

Application Number:	2020/0275/HOU
Site Address:	86 Wolsey Way, Lincoln, Lincolnshire
Target Date:	27th June 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. (RE-SUBMISSION)

Background - Site Location and Description

The application is a resubmission of a previously approved application. The resubmission proposes a two storey front extension and single storey side extension to 86 Wolsey Way. The property is a two storey detached dwelling.

The original application was granted by Planning Committee in February 2020 (2019/0971/HOU).

The resubmission has been submitted because the applicant wishes to alter the approved proposal. The amendments consist of a bay window to the side elevation facing No. 84 Wolsey Way as well as a single storey extension to the opposite side, adjacent to the boundary with No. 92 all other details remain as previously approved.

The application has been brought to Planning Committee at the request of Councillor Jackie Kirk as Ward Councillor. Objections have been submitted by Councillors Jackie Kirk and Patrick Vaughan. An objection has also been received from the neighbour at No. 92 Wolsey Way.

Site History

Reference:	Description	Status	Decision Date:
2019/0971/HOU	Erection of two storey front extension and single storey side extension.	Granted Conditionally	27th February 2020
98/060/F	Erection of a single storey extension (5.35m x 11.65m) and pitched roof to garage.	Granted Conditionally	19th March 1998

Case Officer Site Visit

Undertaken on 24th February 2020 during previous application. A more recent site visit has not been undertaken due to Covid 19 restrictions although sufficient photographs were taken in February and are attached to the report.

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 January 2018.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received

Public Consultation Responses

Name	Address
Councillor Patrick J Vaughan	
Councillor Jackie Kirk	
Mr Ernie Thompson	Thackeray 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, proximity to their boundary, further loss of light from the height and scale of the building, previous application rejected in 1998 and future maintenance issues.

Councillor Jackie Kirk spoke against the application at the previous committee and considers the amendment would have a greater impact than the previously approved

scheme.

Councillor Patrick Vaughan opposed the previous application and considers the revision should be refused. In his objection, Councillor Vaughan also refers to previously refused applications from 1998.

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=Q9NTUGJFG1U00>

Officers can advise that a site history has been carried out and whilst there was a previous application 1998, this was for a single storey front extension which was granted but not implemented. In any case, it is considered that an application from 1998 would now have limited weight in the planning balance. However, the previous consent from earlier this year is extant and should therefore be taken into account when considering the amendments to the scheme.

Impact on Residential Amenity

In terms of the impact of the extension on residential amenity, the two storey front extension would remain of the same projection as previously approved albeit the ground floor footprint would be larger and therefore 1.2 metres closer to the boundary with No. 92 at ground floor. The new single storey element would be in line with the permitted development extension in height and projection. The permitted development extension was shown on the drawings previously, as well as the current application.

The bulk of the extension would be adjacent to the side elevation of No. 92 Wolsey Way. The extension is positioned 0.9 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. As with the previous application 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. It is not considered loss of light would be increased by the single storey addition. 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.

Whilst the previous application included a window in the side elevation adjacent to No. 92, this has been removed, it is therefore considered that privacy would be maintained between the two neighbours.

Officers are therefore satisfied that despite the single storey element of the proposal would be closer to the boundary than previously approved application, 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 14 metres. The current resubmitted application includes a bay window within the side elevation facing No. 84 although all other detail remains as previously approved. The previous consent granted windows in the ground and first floor of this elevation and is it not considered that the inclusion of a bay would increase overlooking to No. 84 to an unacceptable degree. The projection of the extension would remain the same when viewed from No. 84 and it is therefore not considered the proposal would appear overbearing when viewed from this neighbour 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 amendments to the previously approved extension are acceptable in terms of their impact on residential amenity.

Impact on Visual Amenity

With regard to visual amenity, it is considered that the amendments from the previously approved application would have very little impact on 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, it would be the same as previously approved, furthermore 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 highway impact would be the same as previously approved. 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

Advice given to architect regarding type of application to submit for resubmission.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The resubmitted application incorporates minor alterations which, on balance, 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

- Standard years condition and plans conditions
- Construction hours condition
- The construction of the development hereby permitted shall only be undertaken between the hours of 08:00 to 18:00 Monday to Friday (inclusive) and 08:00 to 13:00 on Saturdays and shall not be permitted at any other time, except in relation to internal plastering, decorating, floor covering, fitting of plumbing and electrics and the installation of kitchens and bathrooms.