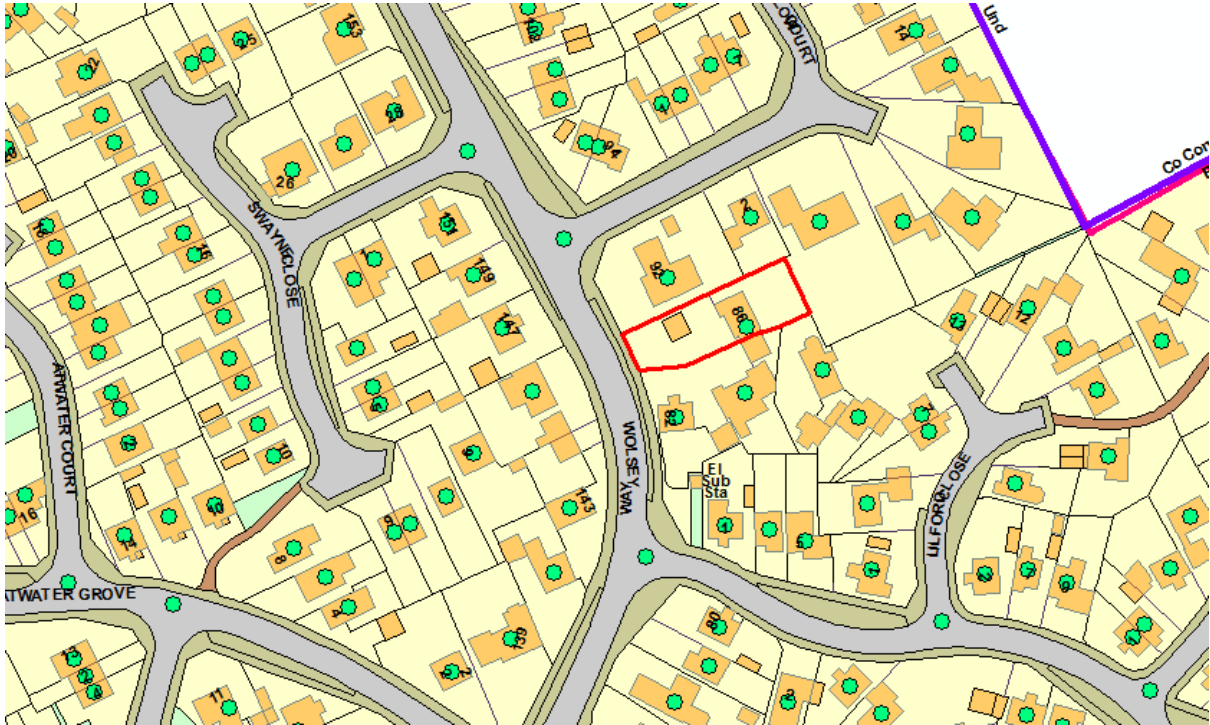
