

**Darren Spencer-Phillips**  
**6 Weir street Lincoln**

Dear Mr Manning

Thank you for your letter dated the 16th October advising me of the retrospective planning permission that has been requested by my neighbours at 5A Weir Street. Please see below my comments which I hope you will take into account in making a decision inline with your outlined material considerations:

Scale and height : As i am the ONLY neighbour who is directly facing the aforementioned building from my garden it is of a satisfactory scale and height and neither impeaches on any light or causes any issues to me

Appearance and design : Since the current residents have moved into the property 5A they have spent a considerable amount of time improving their property including the garden and removal of a broken wooden shed which they replaced with this new outbuilding which is well designed and pleasing appearance this has improved the look and feel of the street to be penalised with having planning refused would be ridiculous.

As I previously stated I am the only neighbour that is directly facing the building from my garden and I wholeheartedly give my support for the planning to retrospectively passed

Yours sincerely  
Darren Spencer-Phillips  
6 Weir street Lincoln

**Beryl Martina**  
**9 St. Catherines Road Lincoln**

I have viewed all of the documents attached to the retrospective planning application and I think the following valid reasons should be cited as my objection.

- 1) The height of the outbuilding exceeds planning requirements.
- 2) The roof coverings in this conservation area are wholly of slate or tile, whereas this building has employed industrial corrugated sheeting.
- 3) The building has been built approximately 300mm away from the side wall of my outbuilding preventing me from gaining access to repoint my brick wall or work on my roof tiles.
- 4) The void between the two outbuildings has been left full of building debris causing damp penetration on my side.
- 5) No provision has been made for the disposal of surface water via a soakaway within the property boundary.

6) Rainwater is discharged directly into the rear alleyway in the hope that it will eventually find it's way to an old gully metres away. Consequently the alley floods and water is drawn up the face of my walls where it enters the inside and leaves algae growth.

7) Rainwater pipes extend into the alleyway reducing the width available to negotiate with rubbish bins and accessing goods in and out via the rear of my property. I will send relevant photographs supporting my objections.

Kind Regards,  
Beryl Martina

Dear Sirs,  
Please find attached photos supporting my objections on the above planning application.







Please see photo of alleyway behind my property.

On one occasion I had to put my wellington boots on to take my bins out.

I did ask the tenant if he could put a soak away in when he built the outbuilding, instead he put the guttering in the alleyway which is causing considerable damage to my outbuilding.

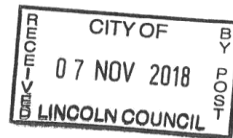


Kind regards  
Beryl Martina

10 St. Catharines Road,  
Lincoln  
LN5 8DZ

1 November 2018.

Directorate of Communities  
& Environment,  
City Hall,  
Beaumont Fee, Lincoln LN1 1DF



Your Reference: 2018/1004/HOU

Dear Sirs,

Please find below comments in relation to the above application:-

1. Height.

The height of 3.590 from ridge to ground level exceeds the height of the two nearby Edwardian outbuildings.

2. Layout/Setting out.

A. The 300mm. gap between the new outbuilding and the existing neighbouring outbuilding inhibits any routine maintenance such as repainting.

B. The debris in the gap impairs any air movement encouraging moisture and damp penetration to both outbuildings.

### 3. Design.

The rainwater downpipe discharges from both roof pitches onto the common accessway eventually draining into an Edwardian silt gully. The silt chamber is cleaned out annually and has performed effectively for 18+ years, however over the last few weeks 'ponding' has occurred presumably due to overloading.

### 4. Conservation.

The outer leaf of brickwork appears to have been built off the boundary wall resulting in the loss of Edwardian copings leaving raw brickwork.

Meanwhile I trust the above will be taken into consideration and look forward to receiving any further communications

Yours faithfully,

