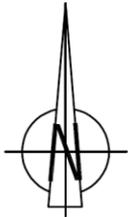
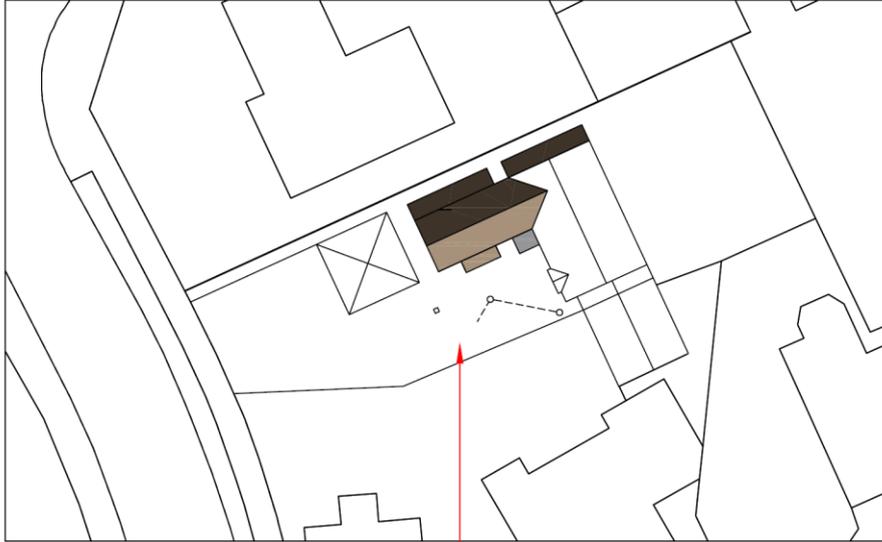




