your enquiry. I have had a look at the relevant documents, and recall the Bat Group having been contacted about this application (I deal with all the enquiries) some time ago, though I can find neither notes nor email, but as county recorder and a licensed volunteer bat roost visitor for Natural England I should have enough information to help you out on this.

The fact that bats have been seen around the building is of little consequence in itself - we have a lot of sighting records for this area and the bats could be roosting absolutely anywhere, mainly in domestic dwellings, rather than in a garage per se. However, what interests me is the claim that they have been seen going 'in and out' of the NW gable. I would have preferred 'out', as in emerging at dusk, but this immediately triggers the need for a commercial bat survey to be carried out by a fully licensed bat ecologist. As this is a full planning application you should be in a position to require that the developer commissions a bat survey before the p/a can go any further. If bats are found to be present then provision will have to be made for them as part of the development, either by a 'method statement' if limited evidence is found, or by a European Protected Species licence (EPS) if a main roost is found to be present. This has to be part of the consultation, as if needed the EPS has to be conditioned on the basis of the results of the survey. All this is a legal requirement.

I haven't received the official consultation yet, but it's worth remembering that bats are very small animals and are largely crevice dwellers – a pipistrelle, the smallest of our bats and the most likely candidate here, weighs no more than a 50p piece and can easily squeeze through a gap of ½" – so are not likely to be seen within a building without a search, and even then frequently not – what we are always looking for is evidence, mainly droppings. And the ecologist will also do a dusk survey to record them as they emerge – if they do.

I hope this helps. Do please get back to me if you need further info – or I've misunderstood where this is at – or you can phone me on

Kind regards,

Annette Faulkner

p/p Lincs Bat Group