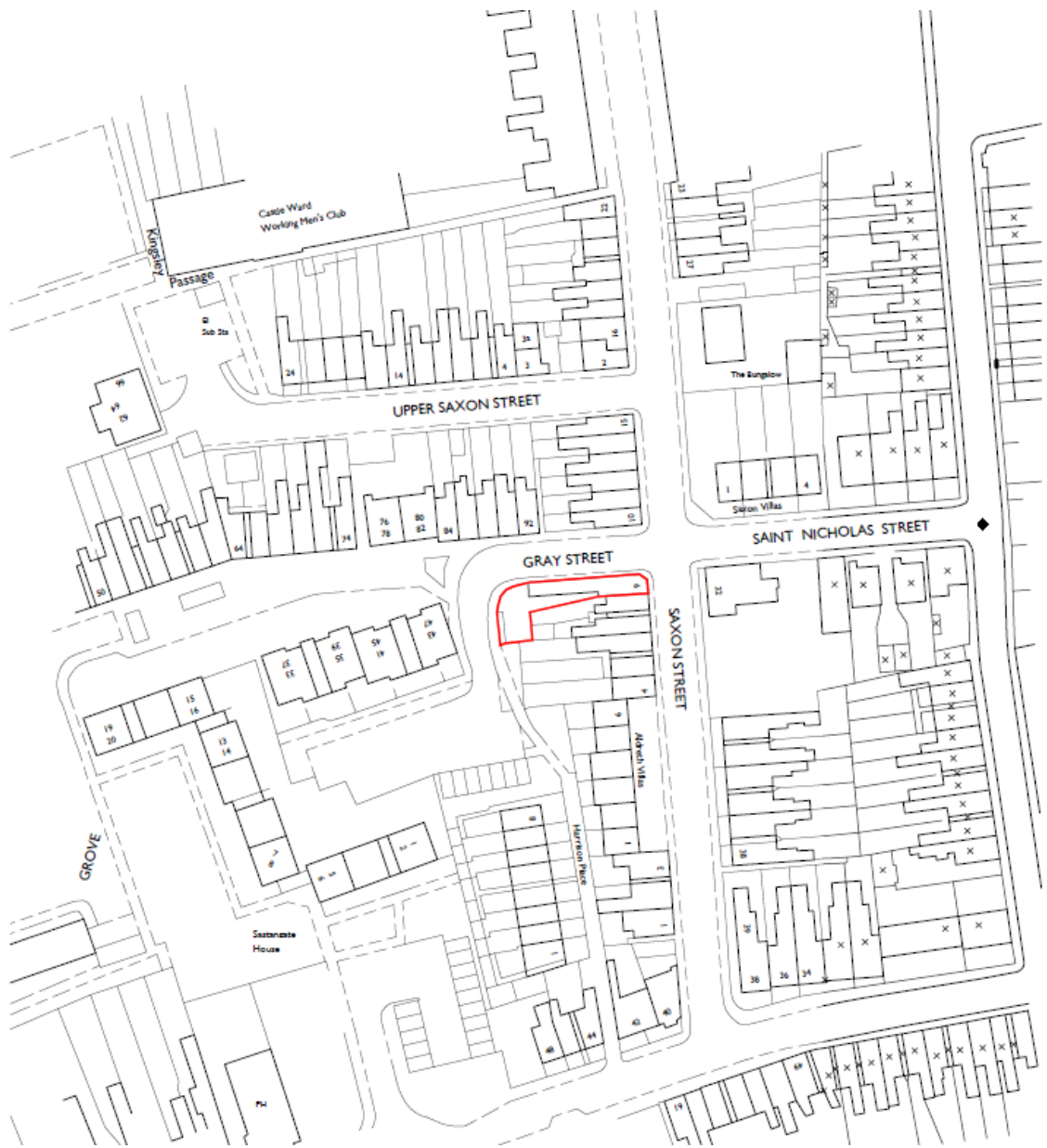
