

8 The Avenue: consultee responses

Customer Details

Name: Mr Kevin Hallsworth

Address: 19 Whitehall Grove West Parade Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam

With my partner Sara Dixon we wish to strongly object to this planning application. We have completed a detailed statement outlining our objections and a 3d site plan to illustrate this.

We will send the statement and supporting images separately

Kind regards

Kevin Hallsworth

Sara Dixon

For Marie Smyth
Planning

Mr Kevin Hallsworth M.A (Des)

Ms Sara Dixon

19 Whitehall Grove

Lincoln

LN1 1PG

15/02/19

Directorate of Communities and Environment

Simon Walters MBA, ACIS, MCMI

City hall Beaumont Fee

Lincoln

LN1 1DF

Ref. proposed development No. 8 The Avenue LN1 1PB

Dear Sir/Madam

Please accept our comments regarding the proposed development which is sited directly behind and in close proximity to our residence at 19 Whitehall Grove. Number 8 The Avenue borders us on three sides.

In principle we are glad to hear that No. 8 the Avenue is being returned to a family residence after many years of mixed use and we welcome the proposed restoration work to the main building.

As regards to the addition of a garage/workshop we have no particular objection. However, there is one caveat where dependant on the type of work undertaken in the new garage/ workshop, we would need some assurance that noise levels would be kept to a minimum or sound proofing added to the fabric of the building. The situation of this enclosed block of buildings allows the amplification of sound and could easily become a nuisance for the immediate neighbours.

There also needs to be clarification regarding the two Beech trees indicated on the plans. Are these Beech trees intended to replace the existing protected trees on the western boundary? Are they intended to become a new maintained Beech hedge, or would they be allowed to grow to maturity? If so, because of the nature of this species the size of the canopy will have implications and an adverse effect on neighbouring properties by removing natural light and potential structural damage. Beeches are considered forest trees and are unsuited for urban planting. We object to this type of tree.

Proposed new build

We understand the desires of the owners of No. 8 who wish, alongside their restoration work to extend the existing property with new building work however they must also take into consideration the impact of such an extensive new building to the existing residential landscape and in particular the effect to their immediate neighbours. The rear of the properties in this area are tightly bunched together and any such development as this could have a massive impact to the quality of living on the surrounding occupants.

The demolished annex footprint has always been service quarters for the main house/garden. The new proposed extended footprint would incorporate and encroach on what has always been garden. The intention of the proposed development being to convert what was house service quarters/garden with occasional use

into self-contained, possibly permanently occupied, residential accommodation with the potential for extra disturbance, noise, loss of privacy and so on.

The proposed building plot of number 8 stands at a higher level than the rear of the properties on Whitehall grove which can only serve to exasperate the issues as highlighted below

Scale and height

- The planning proposal refers to the rebuilding of an existing single storey wing. This we feel, is evidently far from a rebuild of existing features but more of a complete replacement and newbuild of a much larger self-contained form of accommodation.
- The proposed new build would occupy a much larger foot print, both longer by 4mtrs and wider by 1mtr than the former annexe creeping into what was formerly garden space. What we assume is referred to as garden grab. We object to this.
- We object to an extra 4mtrs in length as this equates to the addition of a complete extra room, significantly increasing the proximity of this new build to the rear of our property.
- The increase in scale of the new build brings residential accommodation to within a few feet of our 1st floor bedroom and garden. We object to this proximity.
- Although the new build does not have a pitched roof design as per the original structure the lay out of the proposed pent roof means the highest part is facing into the garden space deeper than the original pitch roof, consequently forming a dominant overbearing structure massing over our property. We strongly object to the height and proximity.

Overlooking / loss of privacy

- The proposed main aspect of the new build includes large full height glass windows/doors which are directly aimed at the rear of our house overlooking the 1st floor bedroom and parts of the rear garden. The rear entrance to the new build is also facing this way. We strongly object to this aspect and intrusion of our privacy.
- The difference in levels between the garden of number 8, being significantly higher than the level of the rear gardens of Whitehall grove properties increases the nature of the overlooking aspect and consequential loss of privacy.
- The proposer has requested the inclusion of large windows to create a light contemporary space with privacy to his garden but with a complete loss of privacy to neighbours' properties.
- We are also concerned with the fact that if the new build is intended as stated to be an annex or wing to the main house. Why does it appear to be completely cut off and private from the main building with all views facing away from the main garden and the inclusion of a wooden fence and gateway separating the new builds garden from the main garden? Although physically attached to the main house in all other respects it is being treated as a separate dwelling.

