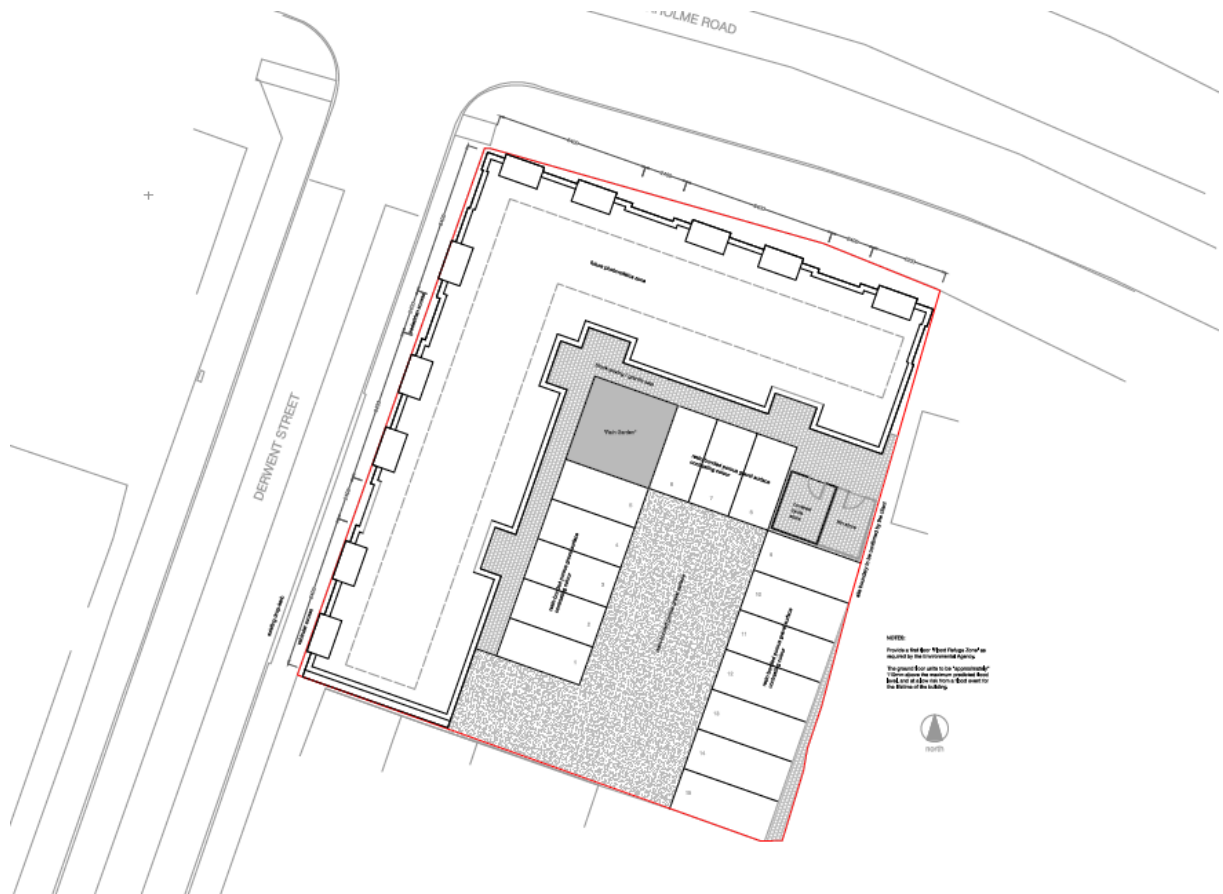
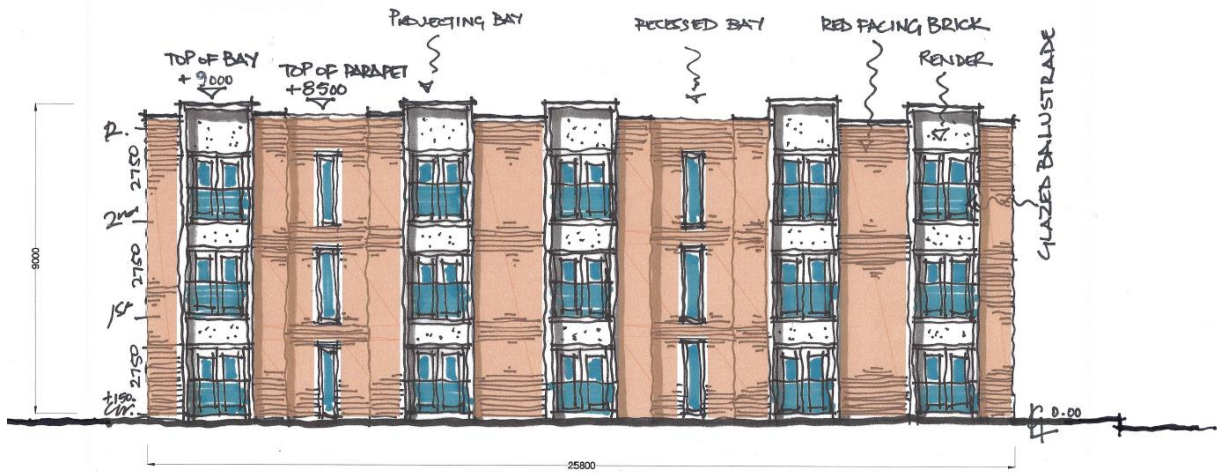