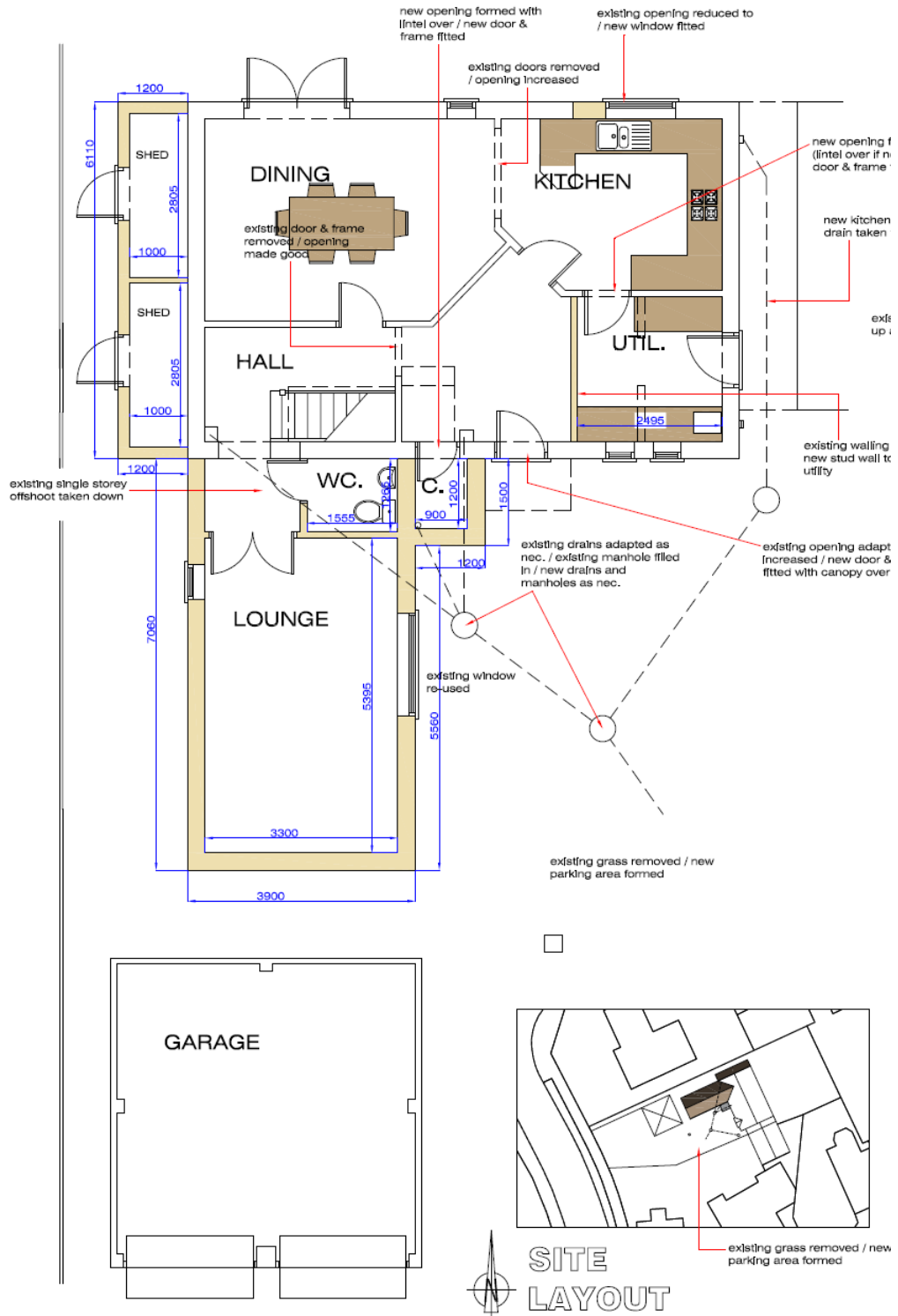


