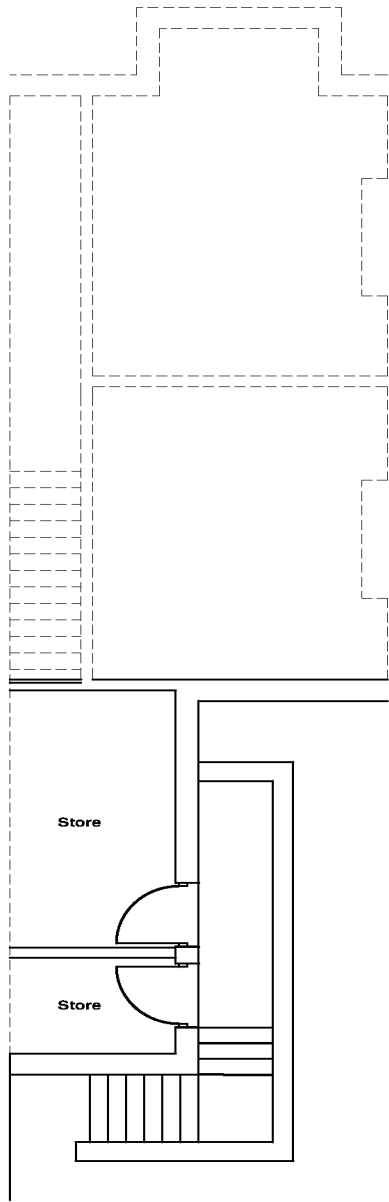


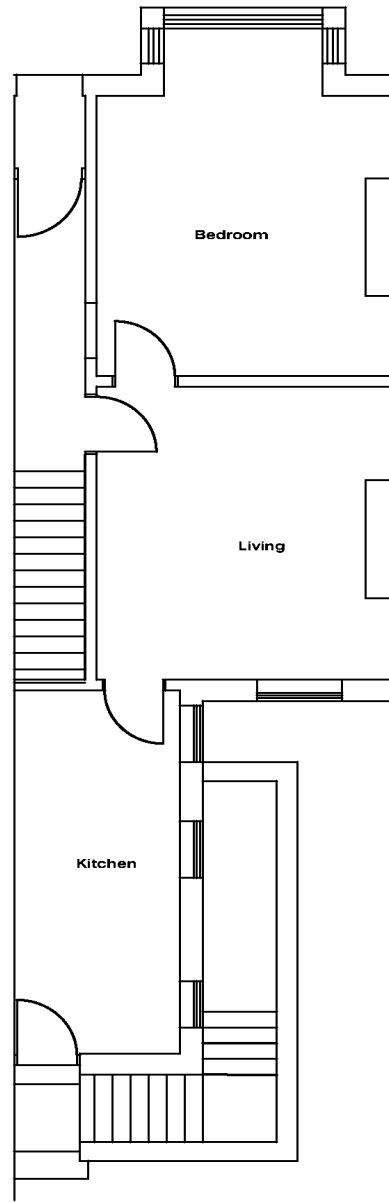
Site Plan



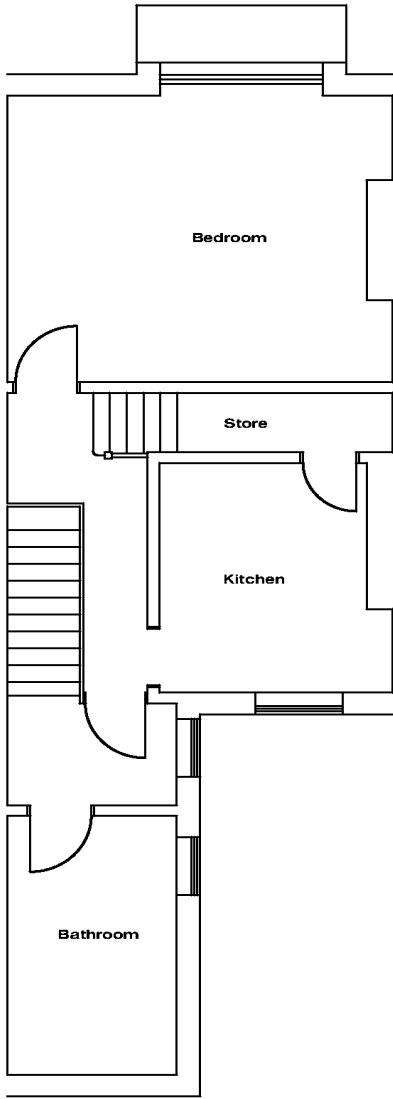
Existing Floor Plans



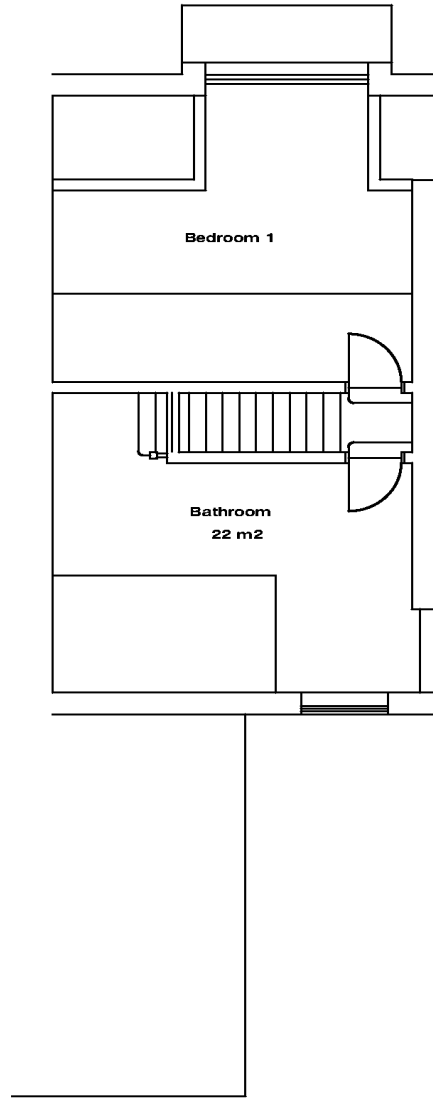
EXISTING BASEMENT PLAN



EXISTING GROUND FLOOR PLAN

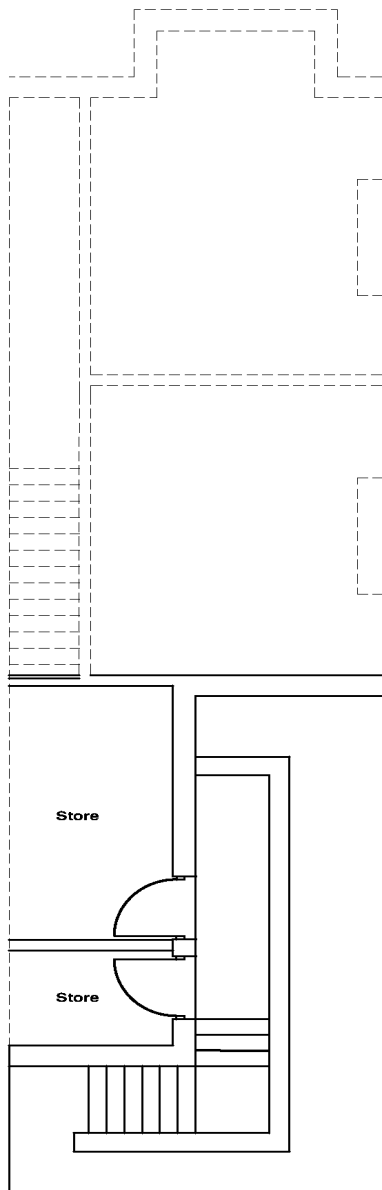


