

Application Number:	2019/0971/HOU
Site Address:	86 Wolsey Way, Lincoln, Lincolnshire
Target Date:	1st February 2020
Agent Name:	Rob Bradley Building Design Ltd
Applicant Name:	Mr C Spence
Proposal:	Erection of two storey front extension and single storey side extension.

Background - Site Location and Description

The application proposes a two storey front extension to 86 Wolsey Way. The property is a two storey detached dwelling.

A single storey side extension is also shown on the drawings although this is permitted development and therefore does not require consent.

The application is brought before Planning Committee at the request of Councillor Jackie Kirk.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 24th January 2020.

Policies Referred to

- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

- Impact on Residential Amenity
- Impact on Visual Amenity
- Impact on Highway Safety

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received

Public Consultation Responses

Name	Address
Jackie Kirk	
Mr Ernie Thompson	92 Wolsey Way Lincoln Lincolnshire LN2 4SJ

Consideration

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.

Policy LP26 of the Central Lincolnshire Local Plan 'Design and Amenity' is permissive of alterations to existing buildings provided the siting, height, scale, massing and form relate well to the site and surroundings, and duly reflect or improve on the original architectural style of the local surroundings; and use appropriate high quality materials, which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability. In relation to both construction and life of the development, 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.

Neighbour Comments

The occupants of No. 92 Wolsey Way have objected to the proposal, their concerns include, loss of light from the height and scale of the building, impact on trees and shrubs, impact on drainage, impact on highway safety and congestion and concern regarding storage of building material during construction.

All representations received on the application are copied in full at the end of this report and are available to view on the website:

<https://development.lincoln.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=Q23G9GJFM7800>

Impact on Residential Amenity

In terms of the impact of the extension on residential amenity, the two storey front extension would project approximately 7 metres from the original front elevation. The bulk of the extension would be adjacent to the side elevation of No. 92 Wolsey Way. The extension is positioned 2.1 metres from the boundary with No. 92. This neighbouring property is a bungalow and has a bathroom and en-suite window positioned within the side elevation facing the proposed extension. The extension is positioned to the south-east of the neighbouring property therefore there will be some loss of afternoon sunlight to the bathroom and en-suite windows and the side garden area of No. 92. However, as these windows serve none habitable rooms, it is considered that limited weight can be given to this impact. With regard to the side garden, the existing boundary fence restricts light into

this area already and on balance it is not considered that the loss of light from the proposed extension would cause a significant amount of harm to the occupants of No. 92. Similarly, as the main bulk of the extension would be adjacent to the side elevation of No. 92, it is not considered that the extension would appear unduly dominant or overbearing from the main garden of No. 92.

The extension would have a ground floor window facing the boundary with No. 92 although given the existing boundary fence, it is considered that privacy would be maintained between the two neighbours.

Officers are therefore satisfied that the impact on No. 92 from the proposed extension would not be unduly harmful.

The property is within a private cul-de-sac which means that the side windows within the front extension would face the front of the neighbouring property No. 84 Wolsey Way. No objections have been received from the occupants of No. 84. The distance between the extension and the front elevation of No. 84 would be 15 metres. There would be a lounge window within the ground floor and a bedroom and hall window in the first floor facing No. 84. Whilst there would be opportunity for some overlooking between the windows within the front of No. 84 and the windows within the extension, given the 15 metre separation distance, it is not considered that this relationship would be unduly harmful to the residential amenities of No. 84. Similarly, it is not considered the proposal would appear overbearing when viewed from No. 84 and positioned to the south of the application site, loss of light would not be an issue.

It is not considered that there would be any further residential properties impacted upon by the proposal and overall the extension is acceptable in terms of its impact on residential amenity.

Impact on Visual Amenity

With regard to visual amenity, the property is set back from Wolsey Way by approximately 23 metres. The front extension would project 7 metres and have a gable facing Wolsey Way. The materials to be used in the extension would match that of the host property.

Whilst the projection would be substantial, given the separation from the highway and an existing double garage with a hipped roof between the host property and Wolsey Way, it is not considered that the extension would appear unduly prominent when viewed from the wider area.

Overall, it is considered that the proposals are acceptable and would not be harmful in terms of visual amenity.

Impact on Highway Safety

The extension would not impact on the existing driveway or garage to the front of the property. The drawings indicate the existing grassed area would be removed and a new parking area formed to the front of the property. The new parking area would not require consent although if any alterations are required to the highway such as an extension of the existing dropped kerb then separate consent from Highways at County Council would need to be sought.

It is not considered that highway safety will be compromised by the extension and County Council as Highway Authority have raised no objections to the proposals.

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

None.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposed extension would not cause unacceptable harm to visual amenity, residential amenity or highway safety, in accordance with the relevant policies of the National Planning Policy Framework and Central Lincolnshire Local Plan.

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.

Conditions to be discharged before commencement of works

None.

Conditions to be discharged before use is implemented

None.

Conditions to be adhered to at all times

None.