

Written Representations – 117 Boultham Park Road

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



To: Lincoln City Council

Application Ref: 2018/1311/HOU

With reference to this application dated 12 November 2018 relating to the following proposed development:

Address or location

117 Boultham Park Road, Lincoln, Lincolnshire, LN6 7SE

Date application referred by the LPA
15 November 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Erection of a single storey outbuilding

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.

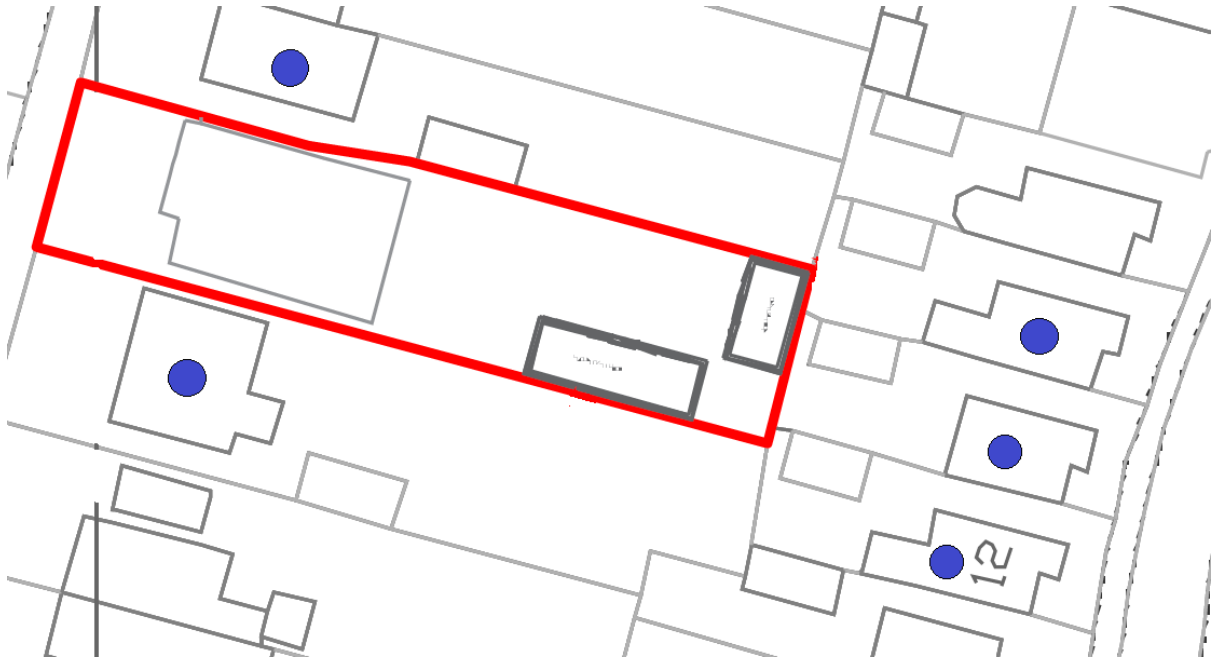
Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Case Officer:
Lisa Gilbert
for Warren Peppard
Flood Risk & Development Manager

Date: 1 January 1900

Neighbour Representations

Objector Location Plan



Comments for Planning Application 2018/1311/HOU

Application Summary

Application Number: 2018/1311/HOU

Address: 117 Boultham Park Road Lincoln Lincolnshire LN6 7SE

Proposal: Erection of a single storey outbuilding.

Case Officer: null

Customer Details

Name: Mrs Pauline Turner

Address: 8 Earls drive lincoln Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The issues I have is scale and height, overlooking, design, appearance, loss of light, layout.

I strongly object to this building backing on to my boundary, it's bad enough having to look at the size of the build which has just been erected after having a bungalow there. when we bought our house it was lovely with lots of greenery which has now gone. it's a concrete jungle which is terrible for the wildlife and environment and no other properties have built on the lovely gardens. so I very strongly object to the plan of a single story building at 117 Boultham Park Road Lincoln LN6 7SE.

Comments for Planning Application 2018/1311/HOU

Application Summary

Application Number: 2018/1311/HOU

Address: 117 Boultham Park Road Lincoln Lincolnshire LN6 7SE

Proposal: Erection of a single storey outbuilding.

Case Officer: null

Customer Details

Name: Mrs Lesley Mawson

Address: 119 Boultham Park Road Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new house development has overshadow the neighbouring house/bungalow being built extremely close to their respective properties on either side.

This single storey development causes concern that once consent is given that there will be a change of use to living accommodation. I would like a guarantee that will not happen in the future and be written into the deeds of property to prevent this happening in the future.

In light of the excessive size of the construction and materials being used Thermal block it not would not take much for change of use to living accommodation in the future.

Concerns about the height of the proposed building due to be being built on a flood plain floor to door threshold height causing the external wall being built excessively high.

Access limited - a small foot path at the side so querying the term of "garage"- there is no vehicle access. Access limited to the rear of the garden. No drive way.

The application states they have not started this development but this is incorrect - foundations have been already laid and blocks are standing ready to be erected.

State no trees next to proposed building there are in fact a number of trees next to the proposed development.

Concerns the building will affect drainage due to the extensive size reducing the area for water run off/absorption as the proposed garden area is going to be block paved.

