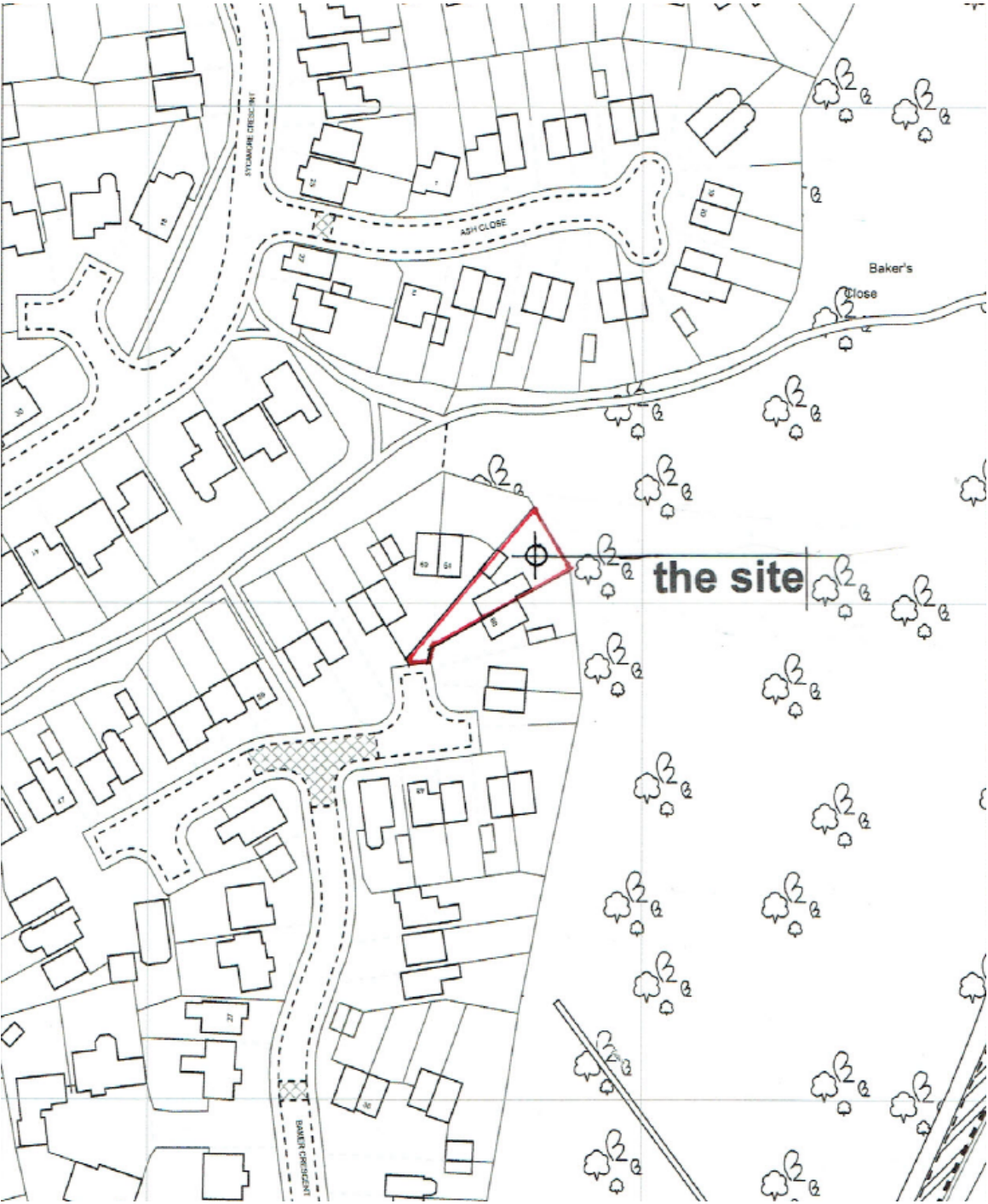


Plans

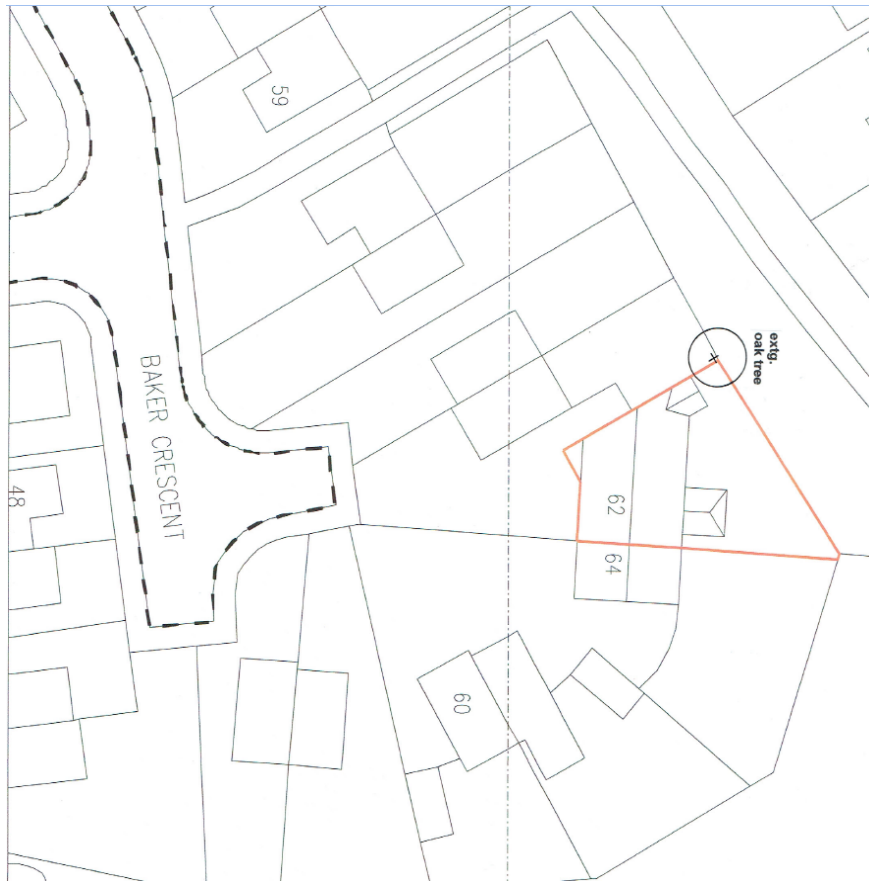
Site Location Plan