Site location plan

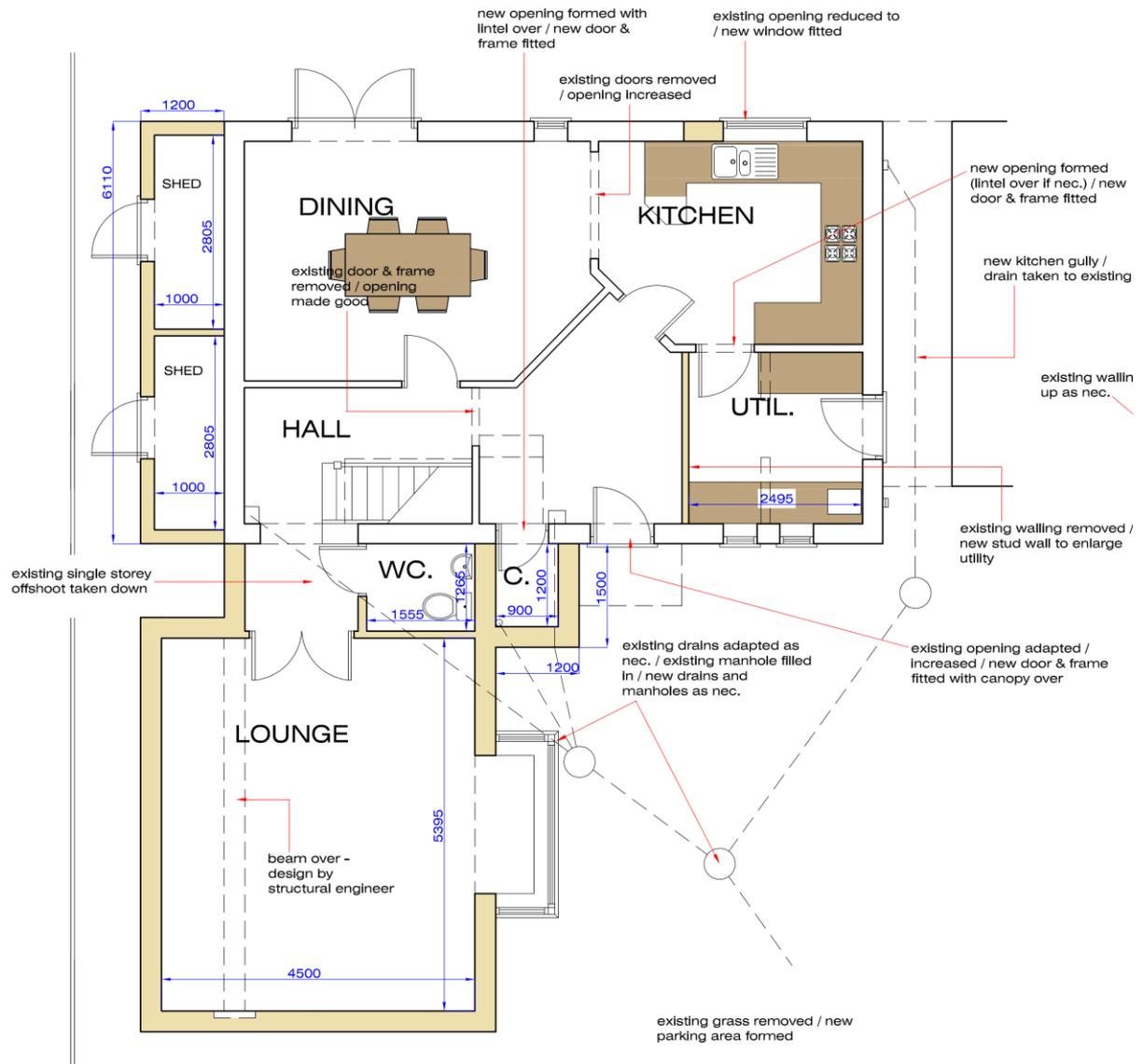


SITE LAYOUT

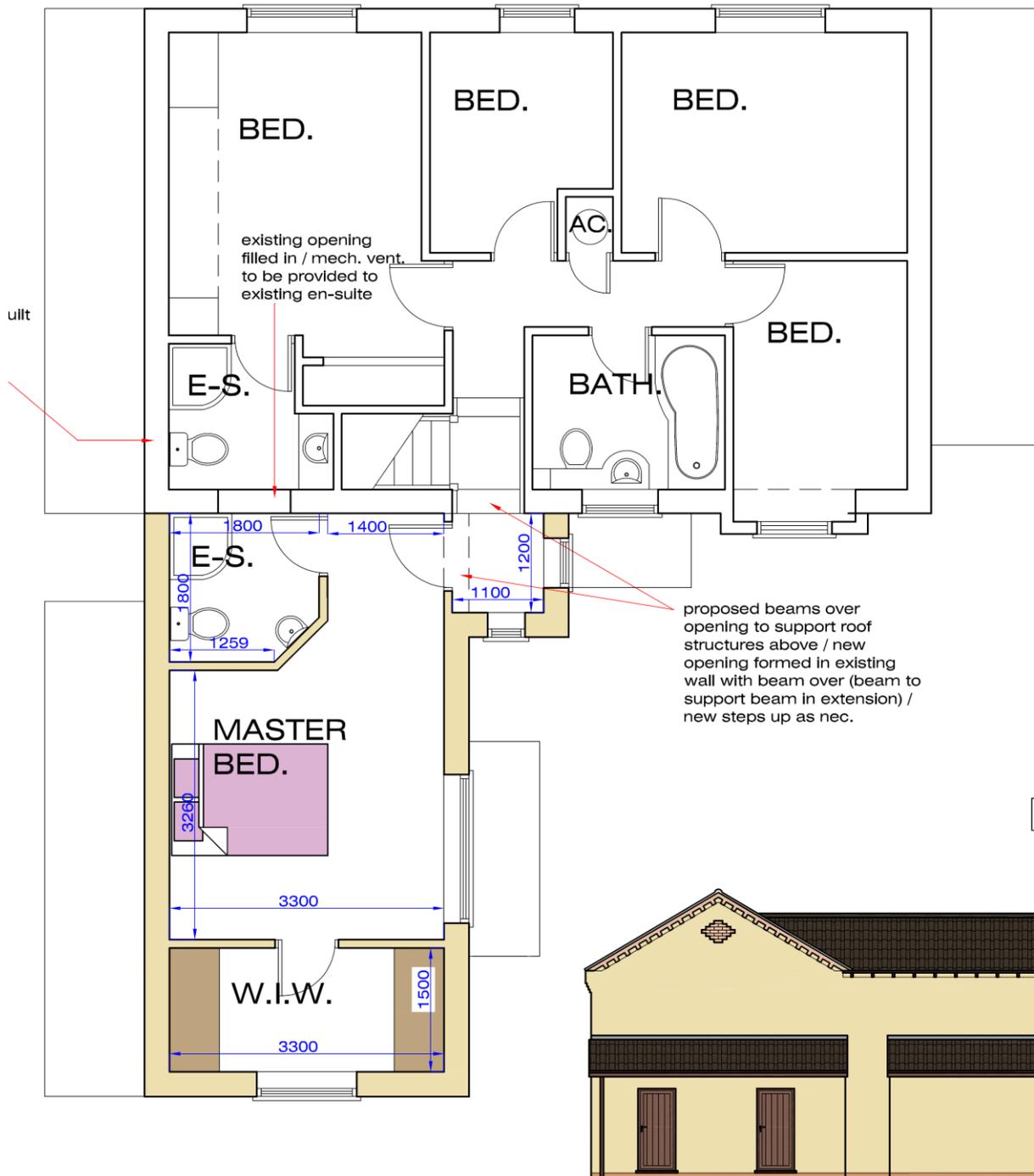
existing grass removed / new parking area formed