Noise and Disturbance

- The change of use from former service quarters of the main house/garden with little or no occupation to residential accommodation possibly permanently occupied has the potential to create in quite an enclosed space quite a lot of noise or disturbance dependant on the type of occupant. In this compact environment in close proximity at the rear of adjacent properties noise easily travels from one property to another and will be amplified.

Design and Appearance

- The proposer states that because the new build is at the rear of the property it will not have a visual impact on the setting of the conservation area this does not take any account of the significant visual impact of the proposed new build to the rear of the property and to the immediate neighbours.
- The design, scale, proportions and some of intended materials bear no relationship to existing details and features of the main building or surrounding buildings. All existing properties in the immediate area of traditional late 19th century or early 20th century construction with detailing appropriate to their respective build dates.

- The proposed new build does not feature any such design aspects and its overbearing visual impact would have a significant effect on the character of the immediate conservation area.

Conclusion

We entirely understand the desires of the proposer to improve and restore the main building this we have no objection to and welcome the prospect of seeing the results.

However as regard the new build we feel the plans indicate that the owner wishes to go far beyond the original, creating an entirely new self-sufficient residential unit with little relationship to the main building and of a scale, aspect, proportion that is overwhelming to our property.

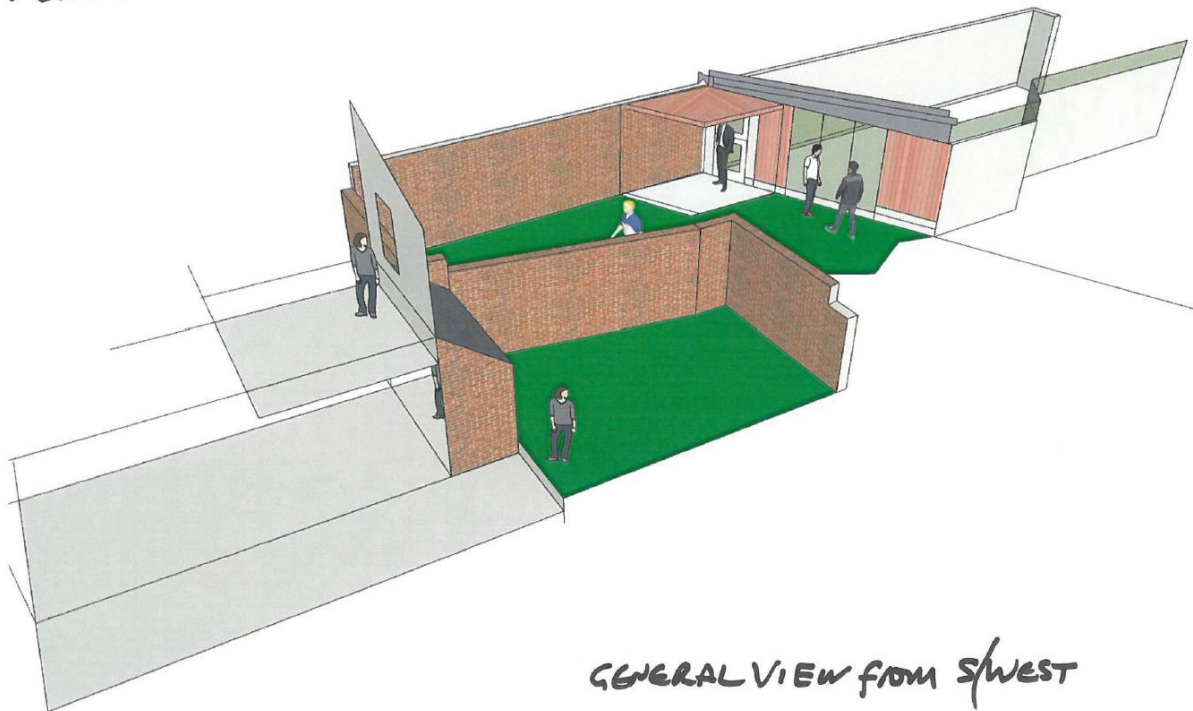
The close proximity to our house will be suffocating. The loss of privacy is totally unacceptable. Therefore, we cannot support the current application of the annex as it stands.

