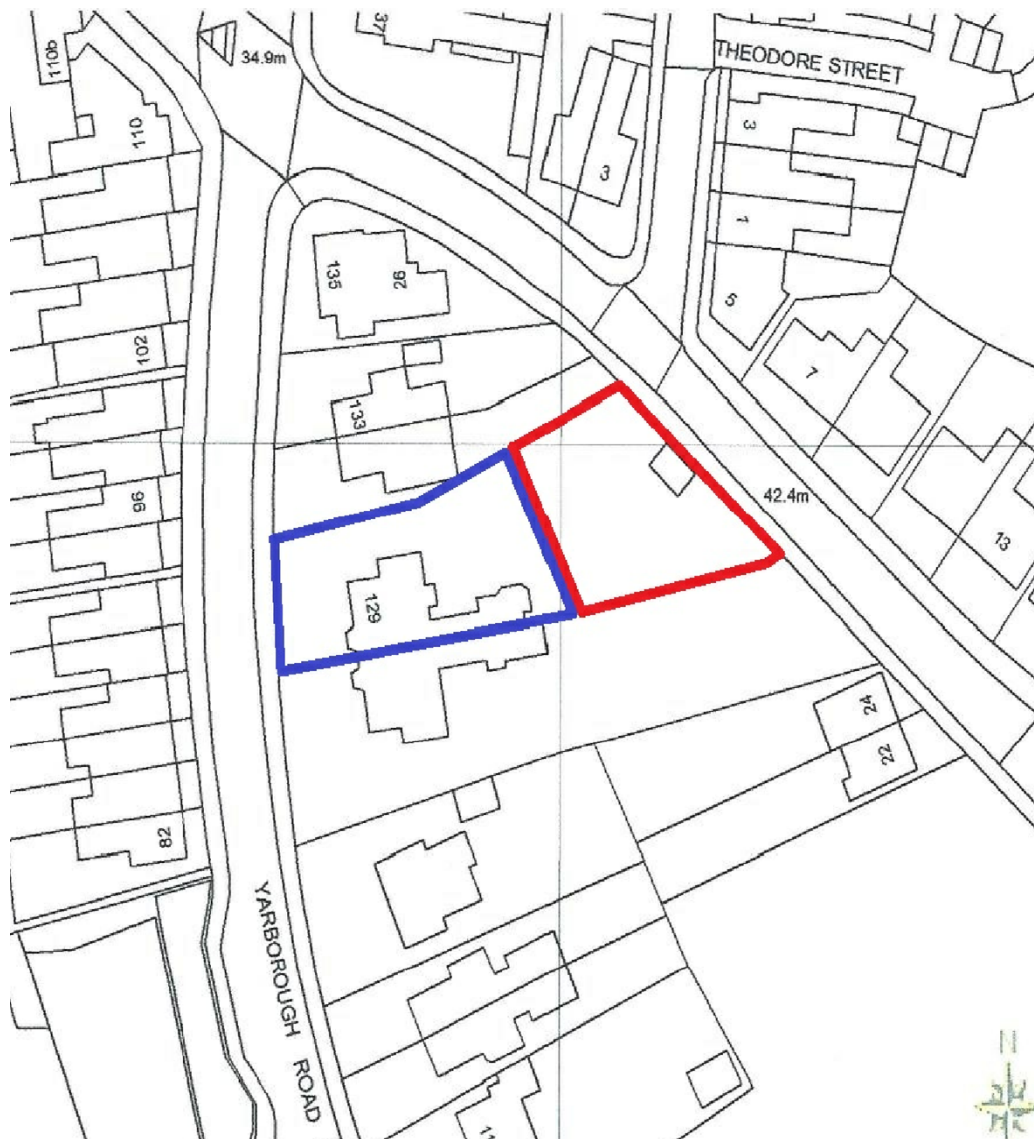
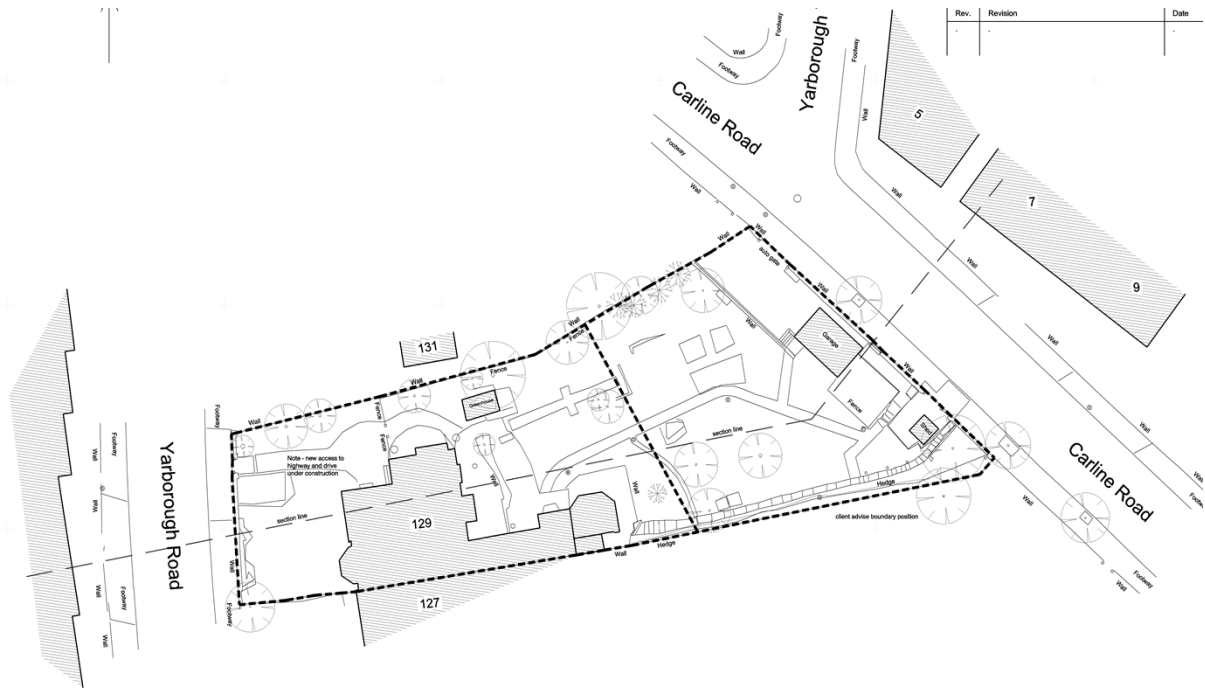


