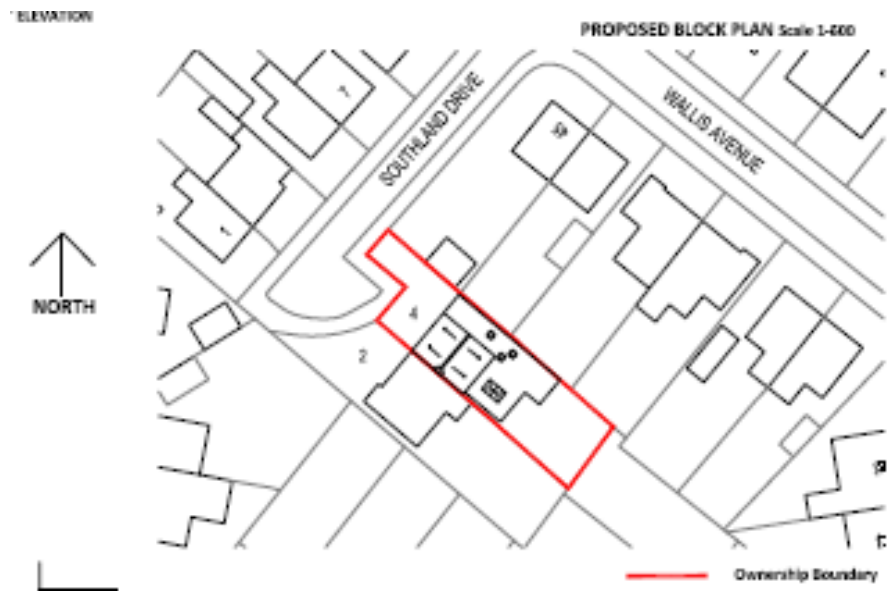
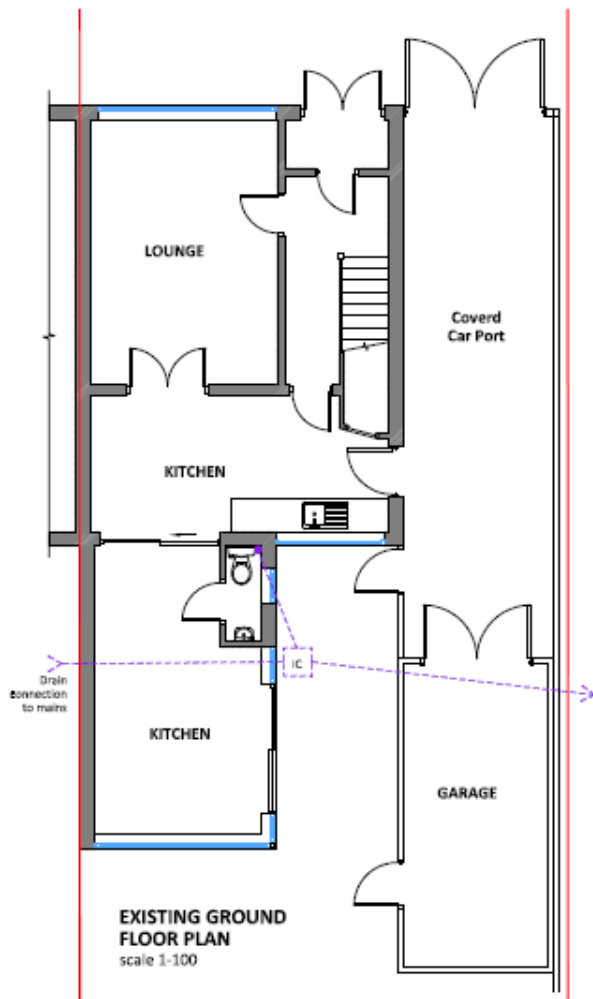
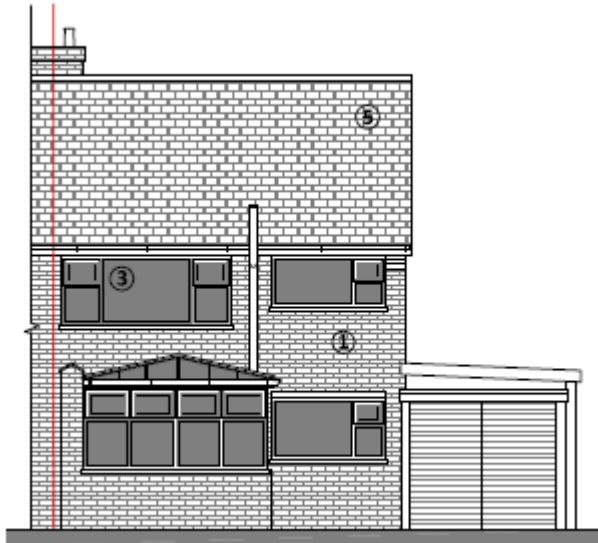


