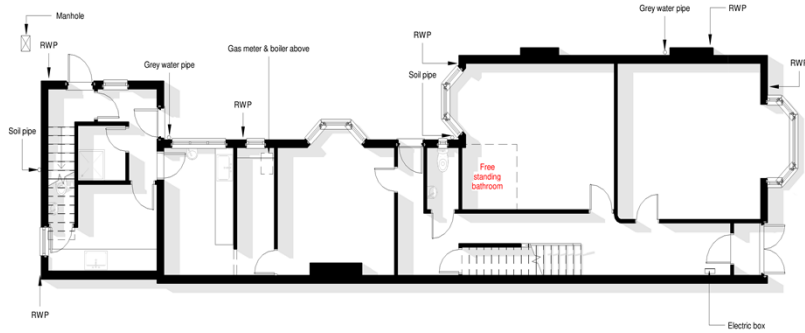


Site Location Plan

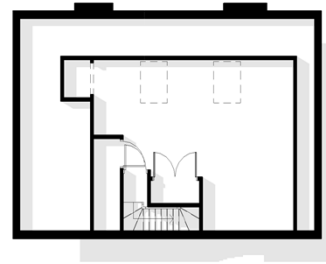


Existing Layout

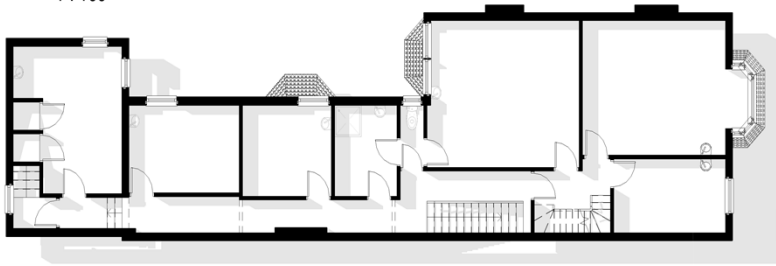
Ground Floor
1 : 100



Second Floor
1 : 100

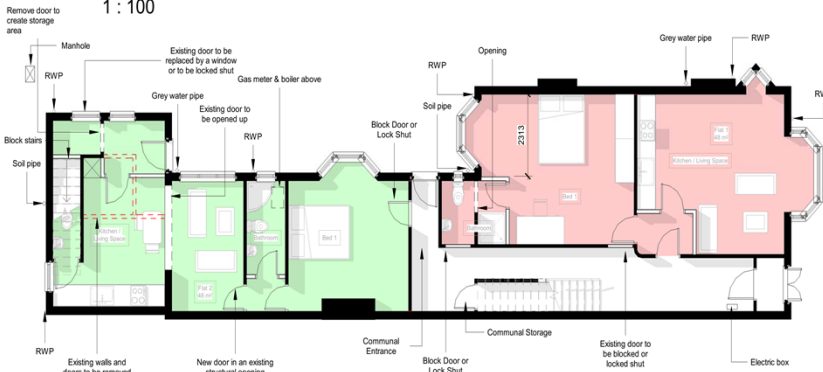


First Floor
1 : 100



Proposed Layout

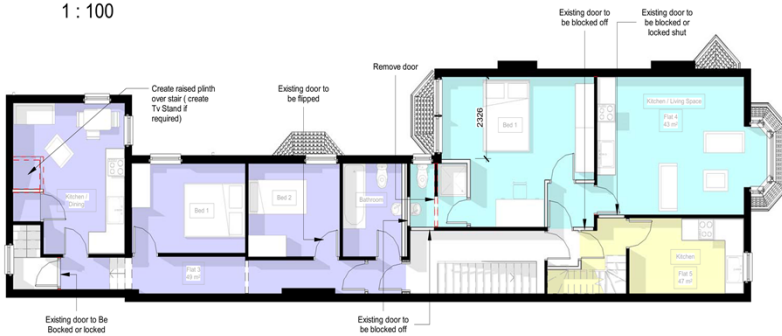
Ground Floor
1 : 100



Second Floor
1 : 100



First Floor
1 : 100



Ground Floor

- Flat 1: 1 Bed
- Flat 2: 1 Bed

Second Floor

- Flat 5: 1 Bed

First Floor

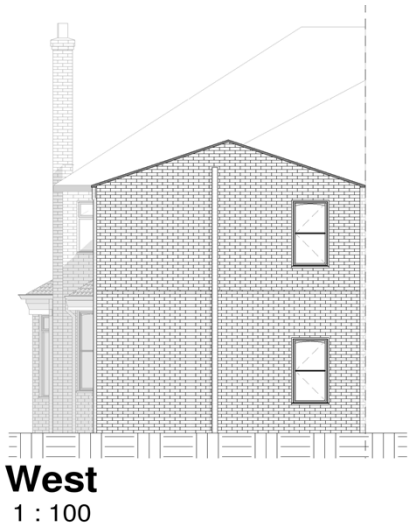
- Flat 3: 2 Beds
- Flat 4: 1 Bed
- Flat 5: 1 Bed

Existing walls

New walls

Existing walls to be demolished

Proposed elevations



Site Photos



Front elevation



Adjoining property



Rear elevation and existing parking area



Side elevation and existing vehicular access to the rear of the site.