The following drawings and representations received as part of the application are also available to view on the website:

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

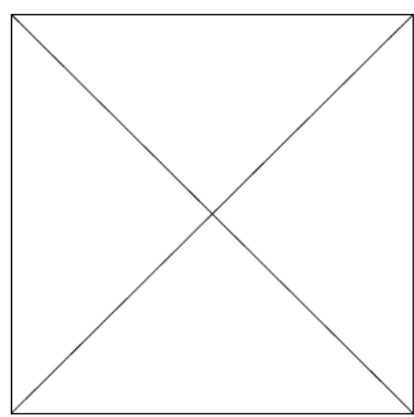
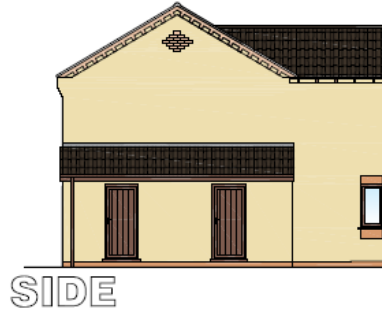
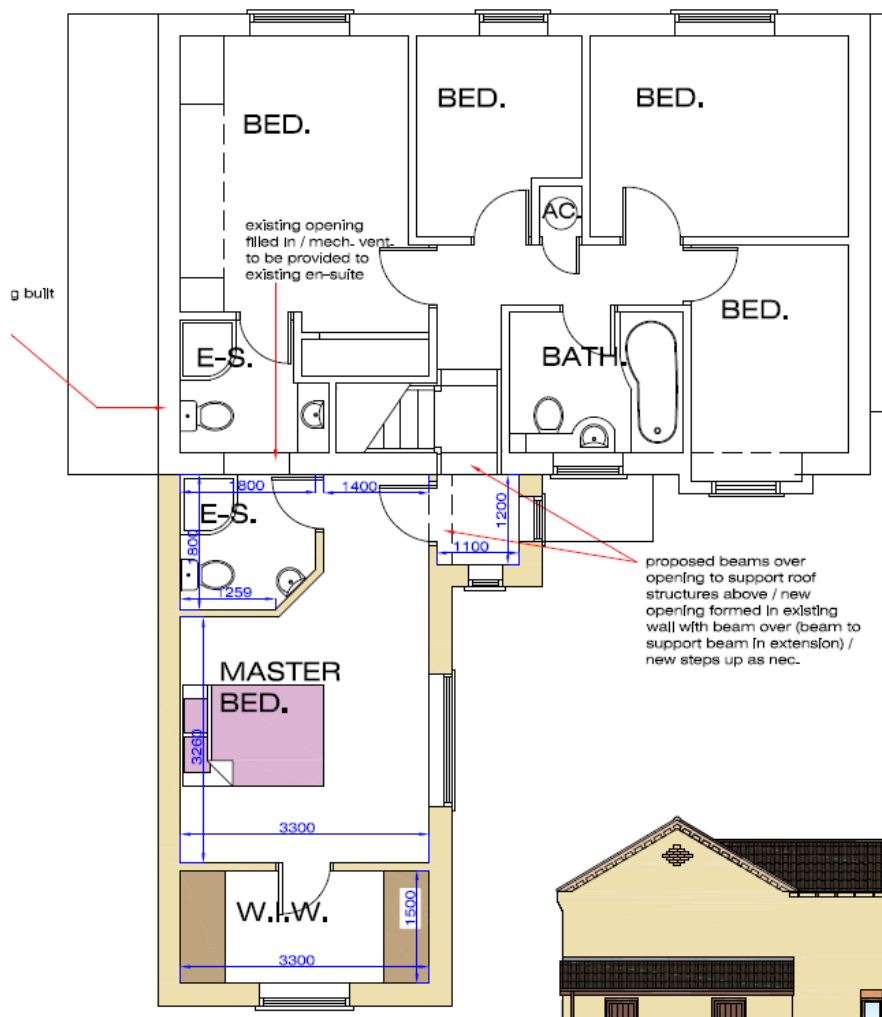