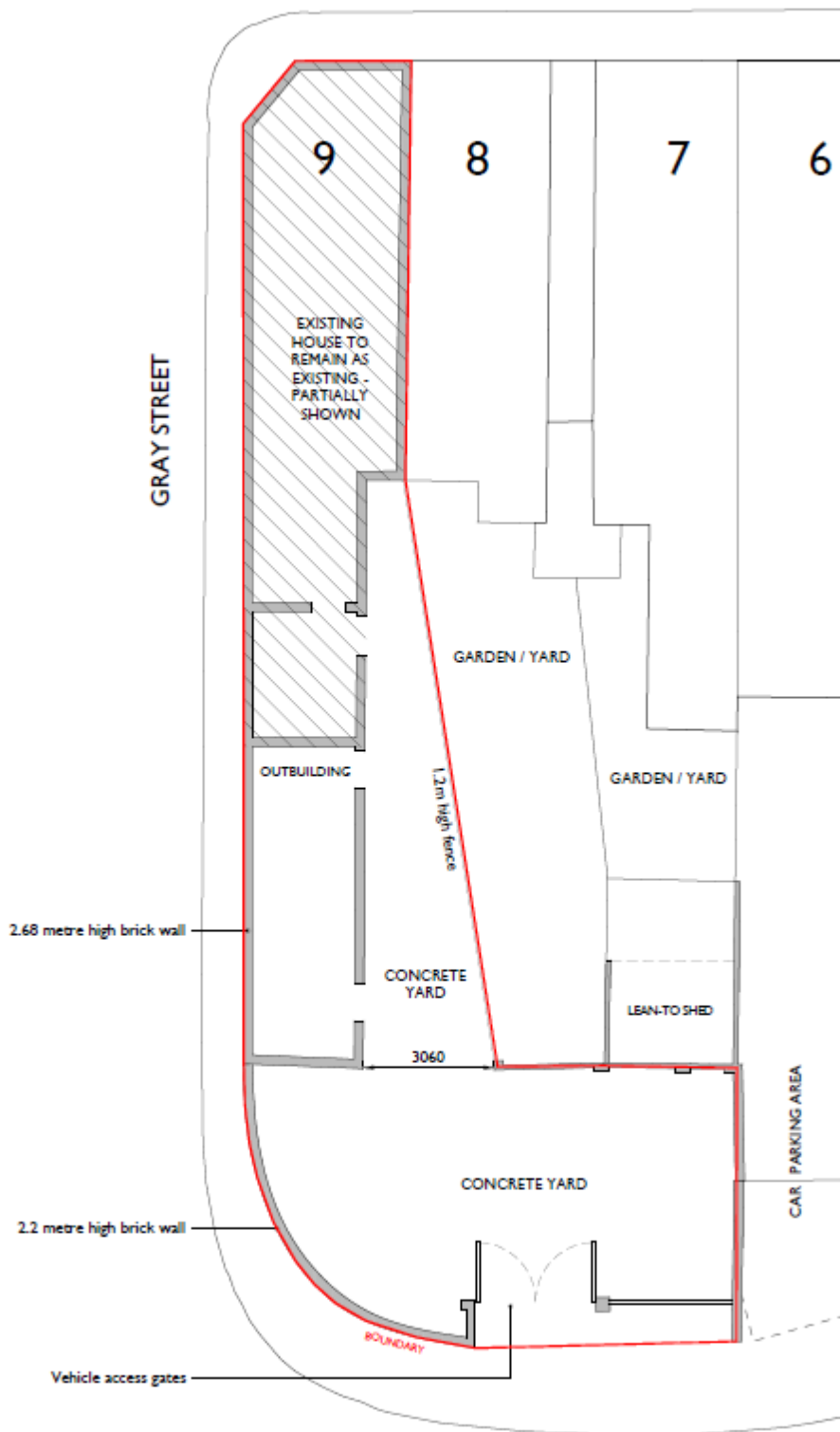


