

Application Number:	2018/1000/RG3
Site Address:	Land Adjacent To 107-115 Gaunt Street, Lincoln, Lincolnshire
Target Date:	6th October 2018
Agent Name:	Lindum BMS
Applicant Name:	Mr Mark Wheater
Proposal:	Erection of 7no. single storey flat roof garages within existing car parking area

Background - Site Location and Description

The application is for the erection of seven garages within an existing council owned car park on land adjacent to 107-115 Gaunt Street. The car park is located towards the end of Gaunt Street with the car park of the Kingdom Hall of Jehovah's Witnesses to the north, the three storey Gaunt Street flats to the south and the River Witham to the west. The car park comprises a total of 14 spaces.

The garages would be positioned on seven existing spaces to the north east of the car park. The flat roof garage block would be constructed with concrete panels, a profiled metal roof and steel garage doors, with a white powder coated finish.

The application is being presented to Members of the Planning Committee as the City Council is the applicant.

The proposed garages are intended to contribute towards the provision that will be lost as a result of the proposed re-development of the council owned garage site between 25-41 Gaunt Street. This application is also being presented to Members at this Committee for consideration.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 29th August 2018.

Policies Referred to

- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

- Principle and highways
- Visual and residential amenity
- Flood risk and drainage

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

Name	Address
Mrs Hayley Wells	115 Gaunt Street Lincoln Lincolnshire LN5 7RD
Upper Witham Internal Drainage Board	Witham House J1 The Point Weaver Road Lincoln LN6 3QN

Consideration

Principle and Highways

The seven garages would replace seven existing car parking spaces. Given the current use of the site there is no objection in principle to the proposal.

The Lincolnshire County Council (LCC) as Local Highway Authority has considered the proposal and has concluded that the development is acceptable and do not wish to object to the application. Comments of support from the occupant of 115 Gaunt Street, states that garages would help.

Visual and Residential Amenity

Officers have no issue with the scale, position or functional design of the garages, which are not dissimilar to others in the vicinity. The garages would be obscured to a degree by adjacent trees, hedges and shrubs but in any case it is not considered that the proposal would have a detrimental impact on local surroundings.

In terms of the impact on residential amenity the closest properties are the flats to the south, namely 107, 111 and 115 Gaunt Street. Officers consider that the nature of the use of garages would be similar to that of the existing car park, and would therefore not have a detrimental effect on the adjacent properties or those within the wider area. The separation to neighbouring properties and uses is also sufficient to ensure that the proposal would neither appear overbearing nor result in an unacceptable degree of loss of light.

Officers are therefore satisfied that the proposal would not cause undue harm to the visual amenity of the wider area or the amenities that the occupants of neighbouring properties may reasonably expect to enjoy, in accordance with Central Lincolnshire Local Plan (CCLP) Policy LP26.

Flood Risk and Drainage

The site is located within Flood Zone 2, however, the proposal would be classified as a minor development which is unlikely to raise significant flood risk issues.

Officers have been copied in to an email from the Upper Witham Drainage Board to the LCC in their capacity as Lead Local Flood Authority regarding surface water drainage. The LCC has considered the application and these comments and has raised no objections to the application in this respect.

Application Negotiated either at Pre-Application or During Process of Application

No.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The principle of the proposal is acceptable considering the existing car park use and the structure would not have a harmful impact on either visual or residential amenity. The proposal is also to the satisfaction of the Lincolnshire County Council as Highway and Lead Local Flood Authority. The application is therefore in accordance with the requirements of Central Lincolnshire Local Plan Policy LP26 and guidance within the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally subject to the following conditions:

- Time limit of the permission;
- Development in accordance with approved plans;
- Land contamination; and
- Construction of the development (delivery times and working hours).