

Application Number:	2020/0103/HOU
Site Address:	311 Burton Road, Lincoln, Lincolnshire
Target Date:	9 th April 2020
Agent Name:	Karaolides Szynalska Architects Ltd
Applicant Name:	Mr James Scott
Proposal:	Erection of a single storey side and rear extension, alterations to roof incorporating dormer window to accommodate loft conversion and new front gates.

Background - Site Location and Description

311 Burton Road is a two storey, detached property located on the north side of Burton Road. The house is set within extensive front and rear gardens and has residential properties on either side.

Permission is sought for a single storey side and rear extension and alterations to roof incorporating dormer window to accommodate loft conversion. The applicants have also subsequently added some new gates to the driveway to the front of the property.

This application is brought before Planning Committee because the applicant is related to an employee of the City Council.

Site History

Permission was granted in 2019 (2019/0899/HOU) for a single storey rear extension to be timber cladded and alteration of existing roof line to accommodate installation of dormer to rear.

Case Officer Site Visit

Undertaken on 20th November 2019.

Policies Referred to

- National Planning Policy Framework
- Central Lincolnshire Local Plan – Policy LP26

Issues

- Visual Amenity and Design
- Impact on Neighbours
- Technical Matters

Consultations

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

Statutory Consultation Responses

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

<https://development.lincoln.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Consultee	Comment
Highways & Planning	No Objections

Public Consultation Responses

No responses received.

Consideration

Visual Amenity and Design

Policy LP26 'Design and Amenity' of the Central Lincolnshire Local Plan (2017) is permissive of extensions 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 the 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.

The proposed rear extension would extend the length of the property and be timber clad with grey aluminium doors and windows. The extension would allow a modest extension to the kitchen and dining area. To the side the extension would be much larger but constructed of the same materials as the proposed rear extension. The extension would provide a kitchen/living area, bedroom and bathroom.

To the front of the property it is proposed to insert 3 roof lights to allow the conversion of the roof space. The conversion would also require a dormer window to the rear of the property. This would be clad in the same timber as the ground floor extension. The dormer would accommodate an additional bedroom in the roofspace.

The proposed gates to the front of the property would be 2.15metres in height and 3.5metres in width, across the entire front of the driveway. The gate posts would be rebuilt in brick with the gate made of larch and steel. The details and materials for the gate could be secured by condition.

Residential Amenity and Impact on Neighbours

The property has residential dwellings to the adjoining boundaries. No objections have been received from these neighbours at the time of writing this committee report.

The application property sits within an extensive plot with a large rear garden, therefore the properties to the east would be of sufficient distance that they would be unaffected by the proposal. To the north and south the properties would have glimpsed views of the single storey rear extension but would have no impact on their current level of amenity. The proposed dormer window would offer additional views towards the rear gardens of the adjacent properties. However this is relationship which already exists from existing first floor windows and would not have a detrimental impact on the amenity currently enjoyed by the neighbouring residents.

Highways

The Highways Authority have raised no objections to the proposed extension. They have requested that the proposed new gates are set back 5metres from the highway kerbside to ensure that waiting vehicles do not overhang the highway.

Conclusion

The extensions are of an appropriate design and would be in keeping with the scale of the host property and the adjacent neighbours. There would be no impact on the amenity of the adjacent neighbours and as such it is considered that the proposed development would be in accordance with local plan policy LP26.

Application Determined within Target Date

Yes.

Recommendation

Grant conditionally.

Conditions

- Development to be carried out in accordance with the plans
- Development to commence within 3 years
- Gate distance and design