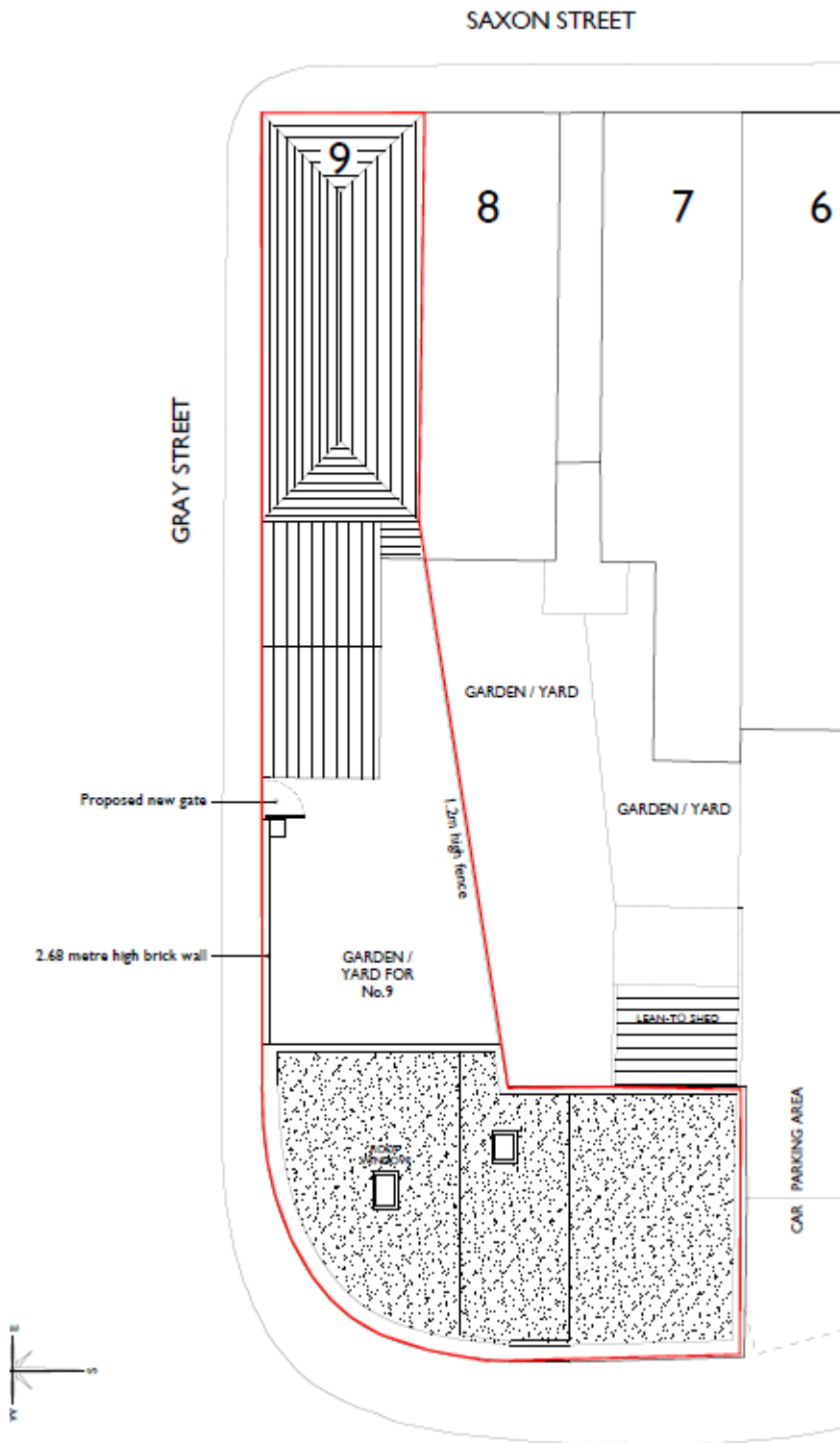
**2018/1404/FUL – Land to the rear of 9 Saxon Street Lincoln**



