

Application Number:	2018/0205/HOU
Site Address:	62 Baker Crescent, Lincoln
Target Date:	5th May 2018
Agent Name:	Kingsmead Design Ltd
Applicant Name:	Mr Gary Aitchison
Proposal:	Erection of a two storey side extension

Background - Site Location and Description

Baker Crescent is located to the east of Fulmar Road in the Birchwood area of Lincoln. The property is located at the northern end of Baker Crescent and is a two storey semi-detached property with a detached single garage.

Permission is sought for a two storey extension to the side of the property which would provide additional bedrooms and living accommodation.

This application is being presented to members because the applicant is related to an employee of the City of Lincoln Council.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 04/05/2018.

Policies Referred to

- National Planning Policy
- Central Lincolnshire Local Plan:
- Policy LP26 - Design and Amenity

Issues

- Visual amenity and design
- Residential amenity and impact on neighbours
- Highways

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

Public Consultation Responses

Name	Address
Mr Barry Hall	3 Frome Close Lincoln LN6 3DA
Jennifer King	64 Baker Crescent Lincoln LN6 0RN

Their main areas of concern are:

- Scale and height
- Reduced driveway width
- Reduced off street parking
- Appearance and layout
- Wildlife
- Overlooking and overshadowing

These issues will be discussed within the main body of the report.

Consideration

Policy LP26 'Design and Amenity' of the Central Lincolnshire Local Plan (2017) is permissive of extensions to existing buildings provided the siting, height, scale, massing and form relate well to the site and surroundings, and duly reflect or improve on the original architectural style of the local surroundings; and use appropriate high quality materials, which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability. In relation to both the construction and life of the development, 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.

Visual Amenity and Design

The proposed extension would be two storey in height, to the height of the existing eaves and ridge of the existing property. The facing brick and roof tile used would match the existing property. Whilst this is a large extension, the property sits on a large plot which increases in size away from the front of the property and the element to the front elevation is actually quite narrow and would not imbalance the pair of semidetached properties. The design of the extension follows the design of the existing property and is of an appropriate scale. It essentially fills in the gap between the existing property and the detached garage.

Residential Amenity and Impact on Neighbours

The main impact would be on No.64 to the north west of the application site. Two letters of objection have been received from this property, from the owner and the tenants.

The proposed extension would result in no overlooking, there are no windows in the side elevation of the extension and the adjacent property has a single window at first floor

which does not serve a habitable room. As well, the window to the rear of the extension serves an ensuite bathroom and as such would be obscure glazed. The extension would reduce the separation between the two properties however it is not considered that this is to an uncomfortable degree as the extension fills in the footprint between the house and the existing garage.

Highways

The extension would result in the loss of off street parking, the property would no longer have a single garage and the space to the side of the house would be reduced. However there is still the ability to park to the front of the property and on street parking is unrestricted. No.64 would also be able to park to the front of their property but they would be unable to have vehicle access to the area at rear of the property. The loss of access to this part of the property is down to a boundary and ownership dispute and whether the neighbouring property has a right of vehicle access to the side of their property. Whilst this is not a material planning consideration this is obviously a concern of the neighbour. This issue has been raised with the applicant to address with the neighbours.

Lincolnshire County Council as Highways Authority have raised no objections to the proposed scheme.

Other Issues

Neighbours have raised the issue of impact on wildlife. The proposed dwelling would result in no loss of habitat or trees and therefore there is no reason to believe the proposal would negatively impact on existing wildlife.

Lincoln Townscape Assessment

The application dwelling is located within the Birchwood Fringe character area, a large residential area mostly built within a short space of time between 1970 and 2000. The majority of the area lies between the Skellingthorpe and Doddington Roads, and forms part of the larger suburb of Birchwood located 3.5km south west of the centre of Lincoln. The character of the area is strongly influenced by natural and semi-natural features including a number of flooded gravel pits, wooded areas, and a prevalence of dispersed mature trees throughout.

Conclusion

It is considered that the proposed development would be in accordance with local plan policy LP26. The height and scale of the extension is in keeping with the existing and neighbouring properties and would be constructed of materials to match. The amenities which all existing and future occupants of neighbouring properties may reasonably expect to enjoy would not be unduly harmed by the proposed development and as such is considered acceptable subject to the conditions set out below.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted conditionally.

Conditions

Development to commence within 3 years

Development to be carried out in accordance with the plans

Samples of bricks to be approved prior to commencement of development