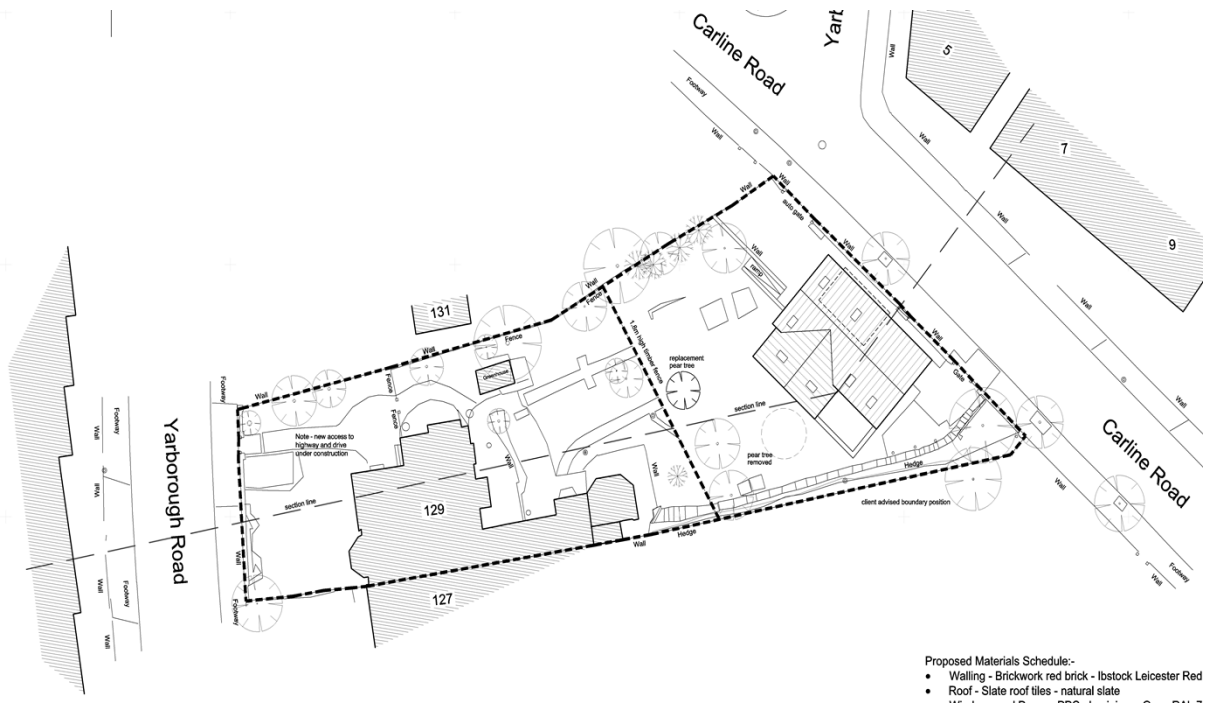
Site Location Plan



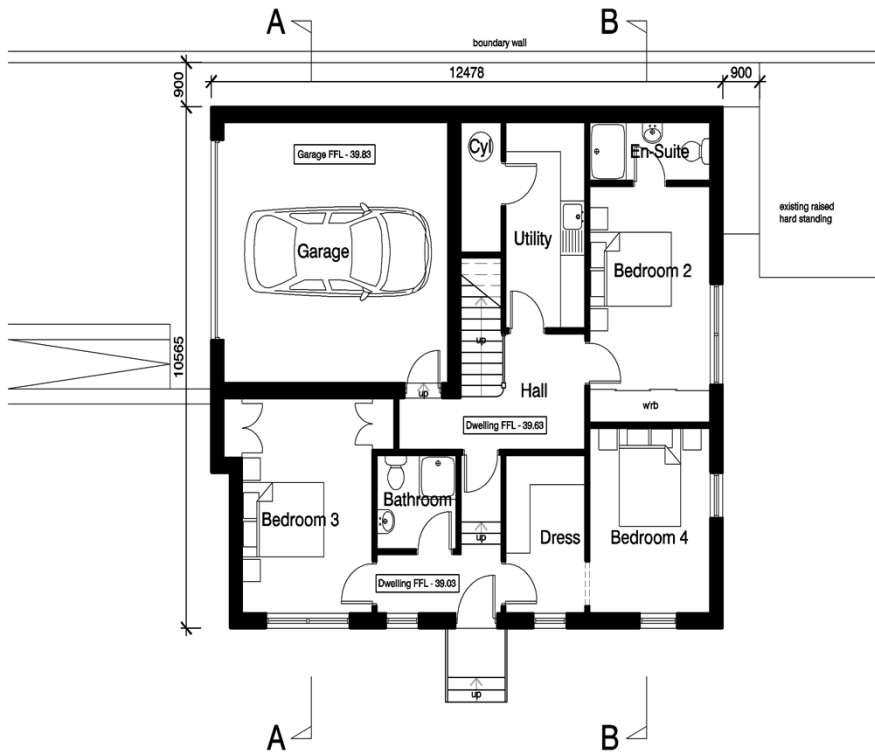
Existing Site Layout



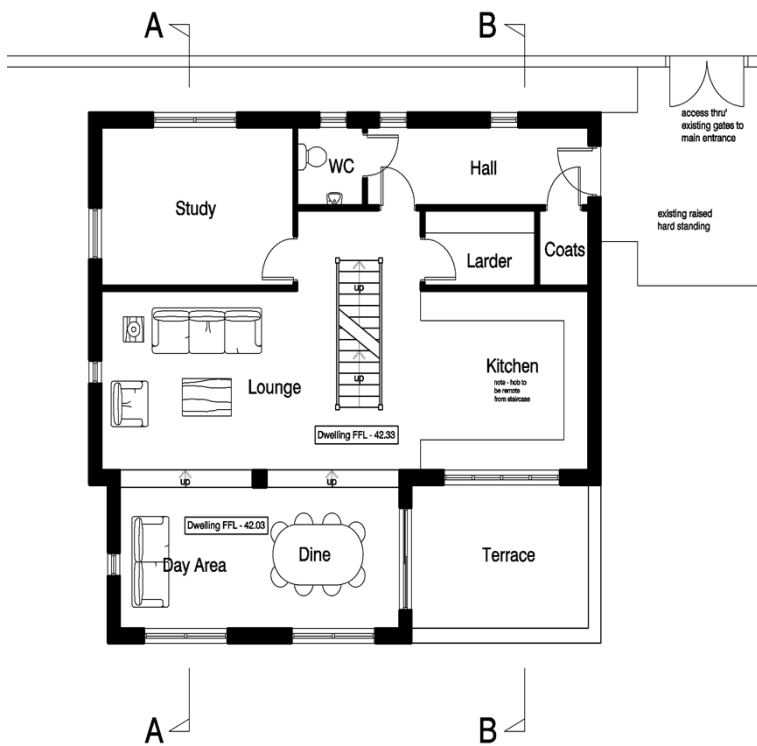
Proposed Site Layout



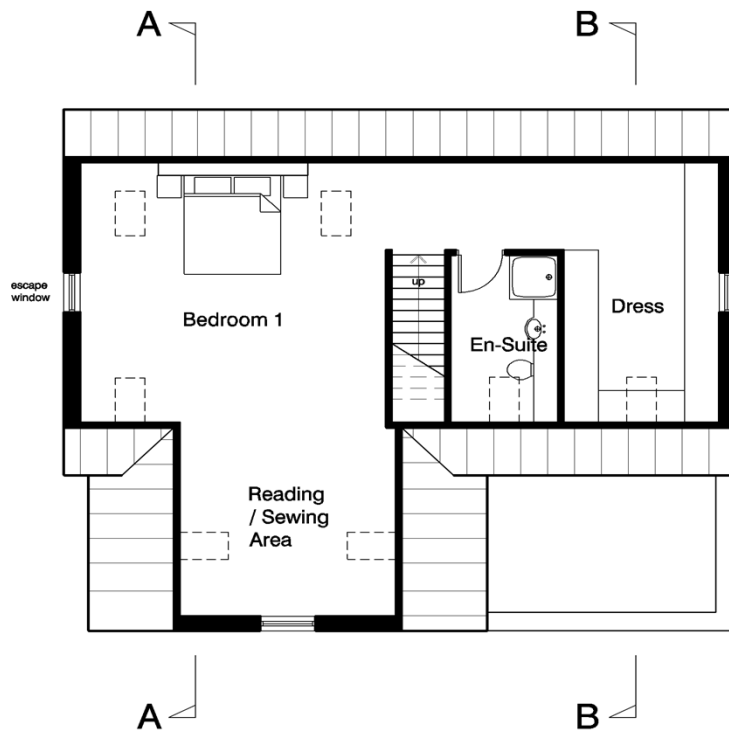
Proposed Ground Floor



Proposed First Floor



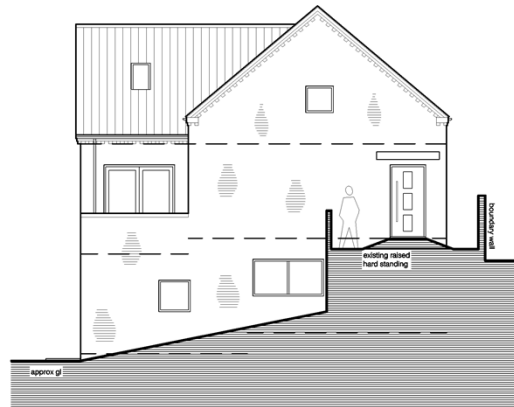
Proposed Second Floor



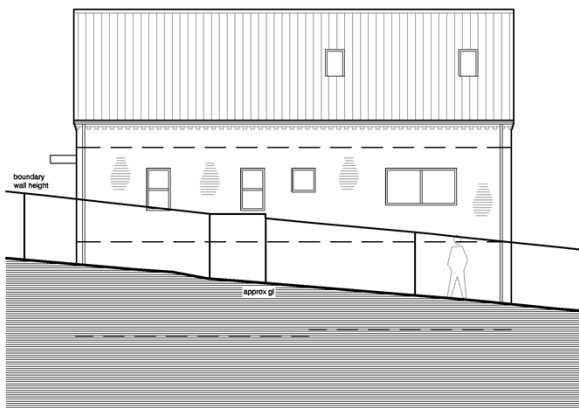
Proposed elevations



South West Elevation



South East Elevation



North East Elevation



North West Elevation

Site Photos



Looking to the rear of 129 Yarborough Road



Looking to the rear of 131 Yarborough Road



Within site looking at the auto gate



Within the site towards the rear boundary wall



Looking to the rear of 129 Yarborough Road



Looking across to 127 Yarborough Road



Eastern corner of the site



Existing garage on site



Outside site looking west on Carline Road



Outside site looking East on Carline Road



Standing on Carline Road, site on the left



Looking across Carline Road at the site



Looking east on Carline Road, site on the right.

Consultee Comments

Environment & Economy

Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail:Highwaysudssupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2018/0547/FUL

With reference to this application dated 26 April 2018 relating to the following proposed development:

Address or location

129 Yarborough Road, Lincoln, Lincolnshire, LN1 1HR

Date application referred by the LPA
1 May 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Erection of a three storey dwelling

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.

HI03

Prior to the submission of details for any access works within the public highway you must contact the Head of Highways - on 01522 782070 for application, specification and construction information.

HI08

Please contact Lincolnshire County Council Streetworks & Permitting team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required in the public highway in association with this application. This will enable Lincolnshire County Council to assist you in the coordination and timings of such works.