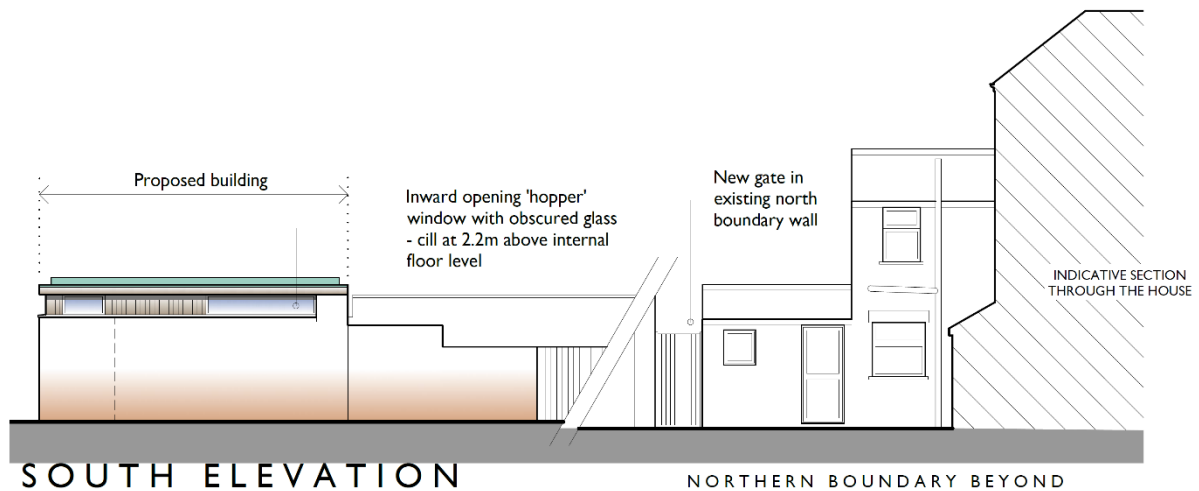
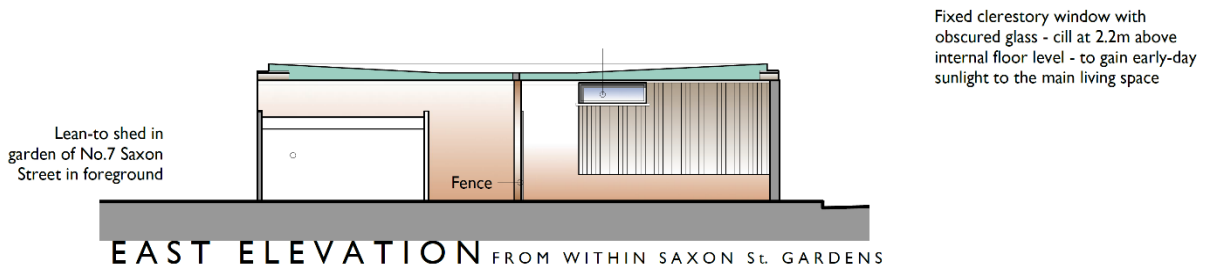
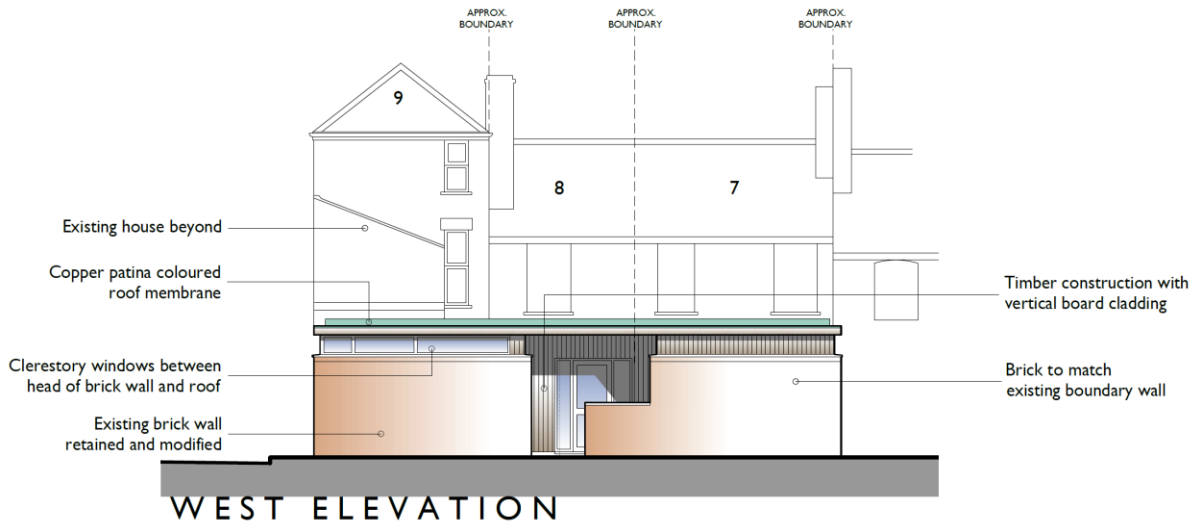
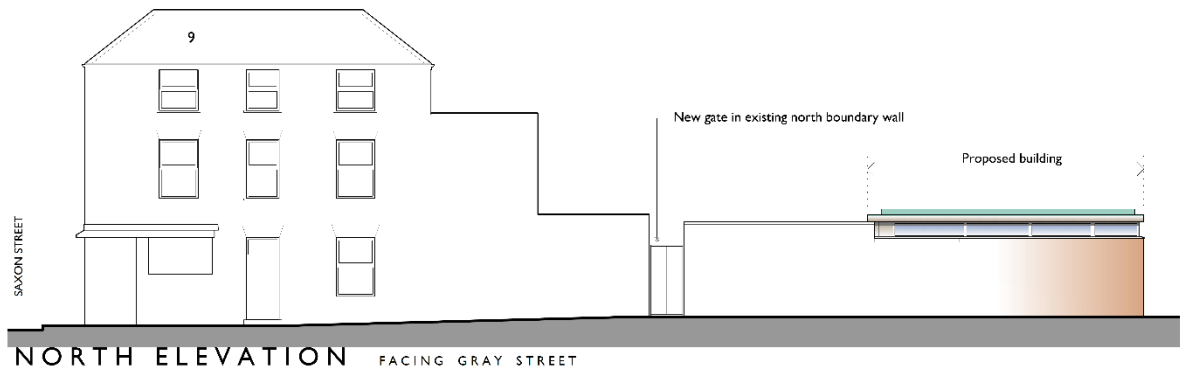
SAXON STREET