Yours Faithfully

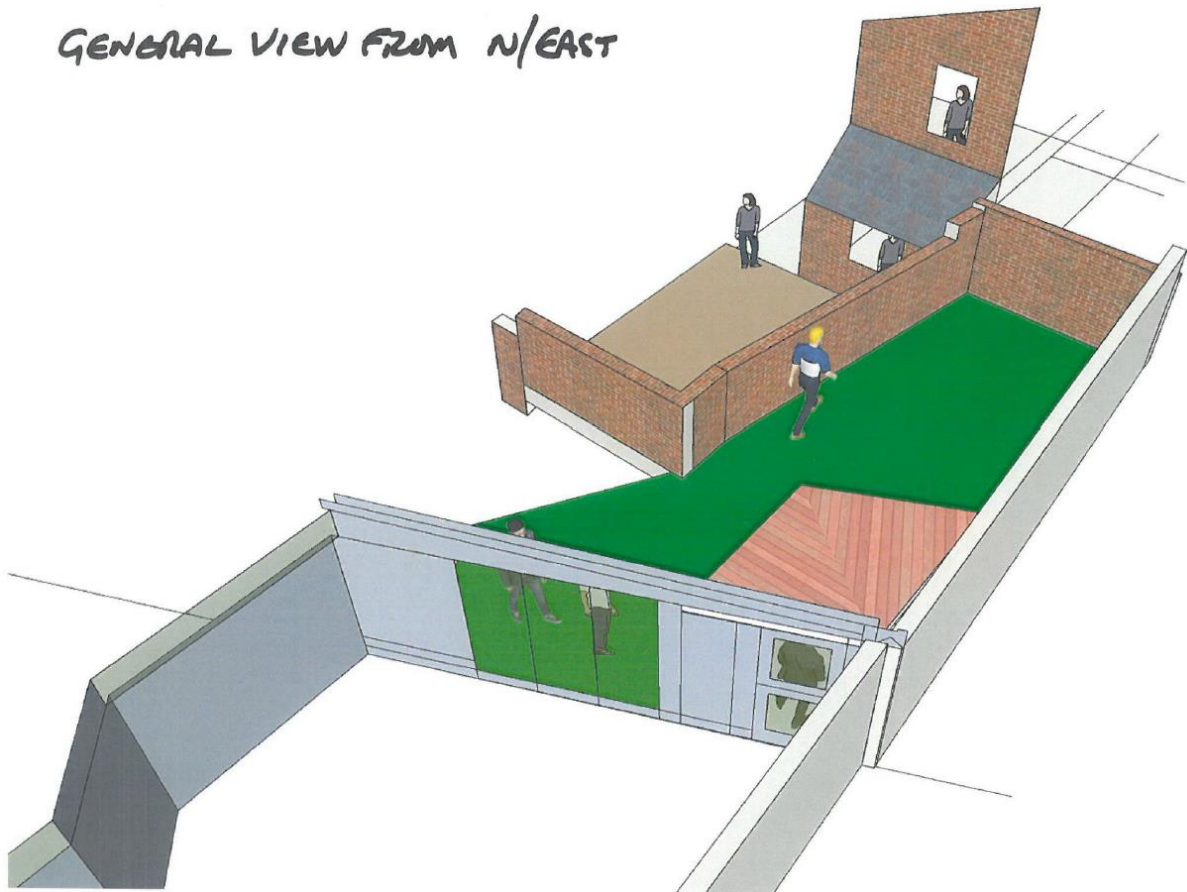
Kevin Hallsworth

Sara Dixon

ALL IMAGES + DIMENSIONS TAKEN FROM SCANNES IN PLANS + ACTUAL MEASUREMENTS ON SITE.