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: 2018/0589/FUL

With reference to this application dated 3 May 2018 relating to the following proposed development:

Address or location

61 St Catherines, Lincoln, Lincolnshire, LN5 8LR

Date application referred by the LPA
16 May 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Change of use from 9-bedroom HMO (Use Class Sui Generis) to 5 flats (Use Class C3)

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)

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.

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:

Date: 4 June 2018

Becky Melhuish

for Warren Peppard
Flood Risk & Development Manager

Neighbour Comments

Comments for Planning Application 2018/0589/FUL

Application Summary

Application Number: 2018/0589/FUL

Address: 61 St Catherines Lincoln Lincolnshire LN5 8LR

Proposal: Change of use from 9-bedroom HMO (Use Class Sui Generis) to 5 flats (Use Class C3).

Case Officer: Lana Meddings

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 a change of use from a 9 bed house into five flats at No 61 St Catherines, Lincoln.

The change of use will further increase the pressure placed upon resident parking in the area and in particular in St Catherines Grove. The primary concern is that there is no provision being made by the developer to accommodate increased off-street parking for the flat tenants. The planning department has already granted permission for a cluster of HMOs in the local area which on examination is already in excess of what Article 4 recommends. I am concerned that planning guidelines are not being followed in this respect. From the same document it is noted that 'opportunities for HMO developments to share off-street parking should be considered, particularly in those areas where on-street parking is limited'. It is clearly evidenced that this is the case in respect of the local area. It is of further concern that the creation of five flats will result in an increased number of occupants at number 61 from the current nine bedrooms and the conversion of the property from a nine bedroom house into five flats could be seen as a way of bypassing HMO regulations by the developer. I am concerned that the development will not only impact parking in a negative manner (and infringe planning guidelines as noted) but also have additional environmental impacts such as pressure on sewage services, waste disposal, noise pollution and possible anti-social behaviour. In the latter respect there have been a recorded number of such behaviour by the local Police associated with properties on both Newark road and St Catherines Grove which is ongoing and current.

Comments for Planning Application 2018/0589/FUL

Application Summary

Application Number: 2018/0589/FUL

Address: 61 St Catherines Lincoln Lincolnshire LN5 8LR

Proposal: Change of use from 9-bedroom HMO (Use Class Sui Generis) to 5 flats (Use Class C3).

Case Officer: Lana Meddings

Customer Details

Name: Ms Michele Servaud

Address: 8 St Catherines Grove Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To whom it may concern,

I object to a change of use from a 9 bed house into five flats at No 61 St Catherines, 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 five 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. The only way we could accept such a development would be if the developer could guaranty that enough parking place is left for cars to park on the land available at the back of the property. Currently, there are only three parking places provided at the back of No 61 St Catherines. This is not a sufficient amount of parking space for the number of flats planned and the only option these residents will have to park their car will be on St Catherines Grove, creating even more problems in addition to what is currently happening.

We deserve to have a 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 2018/0589/FUL

Application Summary

Application Number: 2018/0589/FUL

Address: 61 St Catherines Lincoln Lincolnshire LN5 8LR

Proposal: Change of use from 9-bedroom HMO (Use Class Sui Generis) to 5 flats (Use Class C3).

Case Officer: Lana Meddings

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 9-bedroom HMO to 5 flats. 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 multi-occupancy properties 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, as 61 St Catherine's only has 3 off-street parking spaces - clearly not enough for 5 flats.
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 2018/0589/FUL

Application Summary

Application Number: 2018/0589/FUL

Address: 61 St Catherines Lincoln Lincolnshire LN5 8LR

Proposal: Change of use from 9-bedroom HMO (Use Class Sui Generis) to 5 flats (Use Class C3).

Case Officer: Lana Meddings

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 write to object to the above application for the following reasons.

I moved to the area three years ago as the street gave a nice warm family orientated feeling. Little did I know how many multiple occupancy housing I was surrounded by, far more than legally should have been allowed. The house in question already has a busy parking area which can be seen and heard from St Catherines grove. The noise on a weekend can be intolerable. Parking is a huge issue on St Catherines Grove bad parking, no where to park, scrapes and bumps and having to park streets away, coming home at 11pm from a shift at work and walking with your shopping is no joke. The parking at 61 can not take the strain of 9 vehicles never mind their visitors so where are they going to park? and therefore allowing another multiple occupancy will add to the strain we already have. Litter is a problem and the extent of weed smoking and general smoking with cigarette ends being chucked on the floor is ridiculous....i get the housing is advertised no smoking and if you do smoke outside but why should we have to put up with the smell and mess. There are many landlords who don't wish to vet their occupants and we have this situation on our street, noise levels at unreasonable hours, occupants falling out and arguing in the street.....we all need to sleep to be able to function for work. We wish our street and local area to remain a warm family orientated supportive community not for more students and multi housing where they have no respect for others.

Comments for Planning Application 2018/0589/FUL

Application Summary

Application Number: 2018/0589/FUL

Address: 61 St Catherines Lincoln Lincolnshire LN5 8LR

Proposal: Change of use from 9-bedroom HMO (Use Class Sui Generis) to 5 flats (Use Class C3).

Case Officer: Lana Meddings

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 61 St Catherine 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.