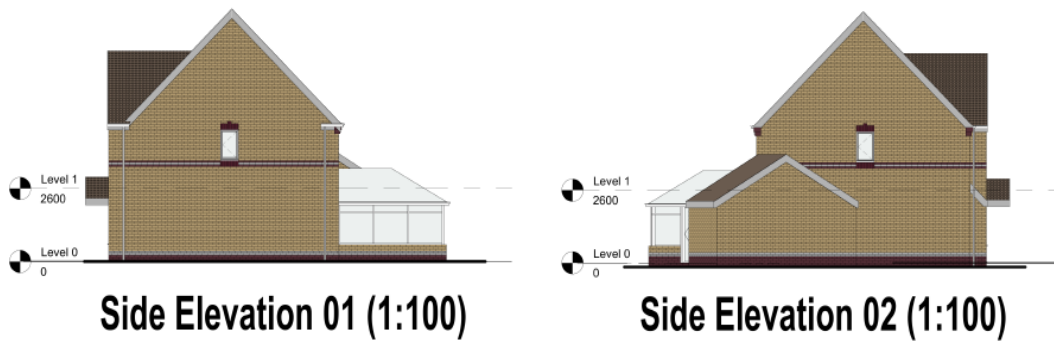
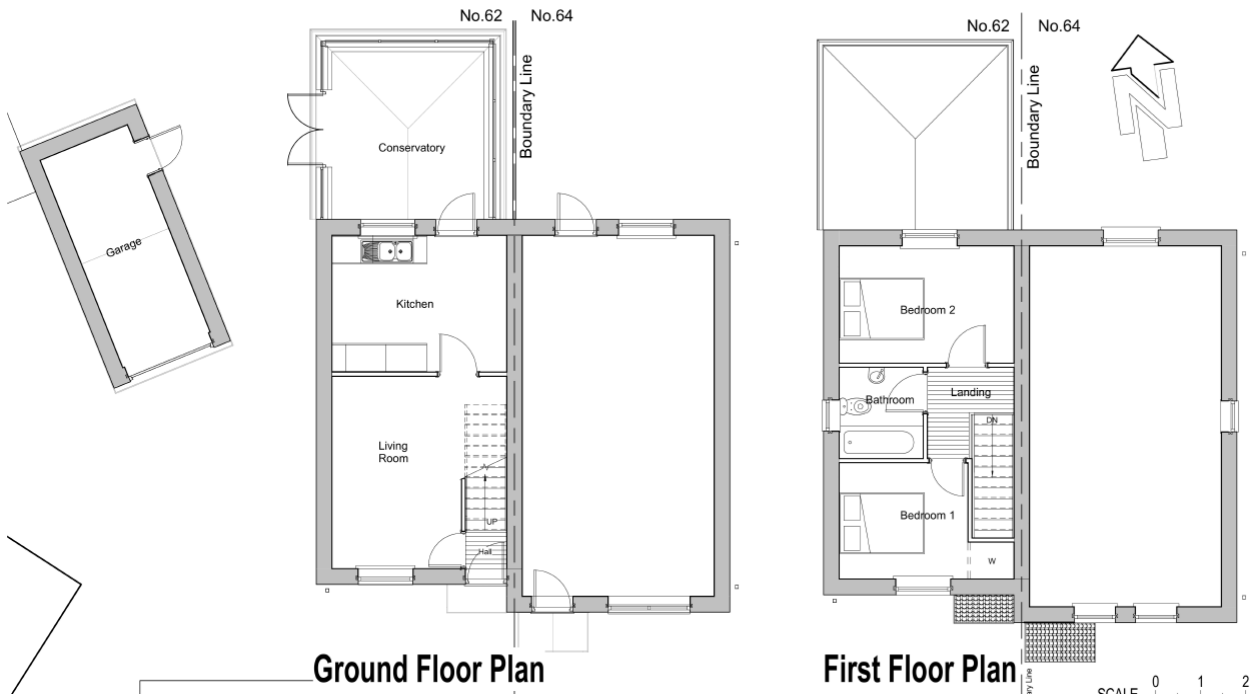
Existing Block Plan