2018/1064/HOU 4 Southland Drive

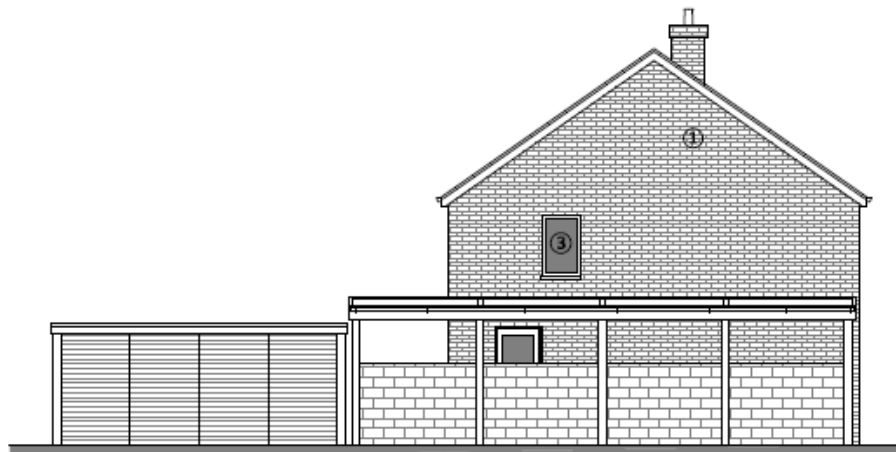


Existing drawings





EXISTING REAR ELEVATION
scale 1-100



EXISTING SIDE ELEVATION
scale 1-100

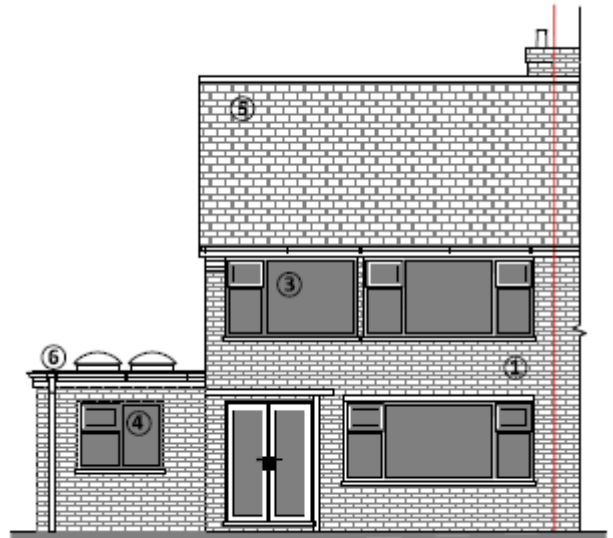


EXISTING FRONT ELEVATION
scale 1-100

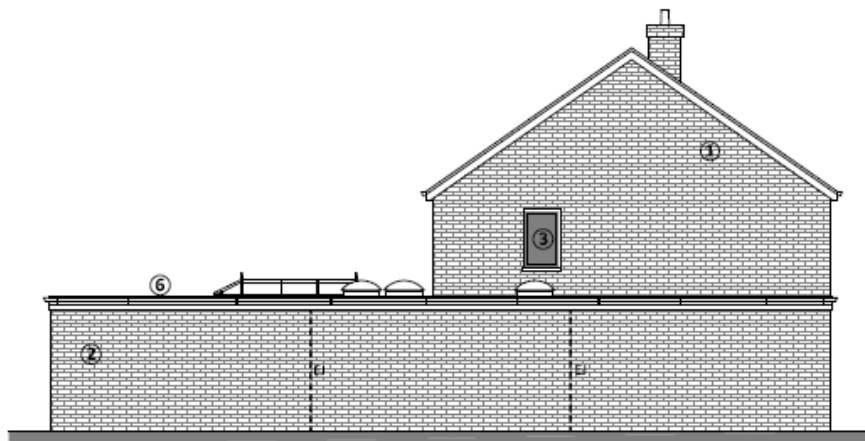
Proposed drawings



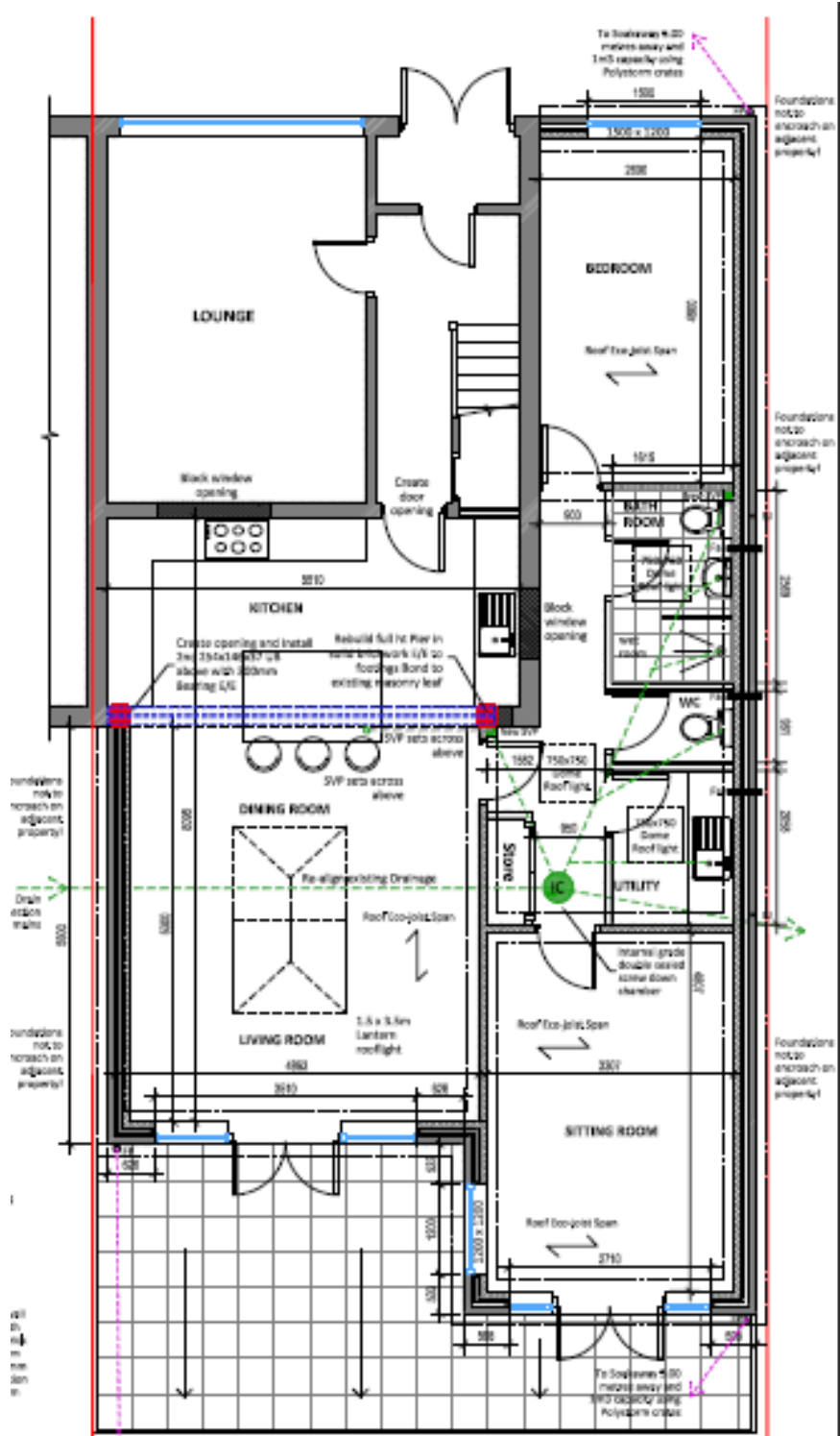
PROPOSED REAR ELEVATION
scale 1-100



PROPOSED FRONT ELEVATION
scale 1-100



PROPOSED SIDE ELEVATION
scale 1-100



PROPOSED GROUND FLOOR PLAN
scale 1:50

Iron
@
plans to
show
wall line
marked
used by

windows
not to
encroach
on
adjacent
property!

Drain
catch
traps

windows
not to
encroach
on
adjacent
property!

Foundations
not to
encroach
on
adjacent
property!

Foundations
not to
encroach
on
adjacent
property!

Foundations
not to
encroach
on
adjacent
property!

Foundations
not to
encroach
on
adjacent
property!

