

<b>Application Number:</b>	2018/1064/HOU
<b>Site Address:</b>	4 Southland Drive, Lincoln, Lincolnshire
<b>Target Date:</b>	24th October 2018
<b>Agent Name:</b>	King Design Lincoln Ltd
<b>Applicant Name:</b>	Mr J Shear
<b>Proposal:</b>	Erection of a single storey side/rear extension.(Revised Drawing)

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

The application is for the erection of a single storey side and rear extension at 4 Southland Drive, the property is a two storey semi-detached dwelling with a detached garage. The property has previously been extended to the rear via a pitched roofed conservatory and enclosed car port to the side, which would be removed to accommodate this proposal.

The application has been revised during the course of the application, the original proposal showed that the eaves and footings of the extension would likely encroach onto neighbouring land and an objection to this effect was received from a neighbour. Although boundary/ land disputes are ultimately private matters, officers approached the agent for clarification regarding the matter, subsequently a revised drawing was submitted which depicted the proposed extension entirely within the curtilage of the applicants. A further consultation was undertaken with the objector to which no further correspondence was received.

The application is being presented to Members of the Planning Committee as the applicant is related to a member of staff working for Lincoln City Council.

### **Site History**

No relevant site history.

### **Case Officer Site Visit**

Undertaken on 28th September 2018.

### **Policies Referred to**

- Policy LP26 Design and Amenity
- National Planning Policy Framework

### **Issues**

To assess the proposal with regard to:

- Accordance with National and Local Planning Policy
- Impact on residential amenity
- Impact on visual amenity
- Highway safety, access and parking

### **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
Environmental Health	Comments Received

### **Public Consultation Responses**

Name	Address
John Staniforth	2 Southland Drive Lincoln Lincolnshire LN6 8AU
Guy Hird	Witham First District Internal Drainage Board Witham Third District Internal Drainage Board Upper Witham Internal Drainage Board North East Lindsey Drainage Board J1 The Point, Weaver Road, LINCOLN, LN6 3QN

### **Consideration**

The main issue in considering this application is the principle of development in this area of the City having regard to National, Local and Emerging Policy and the current status of those Policies.

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

Paragraph 11 of the revised NPPF outlines that decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 127 states that planning decisions should ensure that developments:

- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive

- places to live, work and visit;
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
  - f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

### Local Planning Policy

Policy LP26 of the Central Lincolnshire Local Plan relates to design and amenity standards and requires that all development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.

### Residential Amenity

The proposed single storey flat roofed extension would be located to the side and rear of the applicants dwelling occupying a very similar footprint to the applicants existing conservatory, garage and carport area. Taking account of the existing scale of structures at the applicant's property and their relationship to neighbouring properties, it is noted the proposed extension would have a comparable scale in terms of both height and projection with similar fenestration openings. It is therefore considered the extension would not cause undue harm to residential amenity of any of the surrounding properties occupants.

### Visual Amenity

The single storey flat roofed extension featuring a roof light and domes would be open to limited public views due to its positioning, however in any case, it is considered that the extension is of an acceptable design with materials to closely match the host property and would therefore not be unduly harmful to visual amenity.

### Highway Safety and Parking

Comments have been raised in relation to the potential access and parking issues during construction, whilst it is likely the proposal will create increase vehicle parking and traffic movements during construction, it is noted there is the availability of parking on street with no parking restrictions. Any illegal parking can be controlled through the normal traffic enforcement channels.

The 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

### Flood Zone

The site is located within flood zone 2, thus having a probability of flooding, the applicant has stated the extension would be constructed in accordance with the Environment Agency standard advice for domestic extensions.

The Upper Witham Internal Drainage Board have stated they object to the principle of any

development within zones 2 and 3. Notwithstanding this Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has raised no objections to the proposal. Therefore based on this information, it is considered that the proposal has provided acceptable mitigation measures against flooding.

### Noise and Disturbance

Comments have been raised in relation to restricting hours of working during construction to protect residential amenity, in respect of noise and disturbance the construction work should conform to the standard Environmental Health legalisation for working hours. The councils Pollution Control Officer has assessed the application and has raised no objections to the proposal.

### Drainage

Comments have also been raised in relation to moving water pipes and sewerage drainage, this would be subject to Building Regulations Approval which will ensure compliance with the regulations and that the extension is appropriately constructed.

### Conclusion

The proposed extension would not cause harm to the residential amenities of neighbouring properties nor the visual amenity of the wider area, in accordance with, Policy LP26 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

### Application Determined within Target Date

Yes.

### Recommendation

That the application is granted conditionally.

### **Standard Conditions**

- 01) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 02) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the drawings listed within Table A below.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.

**Conditions to be discharged before commencement of works**

None.

**Conditions to be discharged before use is implemented**

None.

**Conditions to be adhered to at all times**

None.

**Table A**

The above recommendation has been made in accordance with the submitted drawings identified below:

Drawing No.	Version	Drawing Type	Date Received
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