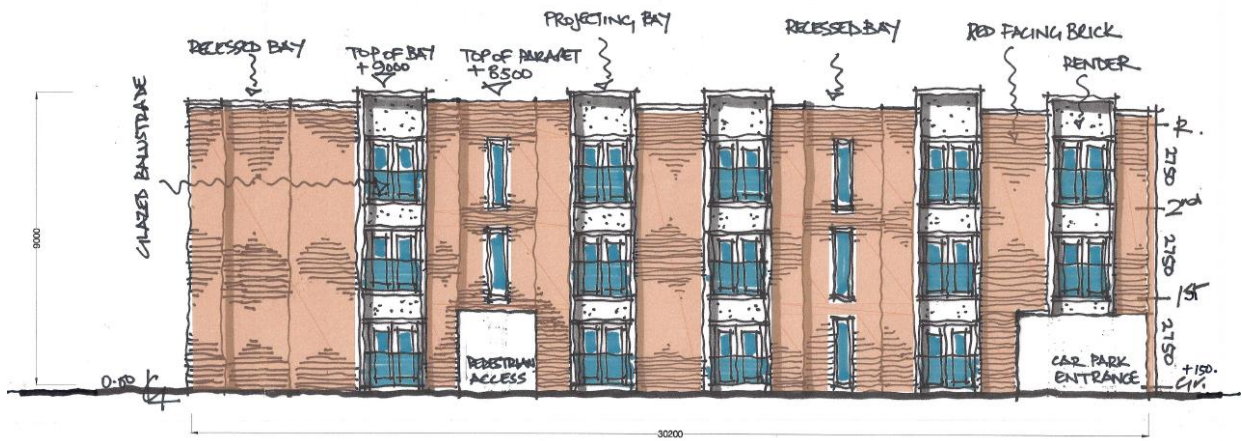


