

Application Number:	2020/0250/HOU
Site Address:	4 Southland Drive, Lincoln, Lincolnshire
Target Date:	13th June 2020
Agent Name:	None
Applicant Name:	Mr John Shear
Proposal:	Erection of single storey rear extension.

Background - Site Location and Description

The application is for the erection of a single storey rear extension at 4 Southland Drive; the property is a two storey semi-detached dwelling with a detached garage. The property has previously been extended to the side via an enclosed car port and pitched roof conservatory to the rear which would be partly removed to accommodate this proposal.

The application is being presented to Members of the Planning Committee as the applicant is related to a member of staff working for Lincoln City Council.

Site History:

- 2019/0199/HOU- Erection of single storey side and rear extension. (Resubmission of 2018/1064/HOU) - Application was granted conditionally at Planning Committee, although has not been implemented on site.
- 2018/1064/HOU - Erection of a single storey side/rear extension. (Revised Drawing) - Application was granted conditionally at Planning Committee, although has not been implemented on site.

Case Officer Site Visit

There has been no site visit undertaken in person due to the restrictions in place as a result of the Covid 19 pandemic. However officers have previously carried out site visits to the property for the previous applications in 2018 and 2019. The proposals have instead been assessed using various online tools together with photographs taken by the applicant or their agent. I am satisfied that there is sufficient information consequently available to assess any potential impact and to make a robust decision on the proposals.

Policies Referred to

- National Planning Policy Framework
- Policy LP26 Design and Amenity

Issues

To assess the proposal with regard to:

- Local and National Planning Policy
- Effect on Visual Amenity
- Effect on Residential Amenity
- Effect 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
Upper Witham Drainage Board	
John Staniforth	2 Southland Drive Lincoln Lincolnshire LN6 8AU

Consideration

Accordance with 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 further states that 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. Proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in relation to both the construction and life of the development:

- m. Compatibility with neighbouring land uses;
- n. Overlooking;
- o. Overshadowing;
- p. Loss of light;

Residential Amenity

A letter of objection has been received from the adjoining neighbour at 2 Southland Drive, regarding the boundary position and concerns the proposal could cause damage to their property. However, as you will be aware boundary/ land disputes and potential damage caused during construction are/would be private matters.

The proposed single storey flat roofed extension featuring a roof lantern would be located to the rear of the applicants dwelling, occupying a much smaller footprint than the previously approved schemes although comparable in terms of height and rearward projection. Taking account of the existing scale of the structures at the applicants' property, previously

approved proposals and their relationship to neighbouring properties it is not considered that the extension would appear unduly overbearing or result in an unacceptable degree of loss of light. Officers are satisfied that the development would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy, in accordance with CLLP Policy LP26.

Impact on Visual Amenity

The single storey flat roofed extension featuring a roof light would not be open to public views due to its positioning and in any case it is considered to be of an acceptable design with materials that closely match the host property and would therefore not be unduly harmful to visual amenity.

Highway Safety and Parking

The Lincolnshire County Council as Highway Authority has assessed the application and has raised no objections to the proposal. Therefore based on this advice it is considered that the proposal would not be detrimental to highway safety or traffic capacity

Flood Zone

The site is located within flood zone 2, thus having a probability of flooding. The applicant has stated the extension would be constructed in accordance with the Environment Agency standard advice for domestic extensions which is the appropriate approach in locations such as this.

Conclusion

The proposed extension is appropriately designed and would not cause unacceptable harm to the character and appearance of the area nor the amenities of all existing and future occupants of neighbouring properties, in accordance with Policy LP26 'Design and Amenity' of the Central Lincolnshire Local Plan (2017) and the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally.

Standard Conditions

- 3 years
- Approved drawings

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.

Table A

The above recommendation has been made in accordance with the submitted drawings identified below:

Drawing No.	Version	Drawing Type	Date Received
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