

Application Number:	2018/0970/FUL
Site Address:	1 St Annes Road, Lincoln, Lincolnshire
Target Date:	29th September 2018
Agent Name:	Heronswood Design Ltd
Applicant Name:	Mr Andrew Derry
Proposal:	Erection of a single storey extension to front elevation to facilitate the conversion of existing offices into 9no. residential units

Background - Site Location and Description

1 St Anne's Road is located on a corner plot with St Anne's close to the south and St Anne's Road to the east. The plot is in a residential area although the hospital is located to the east.

The property was most recently in use by the NHS as office accommodation. Permission is now sought to change the use of property to 9 self-contained residential flats. As part of the conversion a small extension is also sought to the front of the property. The conversion would create 6 x one bedroom flats and 3x 2 bedroom flats.

Case Officer Site Visit

Undertaken on 27th September 2018.

Policies Referred to

- National Planning Policy Framework
- Central Lincolnshire Local Plan
 - LP25: The Historic Environment
 - LP26: Design and Amenity
 - LP37: Subdivision of properties in Lincoln

Issues

- Visual amenity and design
- Residential amenity and impact on neighbours
- Loss of trees
- Highways

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

Monks Road Neighbourhood Initiative	No Response Received
Lincoln Civic Trust	Comments Received
Lincolnshire Police	Comments Received

Public Consultation Responses

Name	Address
Coryn Jenvey	Via email
Jilly Smallwood	7A Greetwell Road Lincoln LN2 4AQ
Colin Gillard	Via email
Paul And Heather Barczak	13 Greetwell Road Lincoln LN2 4AQ
Paul Pumfrey	11 Greetwell Road Lincoln LN2 4AQ
Miss Claire Smalley	Monks Manor Lodge 4 Greetwell Road Lincoln LN2 4AX
Mr Kevin Coupland	Heronswood Design 2 Sadler Court Lincoln LN6 3RG

Consideration

Visual Amenity and Design

Minor amendments to the external appearance of the building are proposed as part of the application. To the front of the property a current single storey off shoot would be removed and replaced with an extension of similar scale and appearance but with a slightly larger footprint. Again, to the east elevation, an existing door would be removed and replaced with a window which would match the other windows on the property. The doorway would be bricked in with a brick to match the main property.

To the south elevation an existing single storey flat roof infill section would be re-clad and an existing window removed. Another door on this elevation would be removed and replaced with matching brick work and a high level window.

To the north elevation an existing window would be replaced by a door and an existing door removed and replaced with a window. This is due to the internal reconfiguration of the property and to allow access to the individual flats.

The site sits just outside of the Conservation Area however it is still important to assess the visual impact of the proposed alterations. Much of the property, particularly the ground floor is obscured due to the lower land level in which the property sits, and the landscaping along the boundary. Therefore the proposed single storey extensions would have limited impact on the surrounding area. The other minor alterations would be in keeping with the existing property and as such would be appropriate and in accordance with local plan policy.

Residential Amenity and Impact on Neighbours

The principle of a residential use in the property is acceptable. This would have always been a residential property with permission previously sought for it to be used by the hospital as office accommodation. Given the size of the property it is reasonable that its use as a single family home would be difficult, therefore the subdivision is acceptable.

The conversion or change of use of buildings in other uses to self-contained flats is supported by policy LP37 of the local plan where the existing building is capable of conversion without causing harm to the amenities of future occupants, neighbours and the wider area. It is considered that the subdivision would result in reasonably sized individual units with no reason to believe they would have an adverse impact on neighbours. Adequate provision is made for external communal areas, bin storage and on-site parking. The site is also within walking distance of the City Centre and local facilities in the Monks Road area.

Construction/Demolition Impacts

Although this is a relatively small development, due to the close proximity to neighbouring sensitive uses, there is potential for significant problems due to noise from the construction phase of the development, particularly during the noise sensitive hours. It is therefore recommended construction of the development only be undertaken between the hours of 08:00 to 18:00 Monday to Friday (inclusive) and 08:00 to 13:00 on Saturdays and shall not be permitted at any other time.

Tree Removal

The proposal would result in the loss of 9 trees. A number of objections have been received from local residents. These relate to the total loss of trees from the site. As can be seen from the supporting plans the proposal would not result in the total loss of trees, rather 9 trees from within the site would be removed to make way for off street parking. All the trees to the site perimeter would be retained. Policy LP25 states that development affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting.

Whilst the development is not within a Conservation Area, and therefore none of the trees are protected, it is on the boundary with the Lindum and Arboretum Conservation Area. The trees lining this part of St Anne's Road clearly make a contribution to the setting of the Conservation Area in this particular location. Proposals should aim to protect trees, and it is considered that the trees which contribute positively to the area, and which are referenced by neighbours, are those on the site boundary and these are to remain.

The City's Arboricultural Officer has carried out an assessment of the trees on site and

considers the trees proposed for removal to be of mainly low amenity value, with the large tree in the north west of the garden being of moderate amenity value. Whilst it would be preferable to be able to keep the trees, their removal is allowing the provision of off road parking and outdoor amenity space for the flats, which are required as part of the scheme so as not to have a harmful impact on on-street parking and on the amenity of future occupants. To offset the loss of the trees on site it is considered acceptable to require a scheme of replacement tree planting. Therefore on balance it is considered that by offsetting the loss of the trees with replacement planting, the proposal is acceptable in planning terms.

Highways

Accessing into the site would be taken from an existing access on the corner of the site, with egress onto St Anne's Close. 9 onsite parking spaces would be provided which equates to one per apartment. The Highways Authority have raised no objections to the proposed scheme and the planning authority are satisfied that the proposal would not result in any impact on highway safety.

The proposed development would include off street parking and, therefore, it is recommended that the applicant be required to incorporate appropriate electric vehicle recharge points into the development in line with the recommendations of paragraph 110 of the NPPF. These can be secured by condition.

Contaminated Land

Due to past uses in the vicinity of the site there is the potential for contamination to be present. As such, in order to address any contaminated land issues that that may be identified during the development of the site, it is recommended that a condition be attached to ensure that in the event that contamination is found at any time it is reported to the Local Planning Authority.

Bin Storage

The flats to the ground floor would have external space for their bins within their own external private space. The flats to the first floor would be served by a bin store located to the east of the site.

Conclusion

The proposed use of the property for self-contained residential flats would be acceptable in this existing residential area. The physical alterations to the building would be minimal and would remain in keeping with the scale and design of the existing property. All other issues have been addressed and further works can be secured by condition. It is therefore considered that the application accords with the National Planning Policy Framework and Central Lincolnshire Local Plan policies.

Application Determined within Target Date

No.

Recommendation

That the application is Granted Conditionally.

Conditions

1. Development is carried out within 3 years
2. Development be carried out in accordance with the approved plans
3. Scheme of replacement tree planting
4. Details to demonstrate tree roots can be protected during the construction phase
5. Electric Vehicle charging points
6. Hours of working
7. Samples of proposed materials