EXISTING FIRST FLOOR PLAN

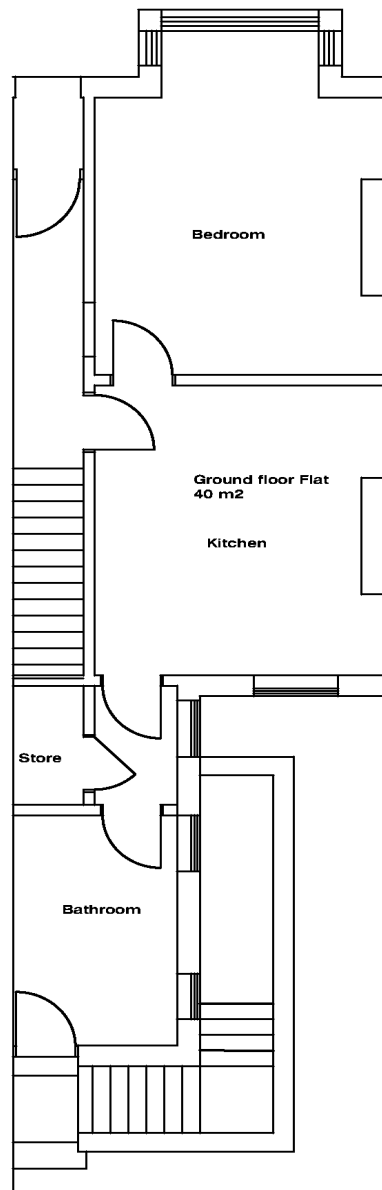


EXISTING SECOND FLOOR PLAN

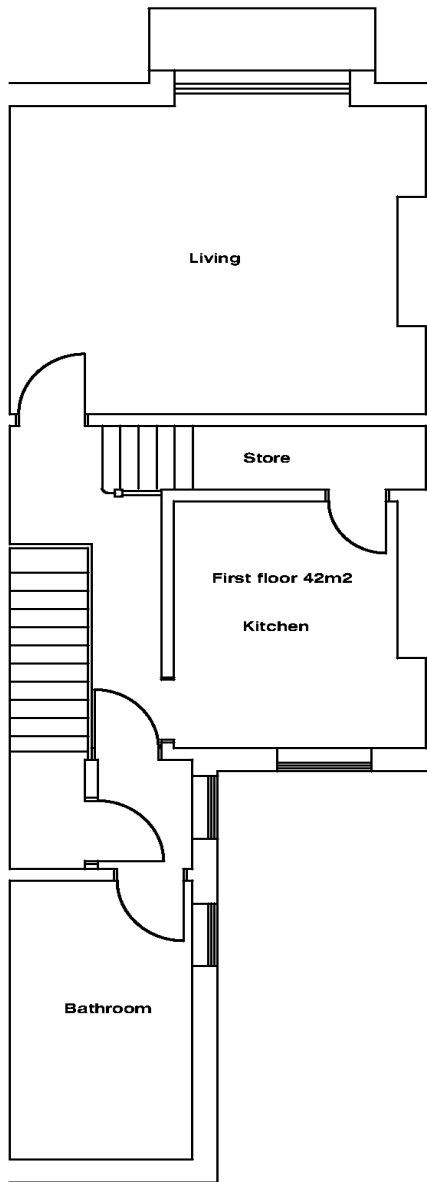
Proposed Floor Plans



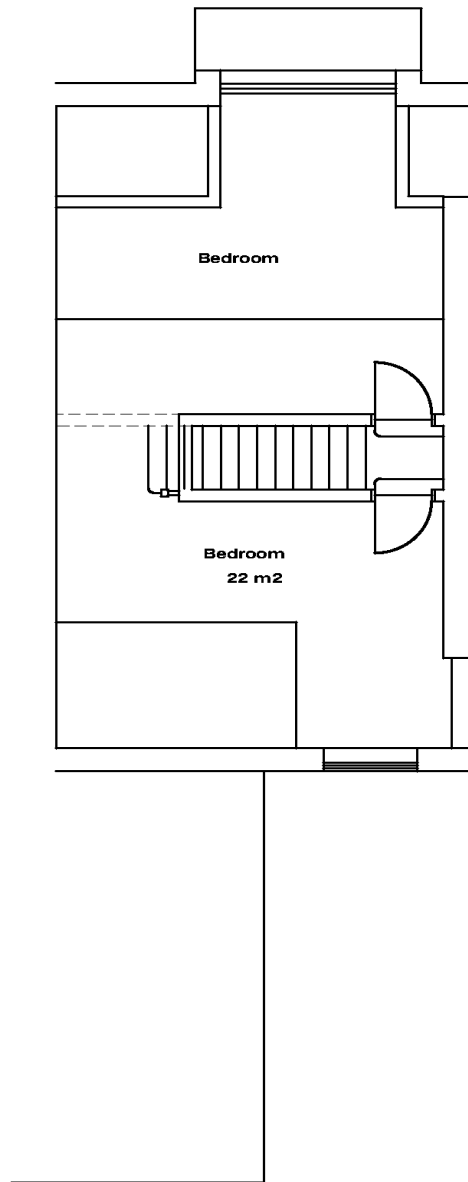
PROPOSED BASEMENT PLAN



PROPOSED GROUND FLOOR PLAN