Consultee Comments for Planning Application 2018/0547/FUL

Application Summary

Application Number: 2018/0547/FUL

Address: 129 Yarborough Road Lincoln Lincolnshire LN1 1HR

Proposal: Erection of a three storey dwelling.

Case Officer: Lana Meddings

Consultee Details

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: lincolncivictrust@btconnect.com

On Behalf Of: Lincoln Civic Trust

Comments

OBJECTION - We have for sometime been concerned about back-yard development and have consistently 'objected' when applications have been made. We feel here that the new property is actually a new build on Carline Road and not an alteration to a property on Yarborough Road. This could set a precedent for others in the area to follow and apply to build at the rear of the existing properties. Carline Road is virtually, due to parking, a single-track road and this and other applications would add more vehicles to the road usage. We also note that from the plans that the application appears to require the removal of a tree which for obvious reasons should not be allowed.

Neighbour Comments

Comments for Planning Application 2018/0547/FUL

Application Summary

Application Number: 2018/0547/FUL

Address: 129 Yarborough Road Lincoln Lincolnshire LN1 1HR

Proposal: Erection of a three storey dwelling.

Case Officer: Lana Meddings

Customer Details

Name: Mr Jon Alexander

Address: 135 Yarborough Road Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development will have a number of negative effects on Carline Road and my property in particular. We purchased our property in November 2017 and one of the reasons was the location, the neighbours, lack of properties overlooking our rear garden and our house, and the views from the upstairs of our property looking down Carline Road. The rear of our property backs onto Carline Road and access for our car is from Carline Road.

1. Carline Road is a very busy road regarding the parking of cars and on occasions we are unable to park within a 100 metres of our house. Another property within the immediate vicinity will not help this but only make the issue of parking more difficult.
2. A three storey property at the end of our garden is now going to overlook our property and will drastically reduce our garden privacy. We are a family who enjoy our outdoor space and this property will have a dramatic effect upon our quality of life.
3. I note from the planning application that a tree is to be felled as part of the building process. This has an effect on the environment as trees help reduce the CO2 in the atmosphere. We would rather look at a tree than a property at the end of our garden. Once spring comes to the UK it is a pleasure to hear the birds first thing in the morning and less trees will mean less birds.
4. The properties opposite the proposed development on Carline Road are all of a certain period and architecture and are a pleasure to look at. How will this property add to or improve that.
5. At present our rear garden receives direct sunlight from morning to early evening and the proposed development will probably impact upon our morning sunlight.

Comments for Planning Application 2018/0547/FUL

Application Summary

Application Number: 2018/0547/FUL

Address: 129 Yarborough Road Lincoln Lincolnshire LN1 1HR

Proposal: Erection of a three storey dwelling.

Case Officer: Lana Meddings

Customer Details

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Comment Details

Commenter Type: Neighbour

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We park our car on Carline Road along with most of the residents and at times we have been unable to park within 100 metres of our house. Another property can only make the parking situation worse and cannot improve it.

I notice from the plans that a tree is to be felled as part of the development. Trees are a very important part of reducing the CO2 within our environment. Also once spring arrives in the UK there is the opportunity early in the morning to hear the "dawn chorus". Reducing the number of trees can only have a detrimental effect on this.

Currently there are no properties that directly overlook our rear garden. If this development is allowed to happen then at the end of our rear garden there will be a three-storey dwelling that will be able to look directly into our rear garden. We are a family that enjoy our outdoor space as much as the weather permits and a property overlooking our rear garden will make us feel very uncomfortable.

Currently our rear garden enjoys the daily sunshine from early morning to early evening. The building of this property will have a detrimental effect upon our morning sunshine.

Currently the properties opposite the proposed development on Carline Road were built in a certain period and the architecture is from that period. How will the new development fit in with its

historic surroundings.

The view from the rear upstairs of our property is down Carline Road looking at the afore mentioned properties. However if this development occurs that view will be dramatically impacted upon.