Comments for Planning Application 2018/1311/HOU

Application Summary

Application Number: 2018/1311/HOU

Address: 117 Boultham Park Road Lincoln Lincolnshire LN6 7SE

Proposal: Erection of a single storey outbuilding.

Case Officer: null

Customer Details

Name: Mr barry holland

Address: 12 earls drive lincoln

Comment Details

Commenter Type: Member of the Public

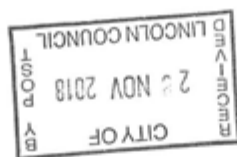
Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:scale and height.overlooking.noise and disturbance.appearance.loss of light.

City of Lincoln Council
Planning Dept.

City Hall
Beaumont Fee
Lincoln LN1 1DF



10 EARLS DRIVE
LINCOLN
LN6 7TY

phone:

Email:

25th November 2018.

Dear Sirs,

Re: 2018/1311/HOU - Erection of a single story
outbuilding at 117 Boultham Park Road, LN6 7SE

I have received notice of the above application and wish to object in the strongest possible terms. My property is immediately behind the proposed structure and the amenity and enjoyment of my garden will be greatly affected by the building.

My personal objections can be summarised as follows:-

- ① The scale and height of the proposed construction is far too large and high for a back garden. The height of the building at nearly 10 feet tall will overtop the entirety of my rear boundary by four feet. The footprint of the building shows that it is a very large construction totally inappropriate for a back garden.
- ② My small back garden will be overshadowed by the building. It will stop all the light coming into my garden and kill my plants. My small outside space will be in permanent shade.
- ③ I will be forever looking at a grey breezeblock wall four feet above my 6 foot garden fence running the entire length of my boundary.

There are wider concerns, not least because there are a number of inaccuracies in the planning application.

- ① The plans state part of the construction is to be used for a garage. This cannot be right as there is no room for a car to get past the new house.

Pto

- ② The application states there are no trees within falling distance of the development. In fact there is a line of trees and hedges on the adjacent property 119 Bouldham Park Road which will be affected.
- ③ The application states development has not started. In fact substantial foundations are already laid, much deeper than would be needed if this construction was only for shed storage as stated on the plan. I am very concerned as to what this building will actually be used for. I feel I will suffer noise and disturbance from an inappropriate use of what should just be a back garden as it has been since I moved here nearly 20 years ago.

I am also concerned that such a massive additional structure will block discharge and drainage of any surface or flood water which would previously have soaked away into garden land.

In summary I object to this inappropriate construction which will greatly affect my property due to the scale, height and appearance of the proposed building which will overlook my garden, resulting in a massive loss of light and fear of noise and disturbance to me.

Yours faithfully

D. Emery.

Dianne Emery (Mrs)

Comments for Planning Application 2018/1311/HOU

Application Summary

Application Number: 2018/1311/HOU

Address: 117 Boultham Park Road Lincoln Lincolnshire LN6 7SE

Proposal: Erection of two single storey outbuildings. (Revised Proposal)

Case Officer: Tom Hobson

Customer Details

Name: Mr barry holland

Address: 12 earls drive lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:scale and height .overlooking.appearance.loss of light.



Comments for Planning Application 2018/1311/HOU

Application Summary

Application Number: 2018/1311/HOU

Address: 117 Boultham Park Road Lincoln Lincolnshire LN6 7SE

Proposal: Erection of two single storey outbuildings. (Revised Proposal)

Case Officer: Tom Hobson

Customer Details

Name: Mrs Pauline Turner

Address: 8 EARLS DRIVE Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

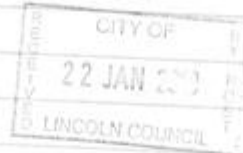
Comment: I strongly object to this building backing on to my boundary as stated in the previous plans.

CITY OF LINCOLN COUNCIL
PLANNING DEPT.
CITY HALL
BEAUMONT FEE
LINCOLN LN1 1DF
attn: Tom Hobson.

EMAIL:

10 EARLS DRIVE
LINCOLN
LN6 7TY

21st January 2019.



Dear Sirs,

Re: 117 Boultham Park Road (Revised Proposal)

REF: 2018/1311/HOU

Having received the above application I wish to object in the strongest possible terms. My property is directly behind the proposed outbuilding and I will be greatly affected by the proposed structure.

This is still a solid wall going a substantial way along my boundary, overtopping my 6ft fence by several feet and will overshadow my small garden, blocking the light and creating a shady and damp garden. This will spoil any enjoyment of my out side space. The permanent view from my house and garden will consist of a high solid wall which is totally unacceptable. Although the storage shed no longer runs the full length of my rear boundary my light and view will still be blocked by the side (west) elevation of the hobby room/paint studio.

The large concrete base which was laid in May 2018 to accommodate the original plan still remains, raising concerns regarding drainage of rainwater and run off from two additional buildings.

The boundary with 119 Boultham Park Road has mature shrubs and trees which could be damaged or destroyed by the new structure.

This proposed development is inappropriate for an

ordinary back garden. It will result in a massive loss of amenity to me and the ongoing fear of noise and disturbance.

Yours faithfully,

D. Emery.

MRS. DIANNE EMERY