

Application Number:	2018/1216/RG3
Site Address:	Land At Broomhill, Clematis Approach And Sorrel Court, Lincoln
Target Date:	5th December 2018
Agent Name:	Streetspace Group
Applicant Name:	Gary Vance
Proposal:	Installation of 6no. mobility scooter store disabled facilities to house 18 total mobility scooters

Background - Site Location and Description

The application is for the installation of 6 storage units to house a total of 18 mobility scooters for residents within City Council sheltered accommodation within Broomhill and Sorrel Court. Residents are currently storing their mobility scooters within communal areas within the building which is inadequate.

The sheltered accommodation is within City Council ownership and with the City Council as the applicant. The application is therefore required to be decided by Planning Committee.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 26th October 2018.

Policies Referred to

- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

The main issues are considered to be:

- Relevant Planning Policy
- Impact on residential amenity
- Impact on visual amenity
- 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	No objections

Public Consultation Responses

No responses received.

Consideration

Relevant Planning Policy

Paragraph 124 of the National Planning Policy Framework states that "Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Policy LP26 of the Central Lincolnshire Local Plan 'Design and Amenity' is permissive of alterations 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 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

The scooter storage units would be positioned in various locations within the grounds of Broomhill and Sorrel Court sheltered accommodation. The storage units would be 2 metres high at their highest point and would have a curved roof. All the locations of the storage units are sufficiently separated from the windows of the sheltered accommodation and given the minor nature of the works, it is not considered any residents of the accommodation would be unduly harmed by the proposal in terms of residential amenity.

Impact on Visual Amenity

The storage units would be constructed from a galvanised steel frame with treated softwood cladding. They would have a similar appearance to a domestic shed and would be positioned in 6 locations within the outdoor communal grounds of the sheltered accommodation. None of the proposal locations would be prominent, in any case it is considered that the units have been designed to ensure they would not have a detrimental impact on visual amenity of the wider area.

Highway Safety

The works would not impact on highway safety. Highways & Planning at Lincolnshire County Council have confirmed to have no objections to the works.

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

No.

Financial Implications

None.

Legal Implications

None

Equality Implications

None.

Conclusion

The proposal to install mobile scooter stores would not have a detrimental impact on residential or visual amenity, 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
Design and Access Statement		Other	9th October 2018
15338-CLC-BSC-P-LP-P		Location Plan	9th October 2018
PSM-2 Scooter Store		Other	9th October 2018
PSMX-4 Scooter Store		Other	9th October 2018
15338-CLC-BSC-P-SP1-P		Site plans	9th October 2018
15338-CLC-BSC-P-SP2-P		Plans - Proposed	9th October 2018