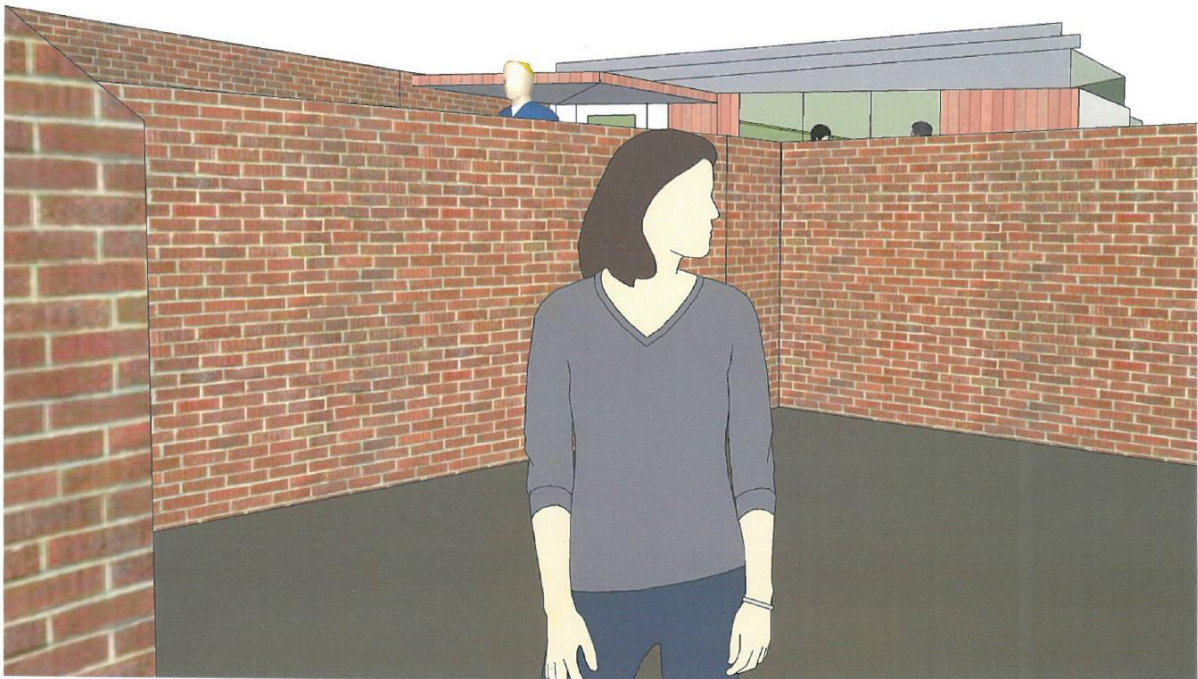
GENERAL VIEW FROM N/EAST



VIEW FROM REAR BEDROOM NO. 19.