# Plans





CARHOLME ROAD ELEVATION



DERWENT STREET ELEVATION



CARHOLME ROAD ELEVATION



DERWENT STREET ELEVATION

DATE: 01/11/2018



CARHOLME ROAD REAR ELEVATION



DERWENT STREET REAR ELEVATION

Photos (taken by the applicant as part of the Design and Access statement)



Carholme Road - East view



Derwent Street view



Carholme Road - West view



Vehicle access off Derwent Street

Consultee Comments

Place Directorate  
Lancaster House  
36 Orchard Street  
Lincoln LN1 1XX  
Tel: (01522) 782070



To: Lincoln City Council

Application Ref: 2019/0961/FUL

Description of development

**Erection of a three storey building to accommodate 15 apartments with parking and associated landscaping**

Address or location

**128-130 Carholme Road, Lincoln, Lincolnshire, LN1 1SH**

With reference to the above application received 5 December 2019

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

**Requests that any permission given by the Local Planning Authority shall include the conditions below.**

CONDITIONS (INCLUDING REASONS)

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

Highway Condition 12

Within seven days of the new access being brought into use, the existing accesses onto Derwent Street and Carholme Road shall be permanently closed and returned to footway construction with full height kerbs in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: To remove vehicle access points in the public highway that are not required and no longer serve their intended use.

Highway Condition 33

The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide details of how run-off will be safely conveyed and attenuated during storms up to

and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;

- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development.

Case Officer:

*Becky Melhuish*  
for Warren Peppard  
Head of Development

Date: 19 December 2019



## LINCOLNSHIRE POLICE

POLICE HEADQUARTERS  
PO Box 999  
LINCOLN LN5 7PH  
Fax: (01522) 558128  
DDI: (01522) 558292  
email  
john.manuel@lincs.pnn.police.uk

Your Ref: App. 2019/0961/FUL

15<sup>th</sup> April 2020

**Development & Environmental Services**  
City Hall, Beaumont Fee  
Lincoln, LN1 1DF

**128-130 Carholme Road, Lincoln, Lincolnshire, LN1 1SH**

**Erection of a three storey building to accommodate 15 apartments with parking and associated landscaping.**

Thank you for your correspondence and opportunity to comment on the proposed development.

Lincolnshire Police has no formal objections to the planning application.

However it is disappointing that the developer has not taken heed of the advice to address issues of both unrestricted pedestrian and vehicular access to the site. Failure to address the advice may result in a risk to resident's vehicles and equally unwanted access to the inner courtyard/ parking area with further access to the fabric of the building.

It is not clear what arrangements have been included to address the secure delivery of mail or access control to the apartments themselves.

Point of Reference – Secured by Design Homes 2019 (Version 2, March 2019)

27.16

*All communal dwellings with 10 flats, apartments, bedsits or individual bedrooms, or more should have a visitor door entry system and access control system to enable management oversight of the security of the building i.e. to control access to the building via the management of a recognised electronic key system.*

21.27

*There are increasing crime problems associated with letter plate apertures, such as identity theft, arson, hate crime, lock manipulation and 'fishing' for personal items (which may include post, vehicle and house keys, credit cards etc). In order to address such problems SBD strongly recommends where possible, mail delivery via a secure external mail box meeting the requirements of the Door and Hardware Federation standard Technical Standard 009 (TS009) or delivery through wall into a secure area of the dwelling. These should be easily accessible i.e. at a suitable height for arrange of users.*

Secured by Design does not recognise the vagaries of the term 'the principles of Secured by Design' but does appreciate the application of the guidance and actuality and application of the design guide together with the localised advice of Lincolnshire Police.

I would direct and recommend that the current *NPCC CPI Homes 2019* is referred to as a source document in the planning and design process

Please do not hesitate to contact me should you need further information or clarification.

Please refer to *Commercial Guide 2015 & Homes 2019* which can be located on [www.securedbydesign.com](http://www.securedbydesign.com)

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel MA BA (Hons) PGCE PGCPD Dip Bus.  
Force Designing Out Crime Officer (DOCO)

## **Consultee Comments for Planning Application 2019/0961/FUL**

### **Application Summary**

Application Number: 2019/0961/FUL

Address: 128-130 Carholme Road Lincoln Lincolnshire LN1 1SH

Proposal: Erection of a three storey building to accommodate 15 apartments with parking and associated landscaping.

