

Application Number:	2019/0555/RG3
Site Address:	Pepi's Pizza, 283 Newark Road, Lincoln
Target Date:	6th September 2019
Agent Name:	None
Applicant Name:	Mr Steve Mason
Proposal:	Replacement of 4 windows and 1 door.

Background - Site Location and Description

The application property is Pepi's Pizzeria located at 283 Newark Road.

The application proposes the replacement of 4 existing windows and main door to the front elevation.

The application is to be considered at Planning Committee as the property is owned by the City of Lincoln Council.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 14th August 2019.

Policies Referred to

- National Planning Policy Framework
- Policy LP26 Design and Amenity

Issues

To assess the proposal with regard to:

1. Accordance with National and Local Planning Policy
2. Impact on the amenity of nearby properties
3. Impact on visual amenity
4. Highway safety, access and parking

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	No objections
Environmental Health	No objections

Public Consultation Responses

No responses received.

Consideration

1) Accordance with 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 80 states that decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

The application is for the installation of replacement windows and door and therefore Policy LP26 - Design and Amenity is relevant.

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

- 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;
- 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;

These requirements shall be further discussed within the consideration of the impact on

amenity below.

2) Impact on Amenity of Nearby Properties

The application is for replacing existing window openings and would not therefore have any impact upon the amenity of neighbouring uses.

3) Impact on Visual Amenity

The proposal seeks to replace existing dilapidated window and door units within the property with a new upvc system to provide multiple benefits to the existing building. The proposed frames would be a close match in proportions and frame sizing and would be finished in anthracite grey replicating the existing. The replacement units would be considered to enhance the appearance of the property and wider street scene.

The proposal would not therefore have a harmful impact on visual amenity.

4) Highways & Parking

The change of use would not result in any material changes to access or parking arrangements, as such Highways & Planning have no objections to the proposal.

Conclusion

The replacement windows would not have a detrimental impact on the amenity of neighbouring properties, enhancing the appearance of the existing property and wider area in accordance with policy LP26 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally.

Standard Conditions

- 01) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 02) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the drawings listed within Table A below.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.

None.

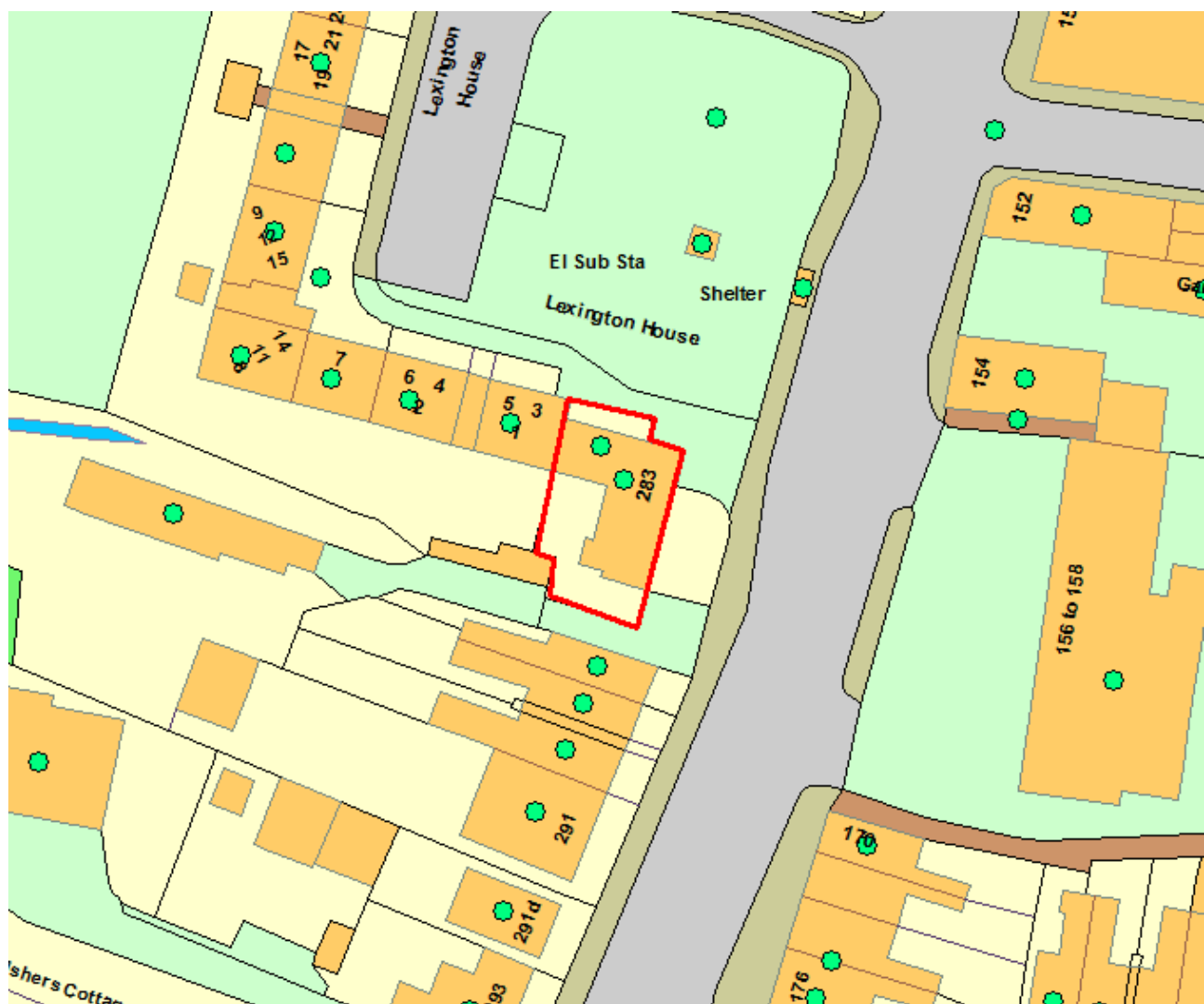
Conditions to be discharged before use is implemented