Comments for Planning Application 2018/0547/FUL

Application Summary

Application Number: 2018/0547/FUL
Address: 129 Yarborough Road Lincoln Lincolnshire LN1 1HR
Proposal: Erection of a three storey dwelling.
Case Officer: Lana Meddings

Customer Details

Name: Mr Lee Clark
Address: 5 Carline Rd Lincoln

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:

Comment: We are proposing to object the following planning permission on the following basis: __This planning submission does not meet the intended spirit, goals and objectives of The Central Lincolnshire Local Plan. This application does not uphold: __Policy LP17: Landscape, Townscape and Views _Policy LP21: Biodiversity and Geo diversity_Policy LP25: The Historic Environment Conservation Areas_Policy LP26: Design and Amenity_Policy LP29: Protecting Lincoln's Setting and Character __We believe the following areas require further clarity: __Scale & Height __It has not been established if this proposal has structural integrity, with no safety impacts to the surrounding excavation area. __Highway Safety & Congestion __No pre or post risk assessment has been retained within this application. It is our view that Carline road already has a number of safety & congestion controls in place (restricted parking access & permitted numbers of vehicles + a no right turn traffic flow control, 250m away from the proposed dwelling). By adding a multi occupancy dwelling this places greater risk on safety & infrastructure resources. __Air Pollution __Though this proposal in isolation is not the sole source of pollution it is the accumulative effect of ongoing policy to grant planning permission for properties in a city that is trying to meet it's obligations of part 6 of the Environment Act 1995. __Design / Appearance / Layout __As stated. __This application does not uphold or enter in the spirit of local policy: __Policy LP17_Policy LP21_Policy LP25_Policy LP26_Policy LP29 __

Comments for Planning Application 2018/0547/FUL

Application Summary

Application Number: 2018/0547/FUL

Address: 129 Yarborough Road Lincoln Lincolnshire LN1 1HR

Proposal: Erection of a three storey dwelling.

Case Officer: Lana Meddings

Customer Details

Name: Mr Lee Clark

Address: 5 carline road Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are proposing to object the following planning permission on the following basis: __This planning submission does not meet the intended spirit, goals and objectives of The Central Lincolnshire Local Plan. This application does not uphold: __Policy LP17: Landscape, Townscape and Views _Policy LP21: Biodiversity and Geo diversity_Policy LP25: The Historic Environment Conservation Areas_Policy LP26: Design and Amenity_Policy LP29: Protecting Lincoln's Setting and Character __We believe the following areas require further clarity: __Scale & Height __It has not been established if this proposal has structural integrity, with no safety impacts to the surrounding excavation area. __Highway Safety & Congestion __No pre or post risk assessment has been retained within this application. It is our view that Carline road already has a number of safety & congestion controls in place (restricted parking access & permitted numbers of vehicles + a no right turn traffic flow control, 250m away from the proposed dwelling). By adding a multi occupancy dwelling this places greater risk on safety & infrastructure resources. __Air Pollution __Though this proposal in isolation is not the sole source of pollution it is the accumulative effect of ongoing policy to grant planning permission for properties in a city that is trying to meet it's obligations of part 6 of the Environment Act 1995. __Design / Appearance / Layout __As stated. __This application does not uphold or enter in the spirit of local policy: __Policy LP17_Policy LP21_Policy LP25_Policy LP26_Policy LP29__

Comments for Planning Application 2018/0547/FUL

Application Summary

Application Number: 2018/0547/FUL

Address: 129 Yarborough Road Lincoln Lincolnshire LN1 1HR

Proposal: Erection of a three storey dwelling.

Case Officer: Lana Meddings

Customer Details

Name: Mr Michael Cowling

Address: 13 Carline Road Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Whist the address of this property is given as Yarborough Road, it will, according to the plans, be a property that has entrance/exit points on Carline Road.

As residents of Carline Road, we (my wife and I) are concerned about a number of issues which we wish to be seriously considered prior to any decisions being made.

* The idea of building another property in ones garden is a contentious issue and if permission is granted sets a massive precedent for similar houses in this area. This really needs careful consideration for any future development in this area.

* Houses built on the sides of slopes where piling is undertaken can affect the surrounding buildings - there are numerous examples to be cited in this area and the houses on the northern side of Carline Road are potentially at risk.

*The area currently has street parking issues - another property will only intensify this problem.

* The design quality and appearance of the proposed build needs to be in keeping with and complement what is a unique Edwardian terrace in Lincoln.

Thankyou

9 Carline Road
Lincoln LN1 1HL

Mr K Manning
Planning Manager
City of Lincoln Council
City Hall
Beaumont Fee
Lincoln LN1 1DF

20 May 2018

Proposed development at 129 Yarborough Road, Lincoln

Dear Mr Manning

Thank you for your letter of 1 May 2018 informing us of a proposed development at the above address on Yarborough Road. We are replying in order to state our objection to the proposal.