EXISTING



Proposed Block Plan





Photograph from within the site

**Photographs of the site**











## **Consultation Responses**

I live on Gray Street which is directly opposite the rear of 9 Saxon street.

This property no 9 already appears to be a house of multiple occupancy and I cannot appreciate just where a single storey dwelling house would be erected. The parking on Gray street is already a problem especially when local vans, trucks and ambulances are trying to gain access to the rear of Saxon street, especially the block of flats.

Since living on Gray street I am frequently asked by tradesmen or emergency staff knocking on my door, if I know who's the vehicles are stopping their access around the corner. On a Thursday it's also a nightmare for the refuse vehicles to gain access.

On a number of occasions recently emergency ambulances have been abandoned opposite my house with their blue lights flashing (it's like being at a disco) blocking the road as they rush to offer aid to an chronically ill person in the flats. This must be so frustrating to the emergency staff who are just trying to do their job.

The thought of a building in such a limited space including additional vehicles whilst building is undertaken, then when people move in to live in the property causes me significant concern.

Having this evening walked around the area I cannot see how an additional dwelling house can be fitted into the space available. I had felt that houses of multiple occupancy were discouraged by the council by the issuing of relevant orders.

Regards  
G Earl

Mrs Lorna Purcell  
84 Gray Street, Lincoln, Lincolnshire, LN1 3HL

The proposed development would put pressure on the local area particularly in regards to parking. To remove a parking space from an area where parking is already difficult would be a mistake and I think it is either naive or disingenuous for the applicant to suggest that the future resident/s will not wish to have a car or possibly two. It is already difficult and sometimes impossible for the emergency services to access Gray street especially for ambulances which frequently attend the block of flats opposite the proposed development. This development has the potential to exacerbate this issue potentially endangering the health of vulnerable residents.

The disruption caused by the building work will be detrimental to local residents many of whom are retired and will be subjected to noise all day. Deliveries of building materials will be difficult due to double parking in the narrow street and this has led to the street being blocked by vans and flatbed trucks in the past when residents have been undertaking small renovations. The impact of delivering enough materials to build an entire house would be much greater and restrict access for residents entering

and exiting Gray street. The noise and disturbance would impact greatly on residents ability to enjoy their own homes.

For the above reasons I object to the proposed development.

Miss Lisa Wright

88 Gray Street, Lincoln, Lincolnshire, LN1 3HL

It is difficult to see where such a development would fit in. This is directly opposite my house where parking is already an issue. This proves particularly difficult for delivery vehicles and ambulances who cannot get around the corner where the access to this new dwelling has been proposed. Any larger vehicles that do make it around the bend often get stuck and end up knocking on doors asking people who the cars belong to as they need moving to enable the vehicle to get out.

It is a none through road adding to this difficulty. Therefore I am extremely concerned about the delivery of materials and workmen during its construction and following this additional cars on the very small street.

There would also be a reduction in light in my lounge due to the dwelling being taller than the current wall.

I do not feel that further dwellings are necessary in an already built up area where many of the houses are multiple occupancy.

**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: 2018/1404/FUL

With reference to this application dated 19 December 2018 relating to the following proposed development:

Address or location

**Land To Rear Of 9, Saxon Street, Lincoln, Lincolnshire, LN1 3HQ**

Date application referred by the LPA  
4 January 2019

Type of application: Outline/Full/RM/  
FUL

Description of development

Erection of single-storey dwelling house

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

**Requests that the Local Planning Authority refuses the application for the reasons set out below.**

**REASONS FOR REFUSAL**

HREF00

There is insufficient provision made within the application site to accommodate the parking of vehicular traffic likely to be generated by the proposed development, alongside the removal of existing off-street parking provision within the proposed development's curtilage. This deficiency is likely to result in the indiscriminate parking of vehicles along access roads in the surrounding area. Such parking of vehicles is likely to lead to unsafe conditions in terms of pedestrian and vehicle movement in and around the site including access for emergency and service vehicles. Furthermore, the inadequacy of the parking provision is likely to be regarded as setting a precedent for other developments both within the site and elsewhere.

Case Officer:

*Becky Melhuish*  
for Warren Peppard  
Flood Risk & Development Manager

Date: 26 January 2019