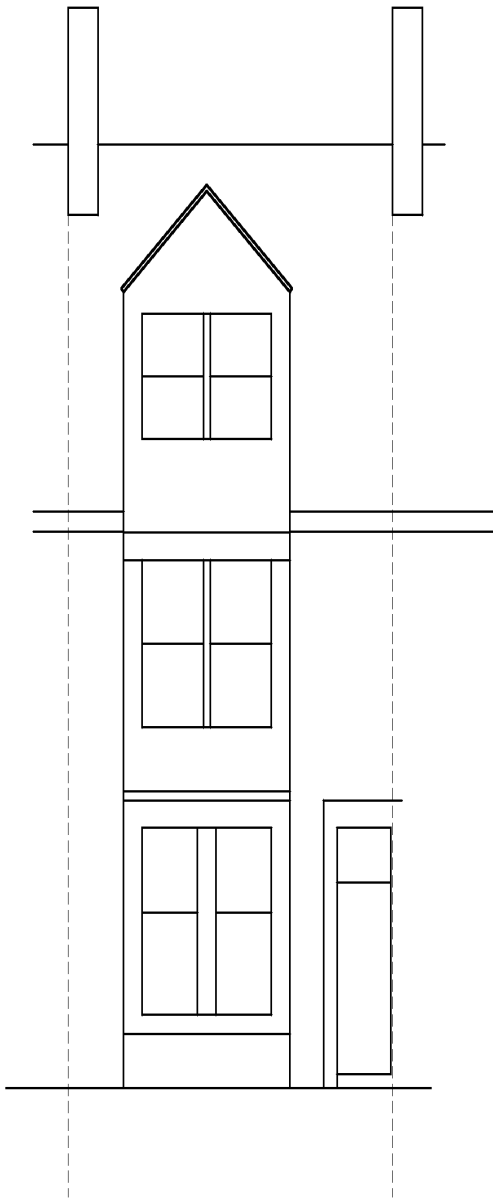


PROPOSED FIRST FLOOR PLAN

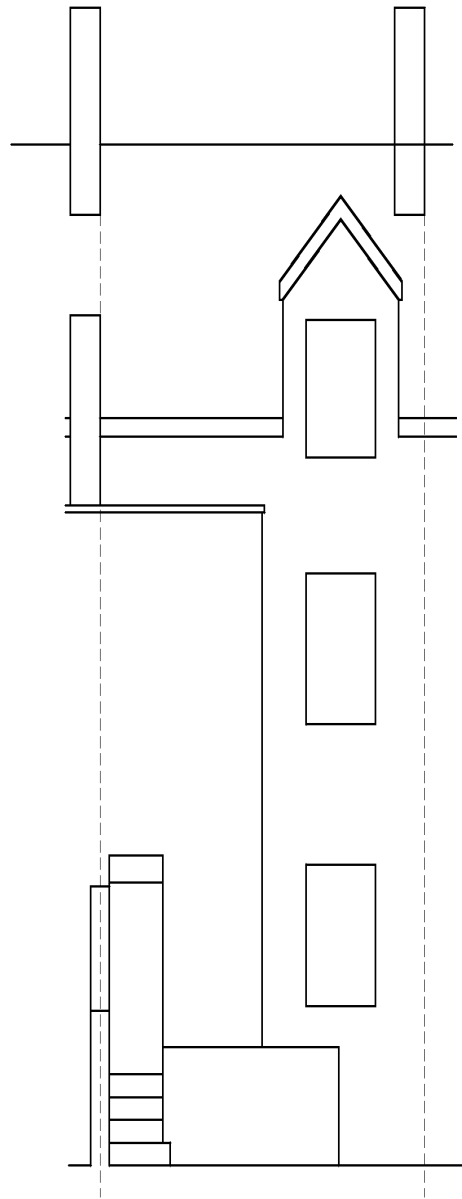


PROPOSED SECOND FLOOR PLAN

Existing and proposed front and rear elevations



PROPOSED/EXISTING FRONT ELEVATION



PROPOSED/EXISTING REAR ELEVATION

Photograph of front elevation



Neighbour Comments

Comments for Planning Application 2018/0559/FUL

Application Summary

Application Number: 2018/0559/FUL

Address: 35 Newark Road Lincoln Lincolnshire

Proposal: Conversion of dwellinghouse into a ground floor flat and first/second floor maisonette.