Carline Road is a major conservation feature of West Lincoln. Comprising entirely Edwardian houses, the lower end of Carline Road curves gracefully up from Yarborough Road towards The Lawn, the Castle, and the Cathedral. The Edwardian houses on the north-east side of Carline Road are perfectly balanced by, and spaced from, the back gardens of the Edwardian houses that front onto Yarborough Road and back onto Carline Road's south-west side (of which number 129 Yarborough Road is an example).

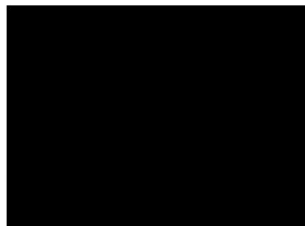
The proposed development would alter and diminish the character of the road in the following ways:

1. The proposed house would be the only house in the lower half of Carline Road that would be not Edwardian.
2. The proposed house is of mundane and un-aesthetic modern design with no appealing features or architectural qualities.
3. The proposed house would be the only house that would not be located and oriented in a manner in keeping with the existing houses in the area: its location would be such that it would not be spaced from the road as all other houses are; its orientation, with the back of the house facing Carline Road, would also be out of keeping with all the other houses.
4. In short, the proposed house would be an eyesore, damaging to the architectural quality of West Lincoln and significantly diminishing the local and tourist appeal of the City.

Yours sincerely



Peter Came



Comments for Planning Application 2018/0547/FUL

Application Summary

Application Number: 2018/0547/FUL

Address: 129 Yarborough Road Lincoln Lincolnshire LN1 1HR

Proposal: Erection of a three storey dwelling.

Case Officer: Lana Meddings

Customer Details

Name: Mr Matthew Corrigan

Address: 7 Carline Road Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Mr K Manning

Planning Manager

City of Lincoln Council

City Hall

Beaumont Fee

Lincoln

LN1 1DF

23 May 2018

Dear Mr Manning

Proposed Development at 129 Yarborough Rd, Lincoln, LN1 1HR

We refer to your letter of 1 May 2018 regarding the proposed development at 129, Yarborough Rd, Lincoln.

We wish to object to the development based on the aesthetics and siting of the scheme in a conservation area of the city.

We feel that this development will compromise the Carline Road conservation area. The aesthetic of this part of the conservation area is a grand Edwardian terrace overlooking the city and the introduction of a modern building of a standard design, with its "back" facing onto the road will be highly detrimental.

The development is not in keeping with other properties in the street and the proposed building is close to the road where other properties are all set back, and it will create the feeling of a enclosed street not the open aspect it has currently.

The proposed development is built to exploit the views over the city at the expense of the views from, and of established Edwardian properties in the conservation area. The Introduction a modern building in this location will also badly impact distant views of the City by, for example, those approaching the city from the west along the A57.

The proposed design is ordinary and lacking any architectural features that are encompassed in the design of other properties in the conservation area, including the creative design of new buildings at "The Heights".

Yours sincerely

Matthew Corrigan Lynn Corrigan

7 Carline Road, Lincoln, LN1 1HL

Your Ref: 2018/0547/FUL

ELECTRONICALLY 23 May 2018

Mr K Manning
Planning Manager
City of Lincoln Council
City Hall
Beaumont Fee
Lincoln
LN1 1DF

23 May 2018

Dear Mr Manning

Proposed Development at 129 Yarborough Rd, Lincoln, LN1 1HR

We refer to your letter of 1 May 2018 regarding the proposed development at 129, Yarborough Rd, Lincoln.

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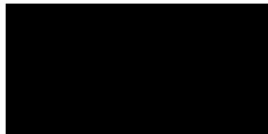
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The proposed design is ordinary and lacking any architectural features that are encompassed in the design of other properties in the conservation area, including the creative design of new buildings at "The Heights".

Yours sincerely



Matthew Corrigan



Lynn Corrigan

7 Carline Road, Lincoln, LN1 1HL

Belmont
11 Carline Road
Lincoln
LN1 1HL



Development Team
City of Lincoln Council
City Hall
Lincoln LN1 1DF

21 May 2018

Dear Sir/Madam

Your ref 2018/0547/FUL 129 Yarborough Road, Lincoln LN1 1HR

We object to planning permission for the above.

We are concerned about the potential impacts of the construction process on our residential amenity and are particularly concerned about the impact of any piling operations, arising from noise and vibration, and the potential damaging impact on the highway Carline Road and other residential properties on Carline Road and Yarborough Terrace.

We would like the reassurance that should the development be approved, the contractor will be required to comply with the relevant British Standards with regard to piling. We would also like confirmation that pile driving will be by jacking and that planning conditions are applied which control the pile driving and construction working hours.