Site location plan



GROUND FLOOR

Proposed ground floor plan



IRST
1000

Proposed first floor plan





SIDE



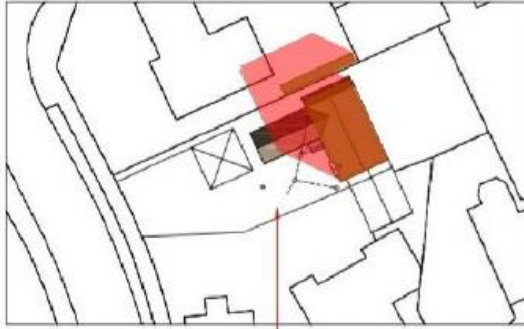
SIDE



FRONT

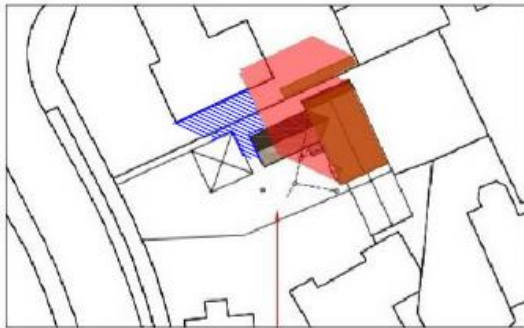
Proposed elevations

Indicative shadowing details, taken as of 1st August



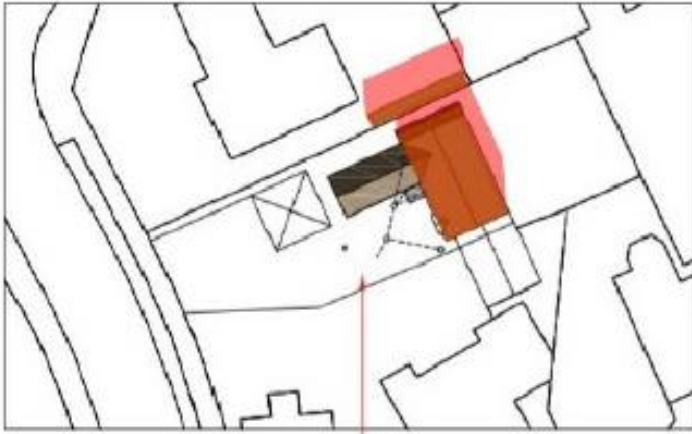
9am without extension

EXISTING DETAILS

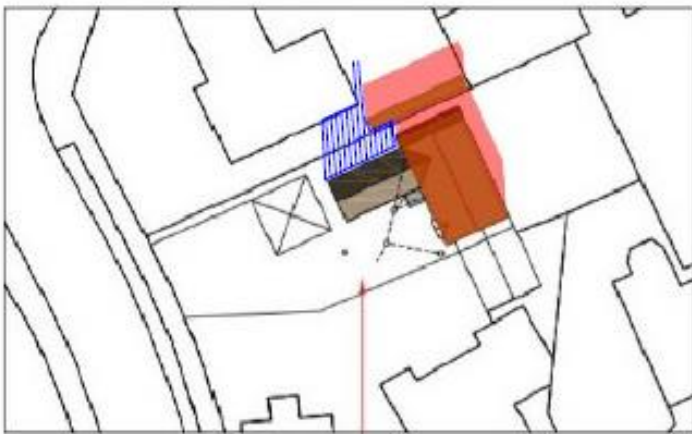


9am with extension - blue shading indicates additional shadowing caused by extension

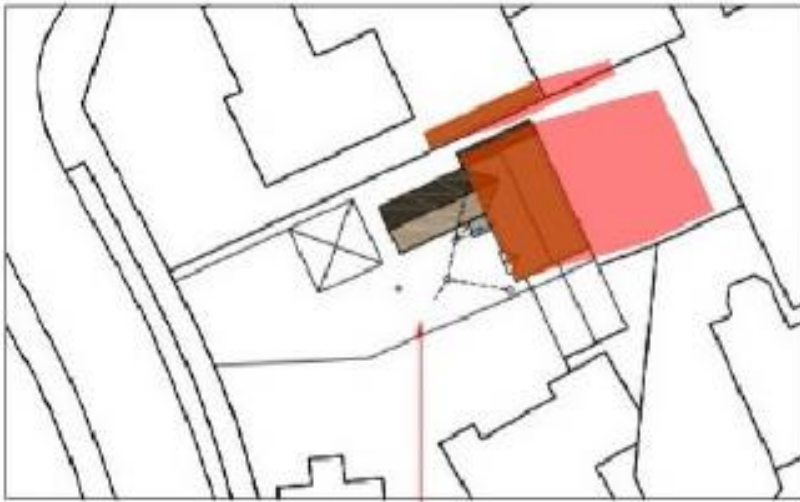
PROPOSED DETAILS



12pm without extension



12pm with extension - blue shading indicates additional shadowing caused by extension



4pm without extension

4pm - with extension -
no shadowing



Views of the application property







Views from No. 92 Wolsey Way





Mr Ernie Thompson 92 Wolsey Way Lincoln Lincolnshire LN2 4SJ (Objects)

Comment submitted date: Mon 23 Dec 2019

Mr & Mrs E T & P Thompson
"Thackeray" 92 Wolsey Way
Nettleham Park
Lincoln
LN2 4 SJ
Lincolnshire

23 December 2019

Directorate of Communities and Environment
For the Attention of Simon Walters MBA, ACIS, MCM
City Hall
Beaumont Fee
Lincoln LN1 1DF

Your Reference 2091/0971/HOU dated 16th December 2019
Town and Country Planning Act 1990 Consultation on Application for Planning
Permission - 86 Wolsey Way Lincoln , Lincolnshire
LN2 4 SJ

Dear Mr Walters ,

Further to your letter and notification of the application for Planning Permission that has been received and has been validated by the Local Planning Authority on the 6th December.

As the owner of the neighbouring bungalow where this proposed Erection of a two storey front extension and single storey side extension where this Development is outlined .