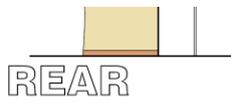
Proposed ground floor plan



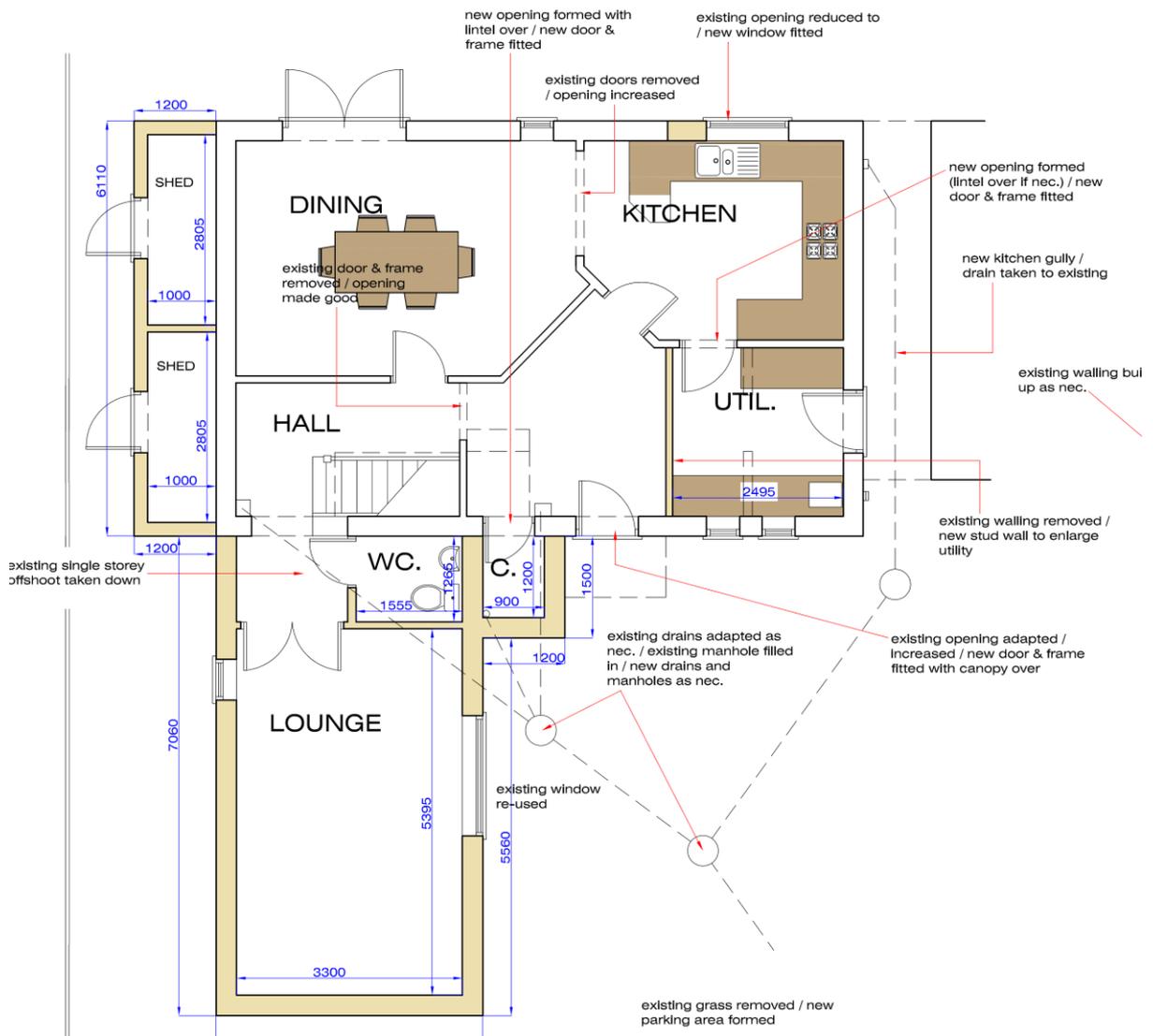
Proposed first floor plan



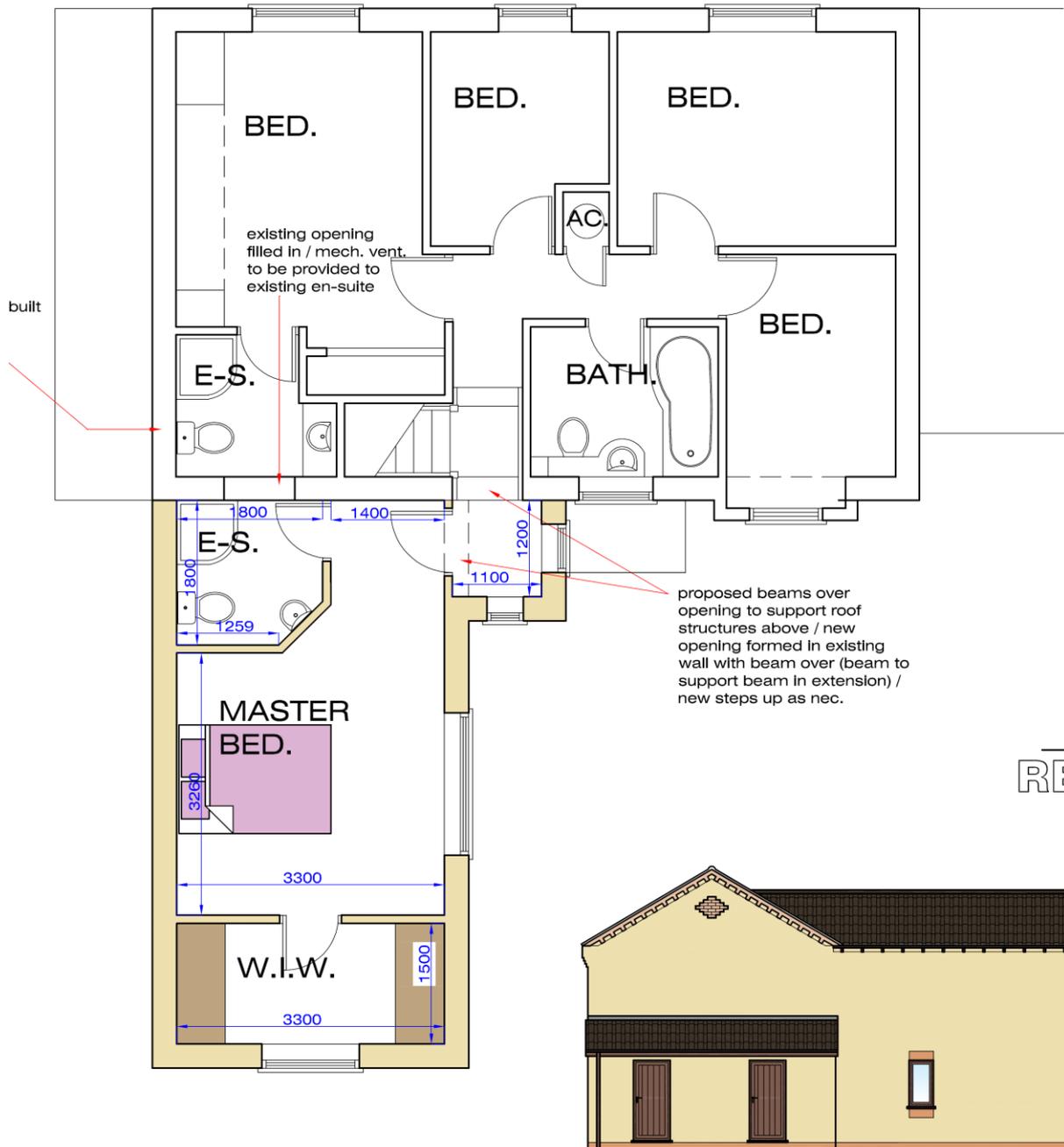
Proposed elevations



Previously approved ground floor plan



Previously approved first floor



Previously approved elevations



FRONT

WISAN



SIDE



SIDE

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: Wed 27 May 2020

Proposed Development at 86 Wolsey Way LN2 4SJ

Your Reference: 2020/0275/HOU - Objection

For the Attention of Julie Mason

Further to my previous objection to this development at 86 Wolsey Way LN2 4SJ, I wish to register my continued objections on the following grounds:

- Central Lincolnshire Local Plan (Adopted April 2017)

- 4.3 Housing Standards Review 4.3.4, so why is it that a new development just 500 meters down Wolsey Way have maintained a 3 meter distance on both sides of the boundary with the new build and the existing Bungalow which is similar in size and dimensions to our home. (See attached Photographs) This is actually garage to garage side on so to bring this Revised Submission even closer to our habitable side of the property seems to contradict Standards outlined.



- 5.11 Design Principles and Amenity

- 5.11.3 The Final Paragraph states that "Having regard to its local context and should not impact negatively upon the amenity experienced by neighbours" in this case bringing the extension to within 0.5 meter of my boundary fence impacts upon our amenity and property.

- LP26 Policy 26 Overlooking and overshadowing, the fact that this proposed development is now proposed to come even closer to our property

- The fact that there is now a single storey with dark building materials which will darken our ensuite and shower room even further on top of the complete loss of light

- The fact that in previous years that proposed planning applications had been rejected due to the size and overbearing of the development in relation and proximity to our

bungalow and the fact that we have lived here for 20 years with unfettered access to light and we have not waived our light to the light into our property, this was raised by other Councillors at the original planning meeting on the 26th February 2020.

- Despite the Planning Committee approving this previous application it is not clear as to why there is a need to extend further and closer to our property, as we can at this stage already hear noises of exercising from the garage and this can be heard in our lounge without the windows open so we are concerned about the noise in the longer term when their lounge will be directly adjacent with our master bedroom .

- Closeness and Privacy because this is being proposed to be within 0.5 meter of our boundary fence there are concerns about the privacy and use of our ensuite and bathroom when in use.

- Long term maintenance it is not clear as to how this development will create a safe environment for working at roof height once built as there is not sufficient space to enable the use of a ladder to access the guttering or roof if needed.

From: Kirk, Jackie (City of Lincoln Council) <jackie.kirk@lincoln.gov.uk>
Sent: 15 May 2020 14:21
To: Mason, Julie (City of Lincoln Council) <julie.mason@lincoln.gov.uk>
Subject: 86 Wolsely Way - 2020/0275/HOU

Hi Julie,

Hope this email finds you well.

After consulting with Ric and Pat, I would like to make an official objection to the proposed re-submission of the planning application to 86 Wolsely Way.

As I was opposed to the original application which was presented at the planning committee on Weds 26th Feb and was granted approval. I feel disappointed that the owner of the property isn't satisfied with the dimensions of his current application and has now chosen to widen the ground floor lounge. This extension by 1.2 meters would absolutely undoubtedly have an even greater detrimental impact on the residents of the neighbouring property at 92 Wolsely Way.

Please except this formal email as my personal objection as the local ward councillor for Glebe Ward to this re-submission of the planning application to 86 Wolsely Way and keep me informed as process unfolds.

With kindest regards
Jackie

Councillor Patrick J Vaughan Not Available (Objects)

Comment submitted date: Fri 22 May 2020

Good afternoon Julie

Regarding the application for a two storey extension at 86 Wolsey Way. I served as a substitute on the Planning committee 26th. February 2020. Which granted the application. I strongly objected on grounds of it being overbearing to the neighbouring bungalow and also, an application for an extension was twice refused in the late 1990's when I was a Planning Committee member. I accept the decision, but now however the application has come back with plans to build even closer to the neighbouring property 1.2 meters closer than on the plan.

I really feel it would be a travesty of the Planning Committee system to allow this.

What is the point of a Planning Committee if the views and the rights of a neighbouring resident cannot be given consideration over such an overbearing and extremely close extension application.

Regards

Cllr Patrick J Vaughan

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



To: Lincoln City Council

Application Ref: 2020/0275/HOU

Description of development

**Erection of two storey front extension and single storey side extension
(RE-SUBMISSION)**

Address or location

86 Wolsey Way, Lincoln, Lincolnshire, LN2 4SJ

With reference to the above application received 5 May 2020

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

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS)

NO OBS

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.