We have lived at 11 Carline Road since 1968 and have been aware and seen all the problems associated with landslide activity, including the recent landslip at Alexandra Terrace, above the development on Yarborough Road.

Over the years myself and other residents have had to pay out for repair work for cracks in walls, rebuilding of bay windows, drainage complications and much expensive remedial work has had to be carried out.

The approval of this planning application could further aggravate our problems.

Yours faithfully

Howard Eve (Mr)

Mavis Eve (Mrs)

Comments from the applicant

Planning Application Reference. No: 2018/0547/FUL

Following the end of the consultation period we would like to take the opportunity to respond to the objections raised.

We believe Carline Road to be a desirable road that deserves quality housing. We are aware Carline Road is a conservation area and have worked in consultation with the Lincoln City Planning Department to come up with a suitable design.

Running along the front of our proposed plot is a brick wall, this continues along all of our neighbouring properties. We believe this to be an important feature of the area and for this reason have resisted altering it.

Our proposed plot has approximately 30.5m (100 feet) of frontage onto Carline Road. We are proposing to build a house with a total width of 12.5 m. We are not a commercial company looking to exploit the site to its full potential, but wish to build a single detached quality home for ourselves, complemented by ample outside amenity space.

Due to the slope of the plot, our proposed property will be built 1 meter behind the front wall. All housing built on the western side of Carline Road, which is the majority of housing in the road, has the same slope issue and is typically either built abutting the pavement or within a few meters of it. Thus our close proximity to the pavement will not be an unusual look (as has been suggested).

The proposed site has a slope in two directions. To reduce the impact of the building and to work with the slope, the ground floor will be partial basement. This, combined with the 1.8m front wall, will result in the entire ground floor and some of the first floor being invisible when viewed from the road. Due to this limited visual height and the large space either side of our proposed property, we do not believe this will result in an enclosed feel for the road (as has been suggested).

Our plot is surrounded by red brick houses that predominantly have slate roofs. We are proposing using the same materials complemented by traditional eave and verge corbelled brick detailing to add character to the property.

Opposite our proposed build on the eastern side of Carline Road is an Edwardian terrace. The western side of Carline Road is a mixed vintage of houses with the nearest neighbours on our side of the lower end of Carline Road (no.22 & 24) also being non-Edwardian.

It has been suggested the house has its back to the road. We have worked in consultation with the Lincoln City Planning Department to design the street scene. The challenging slopes of the site and the desire not to alter the front wall, which is a feature of the road, means the back of the property is always going to appear taller and grander than the street view of the house. Additionally the drawings show the back door to be of the same design as the front door; this may not help with this perception.

We are not looking to lose any trees. We are requesting to remove one pear tree and replace it with another.

Concerns have been raised about the potential vibration impact of any piling work. It is anticipated that a targeted and comprehensive intrusive site investigation will be carried out by a suitably qualified and experienced Geotechnical Engineer. They should then be able to provide a practical methodology for construction of the substructure and foundations while providing an acceptable factor of safety against instability. The use of drilled rather than driven piling is most likely, assuming piling is necessary. It should be noted that piling has previously been carried out on the site when the retaining wall and garage were built in 2008.

We have positioned the proposed new build as far as reasonably possible from our northern boundary wall to minimise any impact of shadowing our neighbours' gardens; we are approximately 9m away from the boundary with 131 Yarborough Road. We note that Mr Alexander at 135 Yarborough Road has complained that we will be looking directly into his garden and blocking his morning sun. Given the distance between our properties we do not believe this to be the case.

The house has not been designed to exploit views over the city which are to the south (as has been suggested). The proposed property is to comprise a ground floor and first floor with a master bedroom in the roof space. As can be seen from Drawing 195-A-5c only the bedroom in the roof space is likely to see over the properties on Yarborough Road. From the first floor there will be partial distant westerly views between the houses on Yarborough Road.

There will be no additional parking load on Carline Road as a result of this proposed development. Currently parking for 129 Yarbrough Road is a driveway and single garage accessed off of Carline Road. A new driveway of approximately 100 m² is being added to the front of 129 Yarbrough Road making the existing driveway and garage available for the new property. The proposed property will see the single garage replaced with a double garage and 90 % of the driveway retained for access and parking. 129 Yarborough Rd is a 5/6 bedroom property, the new property is 4 bedroom. In addition to the current parking on Carline road, the site also has a hard-standing that has been used for parking. This is accessed via another set of gates close to the proposed front door and already has a dropped kerb in place. We are planning to use these gates as a pedestrian access to the front door, however this hard-standing could be brought back into use in the future if further onsite parking is needed. We only have one car and have no requirement for this.