Conditions to be adhered to at all times

None.

The above recommendation has been made in accordance with the submitted drawings identified below:

Site Location



Site Photos



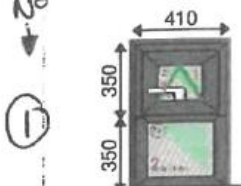


Window Detail

LWS ONE
TEL: 01522 531677 - Nigel
FAX: 07779 620750

TEL: 01522 531677 - Nigel
FAX: 07779 620750

Photo
No



450 x 750

Dimensions

Overall Size: 450 x 750
Manufacture Size: 410 x 700

Frame Specification:

Handles: Casement Locking White
Hinges: Standard Friction Stay
Locks: Standard Espag Locks
Cill: 150mm Classic Cill Foil/Whit
Bead: 28mm Stepped Ovolo Bead White
Drainage: Concealed
laminate obs

Glazing:

6.4 Lam Argon/18/4 Total + T Super Spacer Black

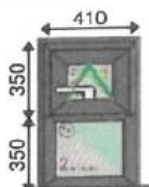
Additional Frame Details

Ovolo

Outer Frame: 60 Ovolo Outer Anthracite Grey
7016/Whit SF with 60 Ovolo Outer Anthracite Grey
7016R/Whit LF to Bottom
20mm Frame Ext Anthracite Grey 7016/Whit
20mm Frame Ext Anthracite Grey 7016/Whit
20mm Frame Ext Anthracite Grey 7016/Whit

Frame No: 1 Qty 1 Anthracite Grey Grain On White- Casement Location: fr side left + right

2



450 x 750

Dimensions

Overall Size: 450 x 750
Manufacture Size: 410 x 700

Frame Specification:

Handles: Casement Locking White
Hinges: Standard Friction Stay
Locks: Standard Espag Locks
Cill: 150mm Classic Cill Foil/Whit
Bead: 28mm Stepped Ovolo Bead White
Drainage: Concealed
laminate obs

Glazing:

6.4 Lam Argon/18/4 Total + T Super Spacer Black

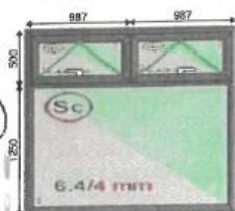
Additional Frame Details

Ovolo

Outer Frame: 60 Ovolo Outer Anthracite Grey
7016/Whit SF with 60 Ovolo Outer Anthracite Grey
7016R/Whit LF to Bottom
20mm Frame Ext Anthracite Grey 7016/Whit
20mm Frame Ext Anthracite Grey 7016/Whit
20mm Frame Ext Anthracite Grey 7016/Whit