To Schedules M20
masonry away and
1m5 cavity using
Polystyrene crates

To Schedules M20
masonry away and
1m5 cavity using
Polystyrene crates

Block window
opening

Create
door
opening

Create opening and install
the 235x118 PVC uPVC
window with 200mm
bearing GL

Rebuild full height
brickwork up to
floorings Bond to
existing masonry leaf

Re-align existing Drainage

1.5 x 3.5m
Lantern
rooflight

Roof Eco-joint Scan

Roof Eco-joint Scan

Roof Eco-joint Scan

Roof Eco-joint Scan

Roof Eco-joint Scan

Roof Eco-joint Scan

Roof Eco-joint Scan

Roof Eco-joint Scan

Roof Eco-joint Scan

Roof Eco-joint Scan

Roof Eco-joint Scan

Roof Eco-joint Scan

Site photos



Front elevations



Rear elevation



Inside the carport looking towards the street



Inside the carport looking towards the applicants garage



View from first floor window of the applicants dwelling looking rearward

Consultation Responses

Environment & Economy
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail: Highwaysudssupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2018/1064/HOU

With reference to this application dated 28 August 2018 relating to the following proposed development:

Address or location

4 Southland Drive, Lincoln, Lincolnshire, LN6 8AU

Date application referred by the LPA
29 August 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Demolition of garage, carport and conservatory to facilitate the erection of a single storey side/rear extension

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) /REASONS FOR REFUSAL

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 and accordingly, does not wish to object to this planning application.

H106

The site is located within an area at risk from surface water flooding. Therefore, in accordance with the NPPF, the submission of a Flood Risk Assessment, which also considers the provision of appropriate mitigation works, is recommended. This will enable the Local Planning Authority to satisfy themselves that the risk of flooding from surface water has been adequately addressed.

From: John Staniforth [REDACTED]
Sent: 19 September 2018 21:59
To: Technical Team (City of Lincoln Council)
Subject: Observations and potential objection REF 2018/1064/HOU

REF 2018/1064/HOU

Hello,

as I explained in our telephone conversation we returned back off holiday to find your letter regarding the above planning application.

We own the adjoining semi-detached house, 2 Southland Drive Lincoln.

We have several observations to make (as best we can having not being able to see the plan).

It is unclear to us as to the proposed height of the extension including its roof and to the distance, it is proposed to extend at the back where it adjoins our property.

We think that it also isn't clear about the boundary as it implies from their plans that the adjoining wall is directly beneath the outer edge of their upstairs window - this is not the case.

Also, I am not confident that the boundary drawn on their plans and positioning of the wall is correct regarding where the boundary should be.

I have measured the distance from their current extended wall to the edge of our window brickwork (before where our window frame begins) at 31cm.

We also have a small extension which existed before we bought our house (over 20 years ago).

Inside our extension, our inner wall comes in an extra 13cm and adding to this the window opening brick distance of 6 cm and the width of a standard brick for the partition wall of 13cm (I would assume this is double brick and there is a cavity also which I have not accounted for here).

Therefore this is why I believe they're plans may be incorrect to imply their current and future wall is within the boundary with a margin (which cannot be determined by us based on whatever scale it is drawn at).

Essentially their plans in this respect are not correct or specific and complete enough.

This may form an objection.

It is also not clear to us as to what the total height of their extension will be including the roof. This is important again as it is therefore not clear how it may butt onto our wall roofline.

So I am concerned that their wall and/or foundations will be encroaching on our property.

Regarding the height, if they are increasing the height I think this would not be possible due to our extension's roof and its guttering.

This may form another objection.

Also, how will they put in foundations if it is encroaching?

Also, we have concerns about the loss of light to the window in our extension.

We noticed something regarding moving the water & sewerage and drainage how will this affect ours? We haven't given permission to access and/or affect our land.

They may also be planning to remove our hedgerows, shrubs etc.

This may form another objection.

This is also clearly going to be a long build - previously when they put up the wall and removed internal walls they did this during the weekends for an extended period of time. We request that if this development goes ahead that it is restricted to weekdays and between 9 am and 4:30 pm, as this is going

to deny us the full enjoyment of our garden and the noise was deeply obtrusive previously thus denying us the enjoyment of our own property.

So we will be affected by noise and environmental factors such as dust and lack of privacy for an extended period of time.

Also, there are other considerations regarding noise and disturbance which I do not wish to divulge if this communication may be made public.

We want to comment on the potential for prevention of access to our own property as there will be builders traffic down this small cul-de-sac and that we would like to know how this will be ensured.

This is what we have currently noted and of course, may add more as we have time to digest the plans (and hopefully have them discussed with us by the appointed planning officer).

Thank you for your time and attention.

Regards,
John Staniforth