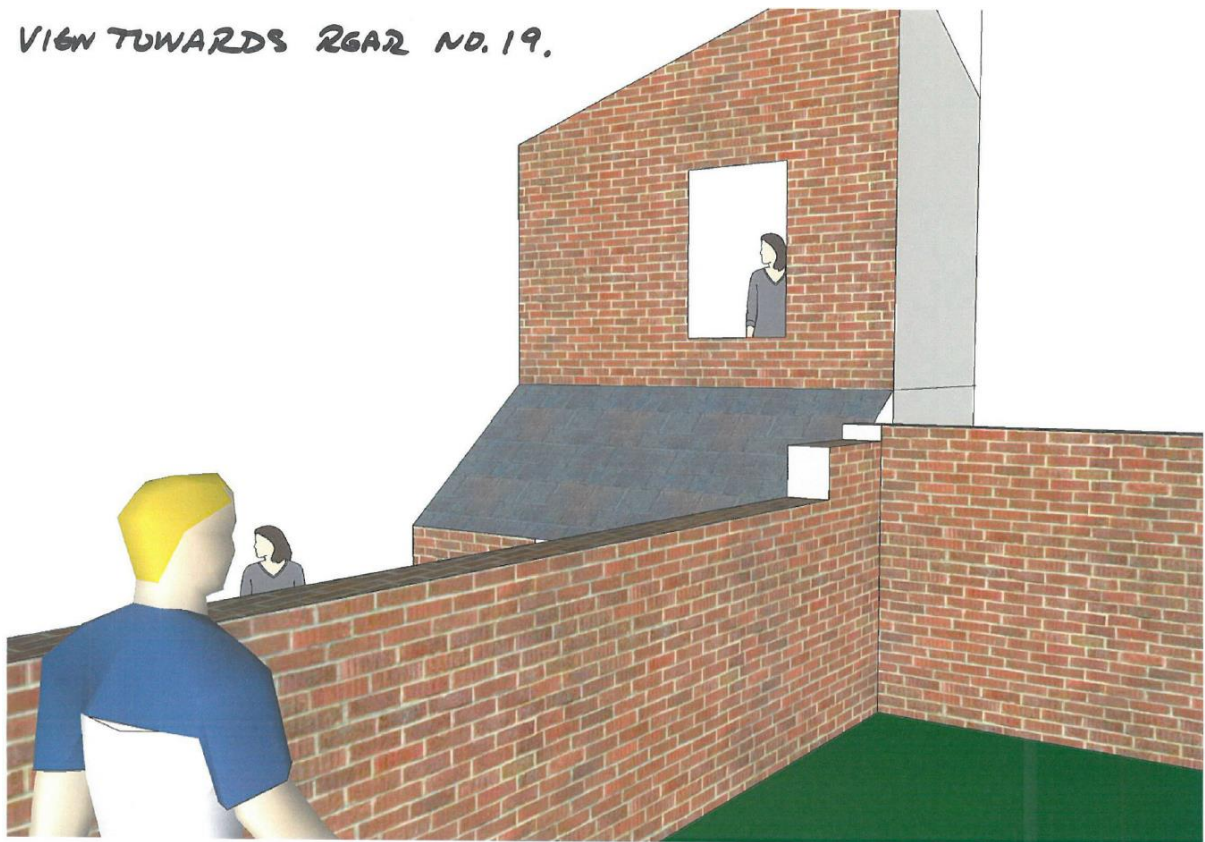
VIEW FROM GARDEN No. 19.