Case Officer: Lana Meddings

### **Consultee Details**

Name: Ms Catherine Waby

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

Email: [lincolncivictrust@btconnect.com](mailto:lincolncivictrust@btconnect.com)

On Behalf Of: Lincoln Civic Trust

### **Comments**

**OBJECTION:** We have the same concerns we had when the outline planning permission was applied for in 2017. The application is for a three storey building where all the buildings in this predominately residential area are two storey with maybe some dormer windows. We feel that the residential feel of the area should be maintained. Having said that, the design of the blocks is appalling and should be rejected on that basis alone. The design is certainly not in keeping with the area and totally destroys area residential feel for the area. We would also echo some of the concerns over the fact that the proposal seeks to build right to the path edge and hence dominates the street scene at this point and creates difficulty for vehicles trying to get out of Derwent Street on to Carholme Road. We consider this to be an overdevelopment of the site.

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

Re: Planning application for 128-130 Carholme Road LN1 1SH

Dear Mr Manning,

I would like to make the following objection to this property development.

Whilst new housing in the ward is always welcome I feel that this development does not have sufficient parking for the number of apartments being built. Residents already experience problems with parking in nearby streets, especially Severn Street and Derwent Street: often they struggle to find a parking spot. If the apartments contain households with more than one car I can foresee these problems increasing.

I am not against a development on the site per se but a reduced number of apartments with more parking spaces available would be far preferable and a more sensible option giving the parking limitations in the area.

Yours sincerely,  
Cllr Lucinda Preston  
Carholme ward, Lincoln City Council





City of Lincoln Council  
Development Control  
City Hall Beaumont Fee  
Lincoln  
LN1 1DF

**Our ref:** AN/2019/129898/02-L02  
**Your ref:** 2019/0961/FUL  
**Date:** 12 February 2020

### FAO Lana Meddings

Dear Lana

### Erection of a three storey building to accommodate 15 apartments with parking and associated landscaping 128-130 Carholme Road, Lincoln, LN1 1SH

Thank you for re-consulting us with emails dated 13 January and 27 January 2020 from the applicant's agent.

#### Environment Agency position

In our consultation response of 18 December 2019 we objected to the application as the Flood Risk Assessment did not fully identify the risks to the site and did not confirm the proposed finished floor levels. The elevation drawings showed floor levels 150mm above ground level but it was unclear whether this ground level was to be the same as existing. Based on the information available to us it appeared that additional mitigation would be necessary.

The second email above confirms that finished floor levels will be set at 5.8m AOD, with existing site levels ranging between 5.28m AOD and 5.44m AOD. Considering these levels alongside our Lincoln hazard mapping, we judge the proposed mitigation to be adequate. We therefore **withdraw** our objection subject to the imposition of the following planning condition.

#### Condition

Finished floor levels shall be set no lower than 5.80m above Ordnance Datum (AOD)

#### Reason

To reduce the risk of flooding to the proposed development and future occupants.

We strongly advise that a flood warning and evacuation plan is produced for the development in order to address the residual risks of flooding at the site and to confirm the approach that will be taken for safe evacuation of the building if necessary.

We also recommend the use of appropriate flood resilience measures at ground floor. Further information is available in [Improving the flood performance of new buildings: flood resilient construction](#).

Please note that our advice covers the risk of flooding from fluvial sources only.

As you are aware the discharge and enforcement of planning conditions rests with your Authority. It is, therefore, essential that you are satisfied that the proposed draft condition meets the requirements of the Planning Practice Guidance (Use of planning conditions section, paragraph 004). Please notify us immediately if you are unable to apply our suggested condition, as we may need to tailor our advice accordingly.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours sincerely

**Nicola Farr**  
**Sustainable Places - Planning Advisor**

Direct dial 02030 255023  
Direct e-mail [nicola.farr@environment-agency.gov.uk](mailto:nicola.farr@environment-agency.gov.uk)

## Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 03456 066087, Option 1 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk).