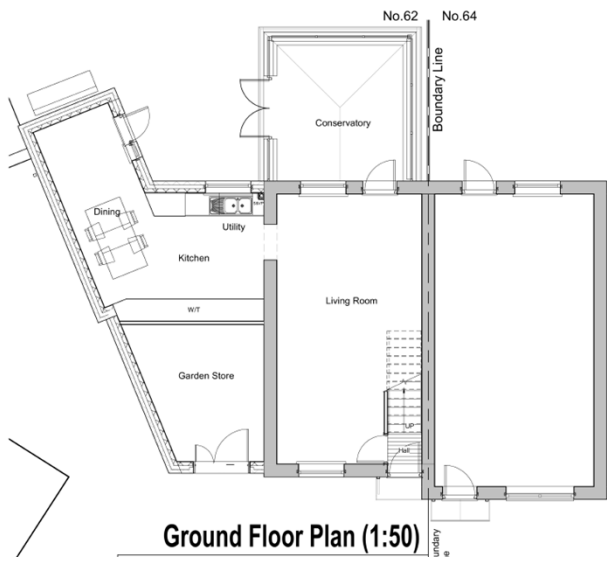
Proposed Block Plan



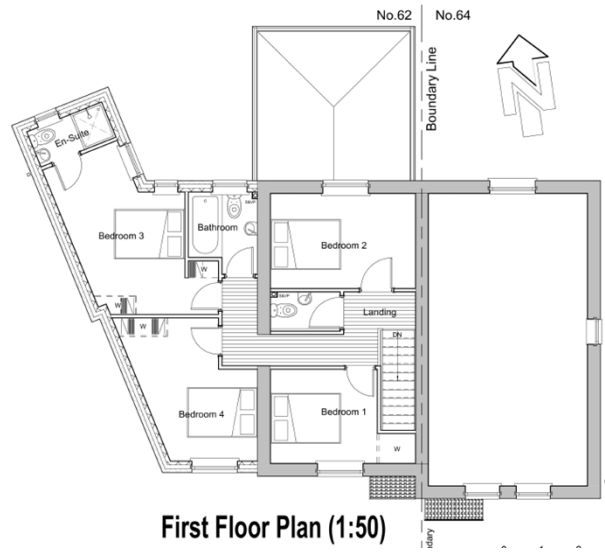
Existing Plans and Elevations



Proposed Plans and Elevations



Ground Floor Plan (1:50)



First Floor Plan (1:50)



Front Elevation (1:50)



Rear Elevation (1:50)



Side Elevation 01 (1:100)



Side Elevation 02 (1:100)

Comments for Planning Application 2018/0205/HOU

Application Summary

Application Number: 2018/0205/HOU

Address: 62 Baker Crescent Lincoln Lincolnshire LN6 0RN

Proposal: Erection of a two storey side extension

Case Officer: null

Customer Details

Name: Mr Barry Hall

Address: 3 Frome Close Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Without prejudice, We object to the proposed two storey side extension to our neighbours property,

Your REF 2018/0205/HOU

I write as the owner of the adjacent property sharing the same drive #64, and on behalf of my tenants.