We wish to raise our objections to the development based on the following points:

We own the bungalow and have lived here for 20 years.

Common Law - Right to Light

1) My right to light is protected in England and Wales under Common Law based on adverse possession or by prescription act 1832, I do not waive my right to light and that the proposed development will block my right to light coming into my home in the following rooms, our ensuite, shower room our toilet and bathroom and restrict light to our master bedroom and kitchen by the overshadowing of our bungalow by this proposed development.

2) We have had a continuous uninterrupted right of light for 20 years in line with the Prescription Act above.

Overshadowing our Bungalow - Scale and Height

3) The Scale and height of this proposed development will cast shadow and the reduced light to our property, to our mature garden by up to 40% which will have an impact on our mature Trees, Shrubs, flower beds and lawn.

The impact will result in poor growing conditions by the loss of light, sunshine, and restricted light / shadows created.

4) This will have an adverse effect on my growing conditions in my small but modest allotment and any produce in the future because of the reduced light and overshadowing.

Proximity and Boundary lines

5) The single side storey will be developed to within one (1) meter of our boundary fence and impact on our mature trees roots and shrubs by the depth of the foundations that will be required, the two storey Front extension is within three (3) meters of our Boundary fence and within five (5) meters of our roof line of the bungalow.

6) The Depth of the excavation of three (3) meters adjacent to our property creates cause for concern as our drainage and pipework runs parallel with the excavations and because of the close proximity to our bungalow have concerns for the integrity of our own foundations and stability of the land as our property was built in 1982.

Environmental Impact Assessment - Surface Water Displacement

7) Because the scale and size of the proposed development and the additional parking area I have concerns over the impact of the displacement of ground / surface water and any impact to our land of either increased water levels or the adverse condition of drying out which will have an impact on our own drainage and pipe work that runs parallel with the proposed development and any issues that may then affect my foundations of my bungalow and any potential for subsidence to our property because of this proposed development.

Effects on Mature Trees and Shrubs

8) Because we have lived here continuously for 20 years we have a mature garden surrounded by mature Trees that are professionally maintained annually and have concerns over their restricted light and root disturbance created any this development.

9) The loss of and impact to the roosting and nesting within these trees for birds and insects by the loss of light and reduced light caused by the overshadowing by this proposed development. As we have nesting birds, butterflies, frogs, toads and hedgehogs that reside in our garden.

10) We encourage and protect our green space for the wild life and habitat of our garden and mature trees. Ensuring that the environment and biodiversity is maintained as much as possible. By considerate planting and plant selections to encourage them into the garden green spaces.

Amenity Restriction

11) The Residential amenity is considered as the benefit enjoyed from physical external

space which is part of our private home and that our private amenity space allows us as individuals to carry out household and leisure activities and exercise by the use of our allotment and garden space, this will be greatly impacted upon by this development.

Highway Safety and Congestion

12) We have concerns over the increased vehicular activity and pollution created despite the proposed plans looking to provide additional off street parking, whereby we already have cars parked on the street directly outside our property and within 5 meters of our driveway and 10 meters from the junction of Thurlow Court despite there being adequate off street parking in front of the garage spaces. Causing obstructions during peak times impacting our safe access / egress from our driveway and from neighbours driveway opposite and surrounding properties.

13) The safe access and egress from the properties adjacent because of the close proximity 50 meters to the junction of Lilford Road and the mini roundabout of Wolsey Way

Yours sincerely,

E T Thompson

Comment: Further to my Objection of the 23rd December

I have reviewed the Application declaration and wish to further point out that the Application States the there are no Trees or Shrubs to be removed or trimmed at point 6 not sure how this can be the case when additional car parking is to be delivered as part of the proposed development .

Point 7 states that no changes to the pedestrian or vehicular access again they have stated no but the additional parking will require dedicated access without encroaching on neighbouring access rights and drive ways.

I cannot see where the plant, building materials and contractors are going to be sighted without causing either highways obstruction on the busy Wolsey Way or restricting access to neighbouring drives and access / egress without causing problems to grass verges as have been seen recently along Wolsey Way from other developments.

Highways & Planning

Comment Date: Thu 19 Dec 2019

No Objections