AW Site Reference: 154257/1/0074064

Local Planning Authority: Lincoln District (B)

Site: 128-130 Carholme Road, Lincoln, Lincolnshire, LN1 1SH

Proposal: Erection of a three storey building to accommodate 15 apartments with parking and associated landscaping

Planning application: 2019/0961/FUL

**Prepared by:** Pre-Development Team

**Date:** 11 December 2019

### ASSETS

#### Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

### WASTEWATER SERVICES

#### Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of canwick Water Recycling Centre that will have available capacity for these flows

### Section 3 - Used Water Network

The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. (1) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) **INFORMATIVE** - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (3) **INFORMATIVE** - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (4) **INFORMATIVE**: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

### Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. No evidence has been provided to show that the surface water hierarchy has been followed as stipulated in Building Regulations Part H. This encompasses the trial pit logs from the infiltration tests and the investigations in to discharging to a watercourse. If these methods are deemed to be unfeasible for the site, we require confirmation of the intended manhole connection point and discharge rate proposed before a connection to the public surface water sewer is permitted. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency. We request that the agreed strategy is reflected in the planning approval.

### Section 5 - Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

#### Surface Water Disposal (Section 4)

**CONDITION** No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority. **REASON** To prevent environmental and amenity problems arising from flooding.

**FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition has been recommended above, please see below information:**

**Next steps**

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

**Surface water:**

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:
  - Development hectare size
  - Proposed discharge rate (Our minimum discharge rate is 5l/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford website -<http://www.uksuds.com/drainage-calculation-tools/greenfield-runoff-rate-estimation> . For Brownfield sites being demolished, the site should be treated as Greenfield. Where this is not practical Anglian Water would assess the roof area of the former development site and subject to capacity, permit the 1 in 1 year calculated rate)
  - Connecting manhole discharge location
- Sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H (Our Surface Water Policy can be found on our website)

Neighbour Responses

Hi

Below is my previous email and I would like to add the following

After receiving the latest revised plans I find only the colour of the brickwork and some minor alterations have been altered.

We still have concerns regarding the height of this proposed building which will be overlooking our property.

I find with the latest planning that they haven't took into consideration our families concerns about the height of the property. This would also be a metre closer to the footpath/nearer to my property.

I would like to be consulted at the next planning meeting

Look forward to hearing from you shortly.

Kind regards  
John Houtby

Your reference: 2019/0961/FUL

Hi

I live at 2a Derwent Street and have done so for over 45 years.

After receiving the new planning application for the above location, I am very concerned that the new plans for this development have been altered from the two previous ones, which were granted when Jack Machin applied.

Directly opposite my property the plans have always shown that only a two story dwelling could put directly opposite my property. This on two occasions was passed by the planning committee. On the new proposed plans by the new owners, they now want to go three story's high directly across from my property. We are very concerned they will then be able to look directly down into our living room and also the two front bedrooms.

I am asking the planning committee to only allow two storeys opposite my property and up to three story's towards Carholme Road, which has previously been the case on the last two applications that have been passed by the council.

Also the shape and the colour of the new proposed building is nothing like anything down Carholme Road. I am very concerned about this.

I would like the opportunity if possible, to be allowed to voice my opinion at any planning committee.

I look forward to receiving your reply.

Kind regards

John & Lynn Houtby

2a Derwent Street

Lincoln

LN1 1SL

## **Comments for Planning Application 2019/0961/FUL**

### **Application Summary**

Application Number: 2019/0961/FUL

Address: 128-130 Carholme Road Lincoln Lincolnshire LN1 1SH

Proposal: Erection of a three storey building to accommodate 15 apartments with parking and associated landscaping.

Case Officer: Lana Meddings

### **Customer Details**

Name: Mrs H Cann

Address: Derwent Street Lincoln

### **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst I support the development of housing in the City and the redevelopment of a currently unattractive site, I wish to object to the siting of the buildings so close to the Carholme Road edge of the site.

I live in Derwent Street and find this already a dangerous junction to exit by car, but even more so by bicycle. Because of the busy road, cycle users including children often use the Carholme Road pavement and need to be visible to road users exiting Derwent Street including the additional car traffic from the new flats.

Traffic is usually heavy but flowing on Carholme Road and good visibility is needed to plan when it is safe to exit Derwent Street. I feel that these buildings being so far forwards towards the pavement restricts visibility and will make the junction unsafe. It also makes the new development more visually prominent as it sticks out further forward than the buildings either side. Please could the building line be moved back so that it is in line with Harvest House and 132/134 Carholme Road, and 1-3 Derwent Street.