Frame No: 1 Qty 1 Anthracite Grey Grain On White- Casement Location: fr side left + right

3



2000 x 1800

Dimensions

Overall Size: 2000 x 1800
Manufacture Size: 1974 x 1750

Frame Specification:

Handles: Casement Locking White
Hinges: Standard Friction Stay
Locks: Standard Espag Locks
Cill: 150mm Classic Cill Foil/Whit
Bead: 28mm Ovolo Bead White
Drainage: Concealed

Glazing:

6.4 Lam Argon/18/4 Total + T Super Spacer Black

Additional Frame Details

Ovolo

Outer Frame: 70 Ovolo Outer Anthracite Grey
7016R/Whit SF with 70 Ovolo Outer Anthracite Grey
7016/Whit LF to Bottom
20mm Frame Ext Anthracite Grey 7016/Whit
20mm Frame Ext Anthracite Grey 7016/Whit
Coupler Dog Bone All Anthracite Grey 7016

Frame No: 2 Qty 1 Anthracite Grey Grain On White- Casement Location: front

FAX: 07779 620750

FAX: 07779 620750

4



1000 x 2280

Dimensions

Overall Size: 1000 x 2280
Manufacture Size: 980 x 2280

Frame Specification:

Handles: Door Lever/Lever Chrome
Hinges: Maxim Flag Hinge White x3
Locks: ERA Standard Door Lock Set
Bead: 28mm Stepped Ovolo Bead White
Cylinder: Cylinder 45/55 Nickel
Drainage: Face

Glazing:

6.4 Lam Argon/18/4 Total + T Super Spacer Black

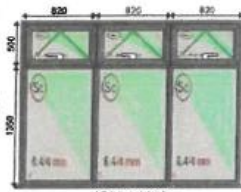
Additional Frame Details

Ovolo O/in

Outer Frame: 70 Ovolo Outer Anthracite Grey
7016/Whit LF
Low Threshold: Exitex Ali Threshold
20mm Frame Ext Anthracite Grey 7016/Whit
Polished Silver Letterbox

Frame No: 3 Qty 1 Anthracite Grey Grain On White- Resl-Door Location: front

5



Dimensions
Overall Size: 2500 x 1900
Manufacture Size: 2460 x 1850

Frame Specification:

Handles: Casement Locking White
Hinges: Standard Friction Stay
Locks: Standard Espag Locks
Cill: 150mm Classic Cill Foil/Wht
Bead: 28mm Stepped Ovolo Bead White
Drainage: Concealed

Glazing:

6.4 Lam Argon/18/4 Total + T Super Spacer Black

Additional Frame Details

Ovolo

Outer Frame: 60 Ovolo Outer Anthracite Grey
7016/Wht SF with 60 Ovolo Outer Anthracite Grey
7016R/Wht LF to Bottom
20mm Frame Ext Anthracite Grey 7016/Wht
20mm Frame Ext Anthracite Grey 7016/Wht
20mm Frame Ext Anthracite Grey 7016/Wht

Frame No: 4 Qty 1 Anthracite Grey Grain On White- Casement Location: side

Written Representations

Place Directorate
Lancaster House
38 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail: highwayssudssupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2019/0555/RG3

With reference to this application dated 11 July 2019 relating to the following proposed development:

Address or location

Pepi's Pizza, 283 Newark Road, Lincoln, Lincolnshire, LN5 8PE

Date application referred by the LPA
25 July 2019

Type of application: Outline/Full/RM/
FUL

Description of development

Replacement of 4 windows and 1 door

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
Head of Development

Date: 12/08/2019

Consultee Comments for Planning Application 2019/0555/RG3

Application Summary

Application Number: 2019/0555/RG3

Address: Pepi's Pizza 283 Newark Road Lincoln Lincolnshire LN5 8PE

Proposal: Replacement of 4 windows and 1 door.

Case Officer: null

Consultee Details

Name: Mr Ian Wicks

Address: Directorate Of Development And Environmental Services, City Hall, Beaumont Fee
Lincoln, Lincolnshire LN1 1DF

Email: ian.wicks@lincoln.gov.uk

On Behalf Of: Environmental Health

Comments

I confirm that I have no objections or observations to make regarding this application.