

Application Number:	2018/0734/CXN
Site Address:	49-51 West Parade, Lincoln, Lincolnshire
Target Date:	6th September 2018
Agent Name:	Stem Architects
Applicant Name:	Mr Chris Nicholson
Proposal:	Variation of Condition 2 (Plans) of planning permission 2016/0798/FUL for 1 additional apartment and 5 new car parking spaces.

Background - Site Location and Description

The proposed development is located on the south side of West Parade on the corner with Rudgard Lane to the east side. The site is currently occupied by a three storey residential property which would be demolished. To the west of the application site are traditional two storey terrace residential properties, on the opposite side of West Parade larger two and three storey properties. To the rear of the site is the former 'route 3' car garage. Pedestrian and vehicular access is gained from both West Parade and Rudgard Lane. The development is located on the boundary with the West Parade and Brayford No. 6 conservation area.

Permission was approved to erect a part 4, part 3 storey building to accommodate 22no. two bed apartments including cycle and refuse storage. The proposals also included 20no. on site car parking spaces and other associated external works.

It is now proposed to increase the number of car parking spaces to 35, change the access arrangements and add an additional apartment. Therefore this application seeks to determine whether 1 additional apartment, the revised access arrangement and the additional car parking is acceptable, as permission has already been granted for the previous scheme.

It should be noted that this application was originally submitted for 3 additional apartments, however this has now been reduced to 1 additional apartment.

Site History

Reference:	Description	Status	Decision Date:
2016/0798/FUL	Demolition of existing buildings and erection of part 4, part 3 storey building to accommodate 22no. two bed apartments including cycle and refuse storage. Provision of 20no. car parking spaces and other associated external works	Granted Conditionally	3rd August 2017

Case Officer Site Visit

Undertaken on 18/12/2018.

Policies Referred to

- Policy LP25 The Historic Environment
- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

- National and Local Planning Policy
- The principle of the development
- Visual amenity and the character and appearance of the conservation area
- Residential amenity
- Highways

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
Environment Agency	Comments Received
Lincoln Civic Trust	Comments Received
Lincolnshire Police	Comments Received
Anglian Water	No Response Received
Upper Witham, Witham First District & Witham Third District	Comments Received
Education Planning Manager, Lincolnshire County Council	Comments Received
Highways & Planning	Comments Received
West End Residents Association	Comments Received

Public Consultation Responses

Name	Address
Ms Amanda Ryans	4 York Avenue Lincoln Lincolnshire LN1 1LL
Karen Lee	26 Rudgard Lane Lincoln LN1 1QH

Consideration

The Principle of the Development

Permission has already been approved for the development of the site for residential use. Therefore this application seeks approval of the proposed amendments to the original scheme.

It was previously considered that the proposed residential use of the site would be acceptable given the existing national and local planning policy and the predominantly residential use of the surrounding area.

Visual Amenity

The proposed changes to the scheme have occurred because the applicant has been able to purchase the adjacent site. Therefore access to the site can now be taken from the south rather than the consented under croft arrangement. In urban design terms the new design is considered to be much more appropriate in this location and is more in keeping with the arrangements found elsewhere in the area.

The additional apartment would fill in the previously consented under croft. It is considered that this would have no impact on visual amenity and would actually improve the overall appearance of the development to Rudgard Avenue.

Consented Scheme



Revised Scheme



The proposed changes can be seen in the images above. It is considered that these changes have a positive visual impact and don't change the overall look and feel of the original scheme.

Residential Amenity

A number of objections have been received by local residents. However as previously noted the site already has planning permission for the residential development of the site. This application deals the proposed additional apartment and additional parking spaces. Therefore whilst the issue of scale and massing has been raised, this issue has already been addressed by the previous consent, however it is necessary to assess the impact on the additional apartment.

It is proposed to add an additional apartment at ground floor to the Rudgard Lane elevation. Whilst this does add an additional apartment it is considered that this additional unit would not have a harmful impact on the surrounding area and that it would not have a noticeable difference compared with the previously approved scheme. It is also considered that the positive impacts of filling the undercroft and providing additional off street parking is a positive addition to the development.

The issues raised relating to the clearance and demolition of the site have been noted and were dealt with by the City and County Councils at the time of the complaints. The site will be continue to be monitored moving forward and the applicants are now aware of the restrictions in place when it comes to hours of working and parking in the area.

Highways

The amendments to the approved application would result in additional car parking spaces. 33 spaces, as well as a further 2 with disabled access and 3 with electric vehicle charging points. An objection has been received which raises the issue of a lack of parking in the west end. As this application provides off street parking for the proposed number of apartments it is not considered that the proposal would have an adverse impact on the existing on street parking arrangements. Also, as the development provides dedicated off street parking the apartments would not be eligible to join the residents parking scheme.

Flooding and Drainage

The Internal Drainage Board and Environment Agency have raised no objections to the proposed scheme.

S106 Agreement

The applicants will be required to enter into a S106 agreement, as they did on the previously consented scheme, to ensure that the development is not occupied by students and that the development provides the required number of affordable units in line with the City councils adopted policy.

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

Pre application discussions took place as well as discussions during the application process which saw the development reduced to 1 additional apartment rather than the originally submitted 3.

Financial Implications

None.

Legal Implications

S106 requirement.

Equality Implications

None.

Conclusion

It is considered that the proposed changes to the original scheme would still be in keeping with the principle set by the previous approval. It is considered that the changes would visually improve the scheme as well as provide additional off street parking. The additional apartment would have no adverse impact on residential amenity in terms of noise and disturbance and therefore it is considered that the proposal is in accordance with national and local planning policy.

Application Determined within Target Date

Yes with an approved extension of time.

Recommendation

That the application is Granted Conditionally subject to the signing of the S106 agreement.

Conditions

- The development must be begun not later than the expiration of three years
- The development hereby approved shall be carried out in accordance with the drawings submitted with the application