## **Comments for Planning Application 2019/0961/FUL**

### **Application Summary**

Application Number: 2019/0961/FUL

Address: 128-130 Carholme Road Lincoln Lincolnshire LN1 1SH

Proposal: Erection of a three storey building to accommodate 15 apartments with parking and associated landscaping.

Case Officer: Lana Meddings

### **Customer Details**

Name: Mr Christopher Gresham

Address: 32 Derwent Street Lincoln

### **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned that the building line on the north and west side of this building have been extended from the original building, to the extents of the plot.

This will make exiting and entering Derwent Street dangerous. This road is regularly the subject of mobile speed cameras due to the common problem of speeding vehicles.

When exiting Derwent Street to the right there will only be a view of 60mtrs due to the bend in the road and the building line of the development. A vehicle travels 60Mtrs in less than 5 seconds at 30mph, will 5 seconds be enough time to check the road is clear, make the decision to cross the road and then actually cross it? This is a very busy main road into the centre of Lincoln.

When entering Derwent St from the City centre the problem will be greater as vehicles leaving Derwent Street are in the centre of the street as they approach Carholme Road. Drivers will have to almost stop on Carholme Road to check that Derwent Street is clear. To make entering Derwent safe 4 or 6 parking spaces may have to be lost.

There is also the usual problem that are too many flats for the parking provided.

The building of 3 stories with a flat roof line and inappropriate colour is out of character with the rest of the area.

To soften the look maybe the 2nd floor flats facing on to Carholme Road could have dormers to make them 3 bedroom flats. the flats over the vehicular access should not have the top flat so as not to dominate Derwent Street.

I would like to voice my opinion at the planning committee meetings.

## **Comments for Planning Application 2019/0961/FUL**

### **Application Summary**

Application Number: 2019/0961/FUL

Address: 128-130 Carholme Road Lincoln Lincolnshire LN1 1SH

Proposal: Erection of a three storey building to accommodate 15 apartments with parking and associated landscaping.

Case Officer: Lana Meddings

### **Customer Details**

Name: Dr Apostolos Papadopoulos

Address: 14 Roman Wharf Lincoln

### **Comment Details**

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Dear recipient,

Thanks for giving me the opportunity to comment on the proposed development with Ref 2019/0961/FUL.

I have now reviewed the application and I would like to raise my concern in regard to "right to light" for the neighborhood and that of the 14 Roman Wharf. The building to be erected is taller than the current and the "right to light" has to be considered, calculated and follow the regulations.

Further, I would like to comment that the conversion of a commercial property to a residential will reduce the potential of the area to be upgraded and uplifted by a commercial operation. For instance, if a commercial property such as a chain or a local enterprise (Start-up Offices, Fastfood, Supermarket etc) was to be continued then the area would be benefited.

The lighting of the building has to be considered as if it is lit at night then it can be too bright for the neighboring houses including that of 14 Roman Wharf.

During construction the noise and disruptions have to be considered and aim to minimise those and informing the neighborhood of the length of the construction.

I look forward to receiving the acknowledgement of this letter.

Best wishes for a happy healthy and prosperous year!

## **Comments for Planning Application 2019/0961/FUL**

### **Application Summary**

Application Number: 2019/0961/FUL

Address: 128-130 Carholme Road Lincoln Lincolnshire LN1 1SH

Proposal: Erection of a three storey building to accommodate 15 apartments with parking and associated landscaping.

Case Officer: Lana Meddings

### **Customer Details**

Name: Ms Rebecca Warrington



Address: Carholme Road Lincoln

### **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is ludicrous. It is grossly over development and somewhat ugly. This is a main arterial route into Lincoln and as a Local Planning authority you should be insisting on better quality design. I also note that the proposed visuals have been cleverly drawn so as not to show the proposal in context. Maybe you could ask for the adjacent properties to be shown given that this proposal will absolutely dwarf the properties adjacent. Totally unacceptable with no regard for the locale.