Case Officer: Gemma Till

Customer Details

Name: Mr David Harding

Address: 70 St Catherines Grove Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed change of use of this property from a house to a flat and maisonette. Please take note of my objection even if it appears to have been submitted late. This is because the relevant part of your website was not working for several days last week. The grounds of my objection are as follows: 1. St Catherines Grove and the surrounding area have seen a huge increase in properties converted from family homes to two or more dwellings in recent years, to the detriment of the community. This problem is recognised by Article 4 of the National Planning Policy Framework 2012, which I believe applies here. 2. One of the most pressing problems is the lack of sufficient on-street parking as the number of households increases. This leads to double or inappropriate parking, which has on occasion prevented large vehicles getting through. In an emergency, this could have very serious consequences. On a day to day basis, the lack of parking causes great inconvenience to local residents, and the current application (if approved) would only add to the problem. 3. The increase in multi-occupancy homes on the scale seen recently has added to noise and other disturbance, and should not be allowed to continue, as it adversely affects the close community feel of the area. 4. This increase has to some extent gone unchallenged because the planning department has failed on more than one occasion to display the relevant notices, which would have allowed residents to object. In the future, every application must be clearly displayed, please. I would be grateful if you would consider my views when considering this application. Yours faithfully, David Harding

Comments for Planning Application 2018/0559/FUL

Application Summary

Application Number: 2018/0559/FUL

Address: 35 Newark Road Lincoln Lincolnshire

Proposal: Conversion of dwellinghouse into a ground floor flat and first/second floor maisonette.

Case Officer: Gemma Till

Customer Details

Name: Mrs shona smith

Address: 5 st catherines grove lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: i object to the planning permission for number 35 newark road for the following reasons

1. parking is a huge issue and considering newark road has restricted parking where are the residents going to park? they will attempt to use St Catherines Grove as their passage backs onto our street.
 2. The passage alone is a problem with parties from newark road spilling out onto the passage and into our road with smoking and drinking waking the street up, something the police have been called to before, this is something that will only increase.
 3. The percentage of multiple occupancy housing in the street and surrounding area is above what should be legally allowed, St Catherines grove alone is number 1,3,7,9,11,17 and the list goes on.
 4. The occupants are obviously not vedette as already someone who admitted moving into a house on newark road strolled from the passageway asking for money two days ago, they have no respect for their neighbours.
 5. The passage itself is not maintained, currently housing a shopping trolley food bags and i hate to think what else.. its not a skip, id be surprised if we dont have rats!
- I get people want to make money from student/multiple housing but what about allowing the community to keep a friendly warm and inviting family street, just for a change!

Comments for Planning Application 2018/0559/FUL

Application Summary

Application Number: 2018/0559/FUL

Address: 35 Newark Road Lincoln Lincolnshire

Proposal: Conversion of dwellinghouse into a ground floor flat and first/second floor maisonette.

Case Officer: Gemma Till

Customer Details

Name: Mrs Sara McNair

Address: 170 St Catherines Grove Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the new development at 35 Newark Road on these grounds:

1. Parking is already problematic, my husband is only home fri night to Monday morning & we struggle to park on our side of the grove & many times there has been no parking on either side.
2. I believe that allowing these properties to be split into flats will also significantly affect the value of the surrounding properties.

Comments for Planning Application 2018/0559/FUL

Application Summary

Application Number: 2018/0559/FUL

Address: 35 Newark Road Lincoln Lincolnshire

Proposal: Conversion of dwellinghouse into a ground floor flat and first/second floor maisonette.

Case Officer: Gemma Till

Customer Details

Name: Ms Michele Servaud

Address: 8 St Cathrines Grove Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To whom it may concern,

To whom it may concern,

I object to a change of use from a house into two flats at No 35 Newark Road, Lincoln.