1 we object to the scale and height of the proposed two storey side extension that will dwarf and box in our current driveway and home, with insufficient vehicle access if the proposed extension is on the shared boarder as proposed, existing drive width between properties wont allow two cars to parked side by side.

Current property deeds imply no building on the driveway boarders be allowed?

2 We object to being overlooked both to the front and side elevations, our bathroom would have reduced light and create a cold and damp area to the complete side elevation as no natural sunlight would enter, potential hazardous gases could build up from gas appliance waste outlets. the physical size of the proposed extension would dwarf ours and adjacent properties, leaving no access down our drive.

3 We object to the detrimental effect on highway safety and congestion this would create, currently four properties sharing the head of each driveway

The proposed extension would reduce this to only one vehicle and at best one and half vehicles without infringing on shared head of driveway and or our driveway.

On the application it says they would lose one parking space, the fact is they would lose three vehicles one being the seven metre Motorhome that takes up two spaces.

4 Existing block plan 517606 submitted with planning application portrays ownership of the communal head of driveway, straight drive and wider drive than number 64

Head of drive is communally owned and shared by all four adjacent properties, vehicles should not be parked on this head as it would cause obstruction to access of homes.

Number 62 and 64 have a dog leg in its drive and should be equal widths.

Further evidence can be found with Land registry title LL177560 (62 Baker Crescent) clearly shows a dog leg along the drive.

Land registry title LL177651 (64 Baker Crescent) also shows dog leg in drive, not straight as indicated.

5 Proposed block plan 512737 submitted with planning application is incorrect, attached semi is number 60 number 64 is adjacent property that shares the driveway.

7 we object to the design, appearance and layout, isometric view-514723 file shows front elevation has a garden store having a vertical shutter type double door for access, implying commercial in appearance, certainly not in keeping with existing residential properties, is this not a garage / workshop but in name alone.

8 Layout, building on the shared driveway parameter intrudes on driveway function, which currently enables occupiers to park off street, the proposed design would drive vehicles to park onto the street, Baker crescent is closed off (dead end) road, not a crescent as name suggests.

9 Proposed plan layout implies new footings would sit onto my driveway as like their current garage which currently intrudes onto my driveway.

10 Current block plan suggests 62 baker crescent has wider drive than 64 baker crescent, they are equal, which makes the proposed extension misleading/incorrect

11 Land registry title LL177560 states ownership is different to that of applicants name, is this relevant?

12 Oak trees and silver birch, they are numerous in number to the rear of these properties, ultimately backing onto Hartholme lakes, its common to find newts ,frogs, toads and other aquatic wildlife in the gardens, lets not spoil what nature allows us.

To Whom it may concern;

We are the current long-term occupants of 64, Baker Crescent, Lincoln, the adjacent dwelling.

Without prejudice, we object to the proposed extension at 62, Baker Crescent for the following reasons :-

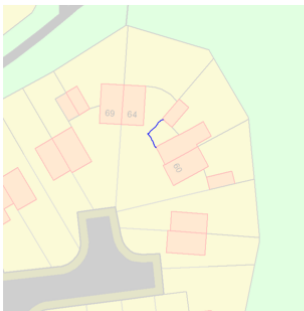
- 1) We view this development as a huge encroachment upon both the privacy and space around the property. A two-story development on this aspect of the property will diminish the quality of natural daylight by the two houses becoming so much closer together. It will inevitably lead to number 64 being more overlooked and overshadowed than at present.
- 2) The space required to build the extension will leave number 64 with only one parking space. This will be permanent and is clearly an unrealistic situation for a 3 bedroom property. There will be no parking available for either visitors, or for a second vehicle for the occupants. There is insufficient on street parking available at this location to replace this lost space.
- 3) The general aesthetics of this quiet corner of the cul-de-sac will be changed forever & the side extension is not in keeping with the design and layout of the street in general.

Please also see the attached supporting document.

Kind regards

Jennifer King

The blue line shows how restrictive the extension would be to the use of our driveway. The driveway is already over crowded (as demonstrated by the photo). If the extension is built the rear portion of our drive will be unusable without damage to vehicles or buildings.



Consultee Comments

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: 2018/0205/HOU

With reference to this application dated 9 March 2018 relating to the following proposed development:

Address or location

62 Baker Crescent, Lincoln

Date application referred by the LPA
12 March 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Erection of a two storey side extension

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:

Becky Melhuish
for Warren Peppard
Flood Risk & Development Manager

Date: 5 April 2018

Site Photos