## **Comments for Planning Application 2019/0961/FUL**

### **Application Summary**

Application Number: 2019/0961/FUL

Address: 128-130 Carholme Road Lincoln Lincolnshire LN1 1SH

Proposal: Erection of a three storey building to accommodate 15 apartments with parking and associated landscaping (Revised Plans).

Case Officer: Lana Meddings

### **Customer Details**

Name: Dr Apostolos Papadopoulos

Address: 14 Roman Wharf Lincoln

### **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear representative of the planning applications at Lincoln County Council,

I am writing to provide my opinion and comments regarding the Planning Permission with Ref 2019/0961/FUL as referred to in your letter dated 9th of April 2020.

This reply follows my initial brief comments which are now further detailed and expanded. I have further reviewed the comments of other neighbors with whom I agree.

For ease of reviewing I will list the reasons for my decision to object categorically to the planning permission currently proposed. These are not in any prioritized manner.

1. Loss of light and overshadowing will be caused as the proposed erection is higher than the previous building and any other current building in the area that affects directly that of 14 Roman Wharf. The loss of light and overshadowing will be felt at the premises garden and kitchen. Furthermore, the plan to install solar panels will exaggerate the issue. Therefore, the erection should be limited to two storey. This will confront with the surrounding area and reduce the effect to neighbors.

2. From a visual amenity point of view, the proposed erection will have a significant impact to the current enjoyment of 14 Roman wharf and that of the neighbors at the same area. The proposed erection will reduce the enjoyment of the gardens which are already limited and further induce loss of privacy and overlooking into the garden area and the harden facing bedrooms and living rooms of the area and that of 14 Roman

wharf. There is no adequate landscaping for the proposed erection which is not in accordance with any other property in the vicinity.

3. Highway/Road safety is a major issue as mentioned by others in published comments and supported by the persons at 14 Roman wharf. The extension of the line of the building compared to the previous premises will clearly obstruct the view of traffic coming of the street. This is a considerable issue as the traffic will increase multi-fold due to the new dwellings. This is likely to cause accidents and the voiced concern of others as given should raise a serious investigation.

The traffic generation of that street should also be considered. This follows the observation of no provisions for disable person`s access for parking or the building. The proposed erection is therefore objected and proposed to reduce to a two floor dwelling.

4. Adequate parking/loading and turning for the proposed parking is a concern. There appears that the spaces have been designed as such that will cause extra manoeuvring for the cars, waste removal vehicles (unless individual bins are issues which will results in 15 bins being lined up on the street!) and of course accessible car park space(s). The building density will cause issues with parking, smell from the waste disposal and traffic resulting in significant disturbance for the dwellings of the area and that of 14 Roman Wharf.

5. It is inevitable with the overcrowding of the proposed dwellings that extra noise and disturbance will be caused from using the premises. This will result in a significant loss of enjoyment of the established dwellings and therefore I object to the current plans and propose a two storey revision.

6. Infrastructure checks should be performed as the area is known to be prone to flooding and the subsoil will be further affected with the extra weight from the proposed dwellings compared to the previous building. This is very apparent as during the demolition work at the property, excessive vibrations were felt and several cracks (most likely cosmetic) have appeared at the property and likely others in the area. Due to the location of the area, at the end of a slope, lateral water movement takes place and is very likely that an increased pressure and reduced surface area with soil able to absorb water from the proposed dwellings will result in land settlement and potential early subsidence of that and other properties in the area as well as increased flood risk. The current plans propose what is classed as an over-development and therefore i object to that and propose a two-storey dwelling.

Therefore, I categorically disagree with the proposed plan and I object to grant permission. A review of the plan proposing a two storey dwelling will be most welcome as it will reduce considerably the aforementioned significant issues.

Thanks in advance for considering my comments and propositions and I trust they are useful for your re-consultation.

Yours faithfully

Apostolos