I would like to underline that because we already have a significant number of HMOs surrounding us on St Catherines Grove: No 1, No 2, No 3, No 4, No 7, No 13, No 15, No 16, No 17 and No 19; this new development will create more strain on the parking resources on our street. This cluster of HMOs which has been granted by the planning department over the years is already far in excess of what Article 4 recommends; adding two flats at the end of St Catherines Grove is only going to increase the parking problems we already experience on a daily basis. As there is no possibility of parking on Newark road of which a great proportion of the properties are HMOs, the residents on this road are already using our street to park their car. This new development will only be creating even more problems in addition to what we are currently experiencing.

We deserve to have a certain quality of life, and being able to park on our street is an essential element of this. In recent policies like the National Planning Policy Framework of the 27 of March 2012, communities are at the heart of the central government preoccupations. For example in Article 4, which mentions that 'for communities in those areas where HMO growth has been marked, there are increasing concerns about the changing nature of their communities'. Since we moved onto our street, we have seen eight houses transformed from family dwellings into HMOs, and this, without clear display of notices placed on our street which has been acknowledged by the planning department as an error on their part. This has led to increased problems with parking and subsequent difficulties for large vehicles wishing to pass. In this context, for example, due to people parking on double yellow lines, on several occasions the passage of the council waste collection vehicle has been prevented. In the document of reference, which focus on HMOs but is also valid in this case, it is mentioned that: 'opportunities for HMO developments to share off-street

parking should be considered, particularly in those areas where on-street parking is limited' which is the case in our street.

Regards,

Michèle Servaud

Comments for Planning Application 2018/0559/FUL

Application Summary

Application Number: 2018/0559/FUL

Address: 35 Newark Road Lincoln Lincolnshire

Proposal: Conversion of dwellinghouse into a ground floor flat and first/second floor maisonette.

Case Officer: Gemma Till

Customer Details

Name: Mr Robert Dickinson

Address: 8 St Catherines Grove Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the change of use and conversion of the dwelling house at 35 Newark Road into a a ground floor flat and two further first and second floor maisonettes. The basis of my objection is due to the pressure which will be placed upon on-street parking as a result of such a development and in particular a further concentration of such parking in neighbouring St Catherines Grove. It should be noted that currently there are major health and safety concerns related to the high density of parking on St Catherines Grove with vehicles from neighbouring properties both on St Catherines Grove and close-by parking on double yellow lines thus creating hazards for vehicles wishing to exit St Catherines into Newark Road. There is currently no assurance that parking will be provided in the proposed conversion. The authorities have been made aware of such concerns in the recent past and it is somewhat surprising that no concerns have been voiced by these in respect of the current application.

Consultee Comments for Planning Application 2018/0559/FUL

Application Summary

Application Number: 2018/0559/FUL

Address: 35 Newark Road Lincoln Lincolnshire

Proposal: Conversion of dwellinghouse into a ground floor flat and first/second floor maisonette.

Case Officer: Gemma Till

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

No Objection

Consultee Comments

LINCOLNSHIRE POLICE



POLICE HEADQUARTERS

PO Box 999

LINCOLN LN5 7PH

Fax: (01522) 558128

DDI: (01522) 558292

email

john.manuel@lincs.pnn.police.uk

Your Ref: App. 2018/0559/FUL

8th May 2018

Our Ref: PG//

Development & Environmental Services

City Hall, Beaumont Fee

Lincoln, LN1 1DF

Re: 35 Newark Road, Lincoln, Lincolnshire, (Conversion)

Thank you for your correspondence and opportunity to comment on the proposed development.

Lincolnshire Police has no formal objection to this application.

Please do not hesitate to contact me should you need further information or clarification.

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel MA BA (Hons) PGCE Dip Bus.

Force Designing Out Crime Officer (DOCO)

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: 2018/0559/FUL

With reference to this application dated 27 April 2018 relating to the following proposed development:

Address or location

35 Newark Road, Lincoln, Lincolnshire

Date application referred by the LPA
1 May 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Conversion of dwellinghouse into a ground floor flat and first/second floor maisonette

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) /REASONS FOR REFUSAL

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:

Emily Stevenson
for Warren Peppard
Flood Risk & Development Manager

Date: 15.05.18