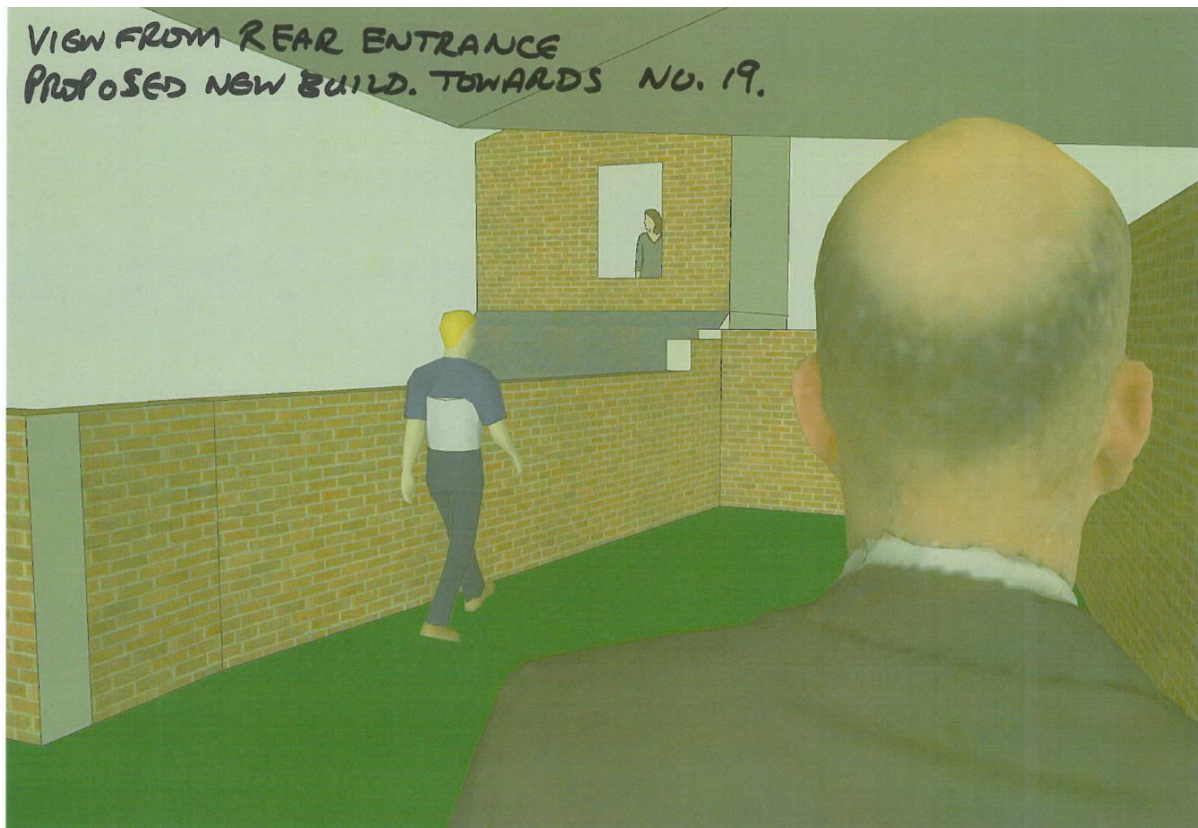


VIEW FROM UTILITY ROOM
No. 19.



VIEW TOWARDS REAR NO. 19.



**Customer Details**

Name: Mr Kevin Hallsworth

Address: 19 Whitehall grove Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the revised plans please see joint letter sent from our residence for detail of objections

kind regards

K Hallsworth

Mr Kevin Hallsworth M.A (Des)

Ms Sara Dixon

19 Whitehall Grove

Lincoln

LN1 1PG

15/02/19

Marie Smyth

City hall Beaumont Fee

Lincoln

LN1 1DF

Ref. proposed development No. 8 The Avenue, LN1 1PB.

2019/0047/HOU

Re. revised plans

Dear Marie

Please accept our further comments regarding the revised plans for the proposed development work at no 8 the Avenue.

We understand the owners have made a slight change to the design of the new build however we still strongly feel that this change is not in any way adequate to alleviate the reasons for our original objections.

It would have been welcomed if the revised plans would have included such changes as a reduced footprint and pent height, the former alleviating the close proximity of the new structure to our home and the latter improving the overbearing nature.

However most importantly we were hoping for a change in the aspect of the new build so it did not directly face and overlook our home, completely affecting the privacy at the rear of our property.

On paper the two dimensional plans appear adequate. However in reality it is only when you visit our home you can realise the impact of such an overpowering building would have.

The main house of No, 8 The Avenue, is approximately 21 metres away from the rear of our home which is considered to be a comfortable distance between neighbouring back to back properties. However the proposed new build is less than 10 metres from the back of our home at a higher level. This we strongly feel is not only overbearing but also be suffocating for the way that we live.

We also feel that this sets a dangerous precedent for other potential future developments within the West End.

It is interesting to note that when we will be sitting in our garden we will be closer to the new build and all its activity, noise, disturbance etc. than we are to the rear of our adjoining neighbours.

We strongly advise representative of the planning committee to carry out a site visit to our home to see in person the impact such a development of scale and aspect will have which are not immediately obvious on the drawing plans.

What worries us is how this new building will actually be used, not just by the current owners but when the building is eventually sold on. We understand that any planning agreement for the annex is likely to have restrictions placed on it such as not being rented independently but for the use of family or dependants only. It is highly unlikely that this agreement would continue with new ownership.

Therefore we object to these revised plans

Yours sincerely

Sara Dixon and

Kevin Hallsworth.

