

Application Number:	2019/0199/HOU
Site Address:	4 Southland Drive, Lincoln, Lincolnshire
Target Date:	30 th May 2019
Agent Name:	Philip King
Applicant Name:	Mr J Shear
Proposal:	Erection of single storey side and rear extension. (Resubmission of 2018/1064/HOU)

Background

The application is for the erection of a single storey side and rear extension at 4 Southland Drive, the property is a two storey semi-detached dwelling with a detached garage. The property has previously been extended to the rear via a pitched roofed conservatory and enclosed car port to the side, which would be partly removed to accommodate this proposal. This application is a resubmission of planning application (2018/1064/HOU), which was previously granted conditionally at planning committee on 7th November 2018.

The application has been revised during the course of the application, the original proposal showed the eaves of the extension would likely encroach onto neighbouring land and an objection to this effect was received from a neighbour. Although boundary/ land disputes are ultimately private matters, officers approached the agent for clarification regarding the matter, subsequently a revised drawing was submitted which depict the proposed extension entirely within the curtilage of the applicants.

The application is being presented to Members of the Planning Committee as the applicant is related to a member of staff working for Lincoln City Council.

Issues

To assess the proposal with regard to:

- Local and National Planning Policy
- Effect on visual amenity
- Effect on residential amenity
- Effect on Highway Safety

Consideration of Issues

The main issue in considering this application is the principle of development in this area of the City having regard to National, Local and Emerging Policy and the current status of those Policies.

National and Local Planning Policy

Paragraph 11 of the revised NPPF outlines that decisions should apply a presumption in favour of sustainable development.

For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 127 states that planning decisions should ensure that developments:

- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 131 states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The application is for the extension to a residential dwelling and therefore Policy LP26 - Design and Amenity of the Central Lincolnshire Local Plan is entirely relevant.

The following design principles within Policy LP26 would be pertinent with the development.

- b. Make effective and efficient use of land;
- c. Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;
- d. Not result in the visual or physical coalescence with any neighbouring settlement;
- f. Incorporate and retain as far as possible existing natural and historic features such as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures;
- g. Incorporate appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area;
- h. Provide well designed boundary treatments, and hard and soft landscaping that reflect the function and character of the development and its surroundings;
- i. Protect any important local views into, out of or through the site;
- j. Duly reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;
- k. Use appropriate, high quality materials which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability;

Policy LP26 further states that 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. Proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in relation to both the construction and life of the development:

- m. Compatibility with neighbouring land uses;
- n. Overlooking;
- o. Overshadowing;
- p. Loss of light;

Residential Amenity

The proposed single storey flat roofed extension would be partly located to the side and rear of the applicants dwelling, occupying a smaller footprint than the previously approved scheme. Taking account of the existing scale of the structures at the applicants' property, the previously approved proposal and their relationship to neighbouring properties, it is noted the proposed extensions would have a comparable scale in terms of both height and projection with similar fenestration openings. It is therefore considered this proposal would not cause undue harm to residential amenity of any of the surrounding properties occupants.

Visual Amenity

The single storey flat roofed extensions featuring a roof light would be open to limited public views due to its positioning, however in any case, it is considered that the extension is of an acceptable design with materials to closely match the host property and would therefore not be unduly harmful to visual amenity.

Highway Safety and Parking

The Lincolnshire County Council as Highway Authority has assessed the application and has raised no objections to the proposal. Therefore based on this advice it is considered that the proposal would not be detrimental to highway safety or traffic capacity

Flood Zone

The site is located within flood zone 2, thus having a probability of flooding, the applicant has stated the extension would be constructed in accordance with the Environment Agency standard advice for domestic extensions.

Conclusion

The proposed extensions are appropriately designed and would not cause unacceptable harm to the character and appearance of the area nor the amenities of all existing and future occupants of neighbouring properties, in accordance with Policy LP26 'Design and Amenity' of the Central Lincolnshire Local Plan (2017) and the National Planning Policy Framework (2019).

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally.

Report by: Planning Manager

