

<b>Application Number:</b>	2018/0557/HOU
<b>Site Address:</b>	69 Greetwell Road, Lincoln, Lincolnshire
<b>Target Date:</b>	22nd June 2018
<b>Agent Name:</b>	CDM Design Solutions
<b>Applicant Name:</b>	Mr Ian Wicks
<b>Proposal:</b>	Erection of a single storey rear/side extension.

### **Background - Site Location and Description**

The application proposes the erection of a single storey rear and side extension at 69 Greetwell Road. The property is a two storey semi-detached dwelling.

The application is brought before Planning Committee as the applicant is an employee of the City of Lincoln Council.

### **Site History**

No relevant site history.

### **Case Officer Site Visit**

Undertaken on 15th May 2018.

### **Policies Referred to**

- Policy LP26 Design and Amenity
- National Planning Policy Framework

### **Issues**

To assess the proposal with regard to:

- National and local planning policy
- Effect on residential amenity
- Effect on visual amenity
- Effect on highway safety

### **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**

No responses received.

## **Consideration**

### **Local and National Planning Policy**

The National Planning Policy Framework states that applicants should take the opportunities available for improving the character and quality of an area and the way it functions. Buildings and extensions should promote high levels of sustainability through good design and weight will be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

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.

### **Impact on Residential Amenity**

In terms of the impact of the extension on residential amenity, the extension would be positioned approximately 0.7 metres from side boundary with No. 67 Greetwell Road which is defined by an approximately 1.8 metre high timber fence. A door is proposed in the elevation facing No. 67, given the existing boundary treatment it is considered there would be no issues of loss of privacy. The extension would have a roof sloping away from the boundary and given the extensions single storey nature, it is considered that the extension would not be overbearing or cause an unacceptable degree of loss of light when viewed from this neighbouring property. As such, the proposals would not unacceptably harm the living conditions of the residents of that property and therefore would be in accordance with the amenity requirements of Policy LP26 of the Central Lincolnshire Local Plan.

With regard to impact on No. 71 Greetwell Road the extension would project 1.3 metres from the original rear elevation. No. 71 has a conservatory projecting approximately 2.5 metres adjacent to the boundary. The extension would have a roof sloping away from No. 71 given its single storey nature and No. 71's existing conservatory, it is considered that the extension would not be overbearing or cause an unacceptable degree of loss of light when viewed from this neighbouring property. There are no windows in the side elevation facing No. 71 and therefore privacy would be maintained between the two properties. As such, the proposals would not unacceptably harm the living conditions of the residents of that property and therefore would be in accordance with the amenity requirements of Policy LP26 of the Central Lincolnshire Local Plan.

Beyond the other boundary is the hospital. The hospital is set some distance away from the application site. The extension will therefore have no impact on the hospital buildings. The proposed extension will be located over 18 metres from the boundary that adjoins the hospital grounds.

There are no other properties in the vicinity which would be affected by the proposal and

officers are therefore satisfied that the development would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy, in accordance with CLLP Policy LP26.

No objections have been received either from the Hospital or the neighbouring properties.

#### Impact on Visual Amenity

The proposed extension is well designed, constructed with a hipped roof to reflect the roof design of the original dwellinghouse. The existing car port to the side of the property will screen views of the extension, however officers consider that the design is good, and that the extension will not detract from the visual amenity of the area it is therefore considered that the visual amenity of the wider area would not be harmed in accordance with Policy LP26 of the Central Lincolnshire Local Plan.

#### Effect on Highway Safety

Lincolnshire County Council as Highway Authority has assessed the application and has raised no objections to the proposal. Therefore based on this advice it is considered that the proposal would not be detrimental to highway safety or traffic capacity.

The Council's Environmental Officer has outlined no objections to the proposals in terms of contaminated land, air quality, noise or other environmental impact.

#### Lincoln Townscape Assessment

Much of the suburb is composed of single individual property build units constructed during the Late Victorian/Edwardian and Inter-war periods. The style and form of houses within the area varies considerably, resulting in a constantly changing character along many streets. However, there are a small number of larger development units, which are more coherent in character, along some cul-de-sacs. Properties are built towards the front of spacious rectangular plots orientated perpendicular to the road. The depth and width of plots often varies along streets, leading to an irregular pattern of houses within their plots. Boundaries to the front of plots are highly varied in style and material, and are frequently tall in height, leading to an increased sense of enclosure and inactivity. Houses are detached or semi-detached and almost entirely two storeys in height and between two to five bays in width. The majority are constructed of a red coloured brick laid in stretcher bond, although a handful of earlier buildings are constructed of stone. Houses have active frontages with doors and windows facing the street creating a feeling of vitality and security along streets.

#### **Application Negotiated either at Pre-Application or during Process of Application**

No.

#### **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