20th MAY 2019

FROM DAVIA MITCHELL

MR K. MANNING,
PLANNING DEPARTMENT,
CITY OF LINCOLN COUNCIL
CITY HALL, LINCOLN LN1 1LA

26 WHITEHALL GROVE
LINCOLN
LN1 1PG

RE PROPOSED DEVELOPMENT AT NO 8 THE AVENUE LN1 1PB

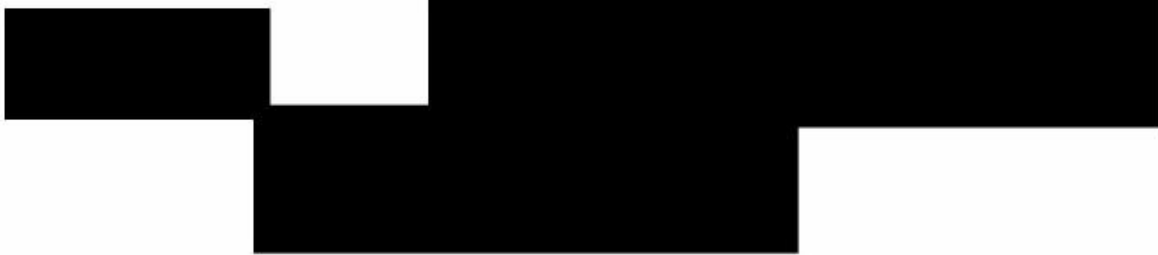
DEAR SIR,
I WISH TO MAKE A FORMAL OBJECTION RE MY CONCERNS OVER THE PLANS TO BUILD A NEW LARGE ANNEXE AT THE REAR OF THIS PROPERTY WHICH WILL BE MUCH TO THE DETRIMENT OF MY LONG TIME NEIGHBOURS MS. DIXON AND MR HALLSWORTH. WHEN I FOLLOWED UP THE ORIGINAL APPLICATION, IT SEEMED TO BE AN ACCEPTABLE SIZE AND HEIGHT OF EXTENSION FOR WHAT WAS STATED AS PURE FAMILY USE WHICH SHOULD NOT HAVE ENCHOACHED UPON THE PRIVACY, PEACE, AND WELLBEING OF KEVIN AND HIS FAMILY AT NO 19 WHITEHALL GROVE. THE FRIGHTENING NEW PROPOSALS HOWEVER PUT A NEW ANGLE ON EVERYTHING!

AS AN OFFICER OF LONG STANDING YOU ARE AWARE THAT IF THIS APPLICATION IS ALLOWED TO GO AHEAD IT CAN CREATE A DANGEROUS PRECEDENT, ESPECIALLY IN THE 'WEST END' WHERE WE HAVE HAD ENORMOUS PROBLEMS WITH HOUSE ALTERATIONS AND EXTENTIONS. THIS NEW BUILD COULD BRING NOISE AND DISTURBANCE, AND IF SOLD ON QUICKLY AS IS OFTEN THE CASE, WHO KNOWS WHAT THE PREMISES MAY BE USED FOR. THERE IS ALREADY STRONG RUMOUR THAT AS WELL AS THE PROPOSED FAMILY HOME IT WILL BE USED FOR A 'BUB' USAGE.

LIKE LOTS OF PEOPLE IN THE IMMEDIATE VICINITY I WAS HAPPY FOR THE BUILDING WITH ITS CHECKERED HISTORY WAS TO BE A FAMILY HOME, BUT THE REVISED PLANS SEEM TO BE A CASE OF PLANNING BY CREEPING. CAN AN ACCURATE COMPUTER IMAGE BE PRODUCED TO SHOW THE DOMINANCE OF THE PROPOSED STRUCTURE, AND CAN THE PLANNING COMMITTEE →

PLEASE CARRY OUT A SITE INSPECTION?.

TWO POINTS TO BRING TO
YOUR ATTENTION. THE REQUIRED 'YELLOW' APPLICATION
NOTICE WHICH IS AFFIXED TO THE FRONT OF THE PROPERTY
DOES NOT HAVE ANY DATES PRINTED ON IT, AND I
NOTE THAT NEW IRON RAILINGS HAVE APPEARED. WHILST THEY
LOOK GOOD, AND HELP TO MAKE THE SITE SECURE HAS
PERMISSION BEEN GIVEN FOR THEIR ERECTION?



14th May 2019

Mr Kieron Manning,
Planning Department,
City of Lincoln Council,
City Hall,
LINCOLN LN1 1LA

Re: Proposed development at 8, The Avenue LN1 1PB

Dear Mr Manning,

As one of the city councillors for Carholme ward, I am formally putting on record my concerns regarding the proposed new build annex to the rear of 8, The Avenue, in support of Ms Dixon and Mr Hallsworth of 19 Whitehall Grove.

