

<b>Application Number:</b>	2020/0128/HOU
<b>Site Address:</b>	15 Aldergrove Close, Lincoln, Lincolnshire
<b>Target Date:</b>	15th April 2020
<b>Agent Name:</b>	None
<b>Applicant Name:</b>	Mr King
<b>Proposal:</b>	Erection of a single storey side extension.

### **Background - Site Location and Description**

The application proposes a single storey side extension to 15 Aldergrove Close. The extension would be to the side of the existing property and attached to the front of the existing garage. The property is a semi-detached bungalow.

The application is brought before Planning Committee as the applicant is an employee of the City of Lincoln Council.

### **Site History**

No relevant site history.

### **Case Officer Site Visit**

Undertaken on 12<sup>th</sup> March 2020.

### **Policies Referred to**

- Policy LP26 - Design and Amenity
- National Planning Policy Framework

### **Issues**

- Impact on Visual Amenity
- Impact on Residential 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**

No responses received.

## **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.

### **Impact on Visual Amenity**

The extension would have a flat roof at the same height as the existing garage and would project approximately 7.3m forward of the existing garage. The front of the extension would have floor to ceiling glazed windows and a glazed entrance door. The extension would be constructed of buff brick to match that of the host property.

Whilst the extension would project forward of the existing garage, it would still be set back from the existing front elevation by over 4.5 metres. Furthermore, the property is located towards the end of a cul-de-sac and its position means public views of the extension from the wider street are limited.

It is considered the extension would sit comfortably in its context and would not appear unduly prominent when viewed from the wider area. The proposals are therefore acceptable and would reflect the original architectural style of the local surroundings in accordance with Policy LP26 of the Central Lincolnshire Local Plan.

### **Impact on Residential Amenity**

In terms of the impact on residential amenity, the extension would project slightly beyond the neighbouring front elevation to the north. The extension would be positioned on the boundary with the neighbouring property No. 17 Aldergrove Close. This neighbouring property angled towards the application site. Given this position, the extension would have a slight enclosing impact on the front window of No. 17 albeit this impact is not considered to be unduly harmful to the occupants of No. 17. Furthermore, given the existing side elevation of the property is positioned 2.7 metres from the neighbouring window, it is not considered the extension would exacerbate the current impact on the front of No. 17 in terms of loss of light or the creation an overbearing structure, particularly as the extension would have a flat roof and therefore only be 2.6 metres high. There are no windows proposed in the side of the extension, therefore privacy between the application property and No. 17 would be maintained.

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 in accordance with Policy LP26 of the Central Lincolnshire Local Plan.

### Impact on Highway Safety

The extension would occupy some of the applicant's driveway therefore the Highway Authority requested a drawing showing where the applicant's parking would be. A further drawing has been submitted showing that there is enough space on the remaining driveway for 2 parking spaces. The Highway Authority have raised no objection to the application. It is therefore considered that the proposal will ensure retention of off street parking and highway safety will not be compromised by the proposal.

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

Yes - pre application advice given.

### **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.