In terms of context, I would like to strongly emphasise to yourself, the applicants and the planning committee how pleased I am that 8, The Avenue is being renovated and turned back into a family home. Aside from the undoubted architectural pleasure in seeing this beautiful Victorian house returned to its 'former glory', it is hugely exciting that Carholme is once again becoming a place where families are keen to buy and renovate homes and a testament to the successful implementation of Article 4 in Carholme ward.

My concerns are only related to the new build annex to the rear of the property. When I first learnt of the annex and studied the original plans I had no worries at all as it showed that apart from the footprint being bigger, the height of the building would be little different to the height of the original annex. However, having visited 19 Whitehall Grove it is apparent that whilst on paper the height of the annex is little different, the enlarged footprint of the building, added to the different aspect and layout of the proposed pent roof means that the new building will clearly dominate, being an overbearing structure which will loom over the back garden of 19, Whitehall Grove in a quite suffocating way. If planning goes ahead, it will make sitting out in the garden very uncomfortable for Ms Dixon, Mr Hallsworth and their family. I underline that this is not a simple case of being 'overlooked' but of having an extremely dominant structure, just feet away. This is aside from any potential noise and disturbance that could emanate from the annex - not necessarily from this family but from future owners, when the house is eventually sold again.

I thought long and hard about writing this letter as I am so very pleased that 8, The Avenue will once again be the family home it was originally intended to be. I walk past the property most days and it is a joy to see the care and attention being taken to revive the house's architectural features. I am very grateful to the applicants for their work as the renovation of the property is a great boost to the

whole West End community. However, the design of the house's new build annex means that the quality of life for Ms Dixon and her family will be reduced. I appeal directly to each member of the planning committee to consider if they would wish for their privacy plus the joy of sitting in their garden in the summer to be reduced in this way. The plans on paper do not reflect what the actual structure will look like from Ms Dixon's back garden. I would also suggest that if the annex in its current design goes ahead that it sets a precedent for similar constructions to be erected, something that would be detrimental to the whole ward and beyond.

I only ask that the annex is re-designed so that it is at another angle and does not affect the neighbouring property in this way.

Yours sincerely,

Cllr Lucinda Preston,

Carholme ward, Lincoln City Council

Customer Details

Name: Mr West End Residents Association WERA

Address: 1, York Avenue Lincoln

Comment Details

Commenter Type: Amenity Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having visited the property, we would like to echo the majority of comments already made. We are very pleased that the property will be used as a family home but as with others who have objected, it is the size and location of the annexe which is the concern. The annexe overlooks the rear of 19, Whitehall Grove and given the difference in height of the two pieces of land the problem is exacerbated. We would strongly recommend that the Planning Committee visits the property before a decision is made and hopefully a compromise can be made.

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



To: Lincoln City Council

Application Ref: 2019/0047/HOUS

With reference to this application dated 25 January 2019 relating to the following proposed development:

Address or location

8 The Avenue, Lincoln, Lincolnshire, LN1 1PB

Date application referred by the LPA
29 January 2019

Type of application: Outline/Full/RM/
HH

Description of development

Erection of a single storey rear extension, single storey detached garage to rear elevation, installation of 1.2 metre railings and gate to front elevation and associated external alterations.

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.

CONDITIONS (INCLUDING REASONS)

NO OBS

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:
Sam Abrams
for Warren Peppard
Flood Risk & Development Manager

Date: 19/02/2019

Consultee Details

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: lincolncivictrust@btconnect.com

On Behalf Of: Lincoln Civic Trust

Comments

OBJECTION: The application to return the property to a private residence is to be commended and the treatment of the frontal elevation will greatly enhance the street scene of The Avenue and the surrounding area. However, the single storey development at the rear, we feel, is out of keeping and too large and appears to be being built as a separate residence to the main house. We are further concerned with the loss of natural space and the substantial movement of the rear building line which will dominate the neighbouring properties on Whitehall Grove. It should be noted that Whitehall Grove is on a lower plain than The Avenue and hence will always be looked down on.