

Application Number:	2020/0398/RM
Site Address:	128-130 Carholme Road, Lincoln, Lincolnshire
Target Date:	14th October 2020
Agent Name:	DesignSpace Architecture Ltd
Applicant Name:	Carholme Developments Ltd
Proposal:	Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of a building to accommodate 14 self-contained apartments with 14 associated parking spaces as require by outline planning permission 2017/0236/OUT.

Background - Site Location and Description

This application is the submission of the reserved matters following the granting of outline planning permission in 2017 for a building of 14 flats. The Council has considered a subsequent application for full planning permission on this site for a building of 15 flats which was refused planning permission earlier in the year.

The outline permission, in common with all extant permissions that are yet to be implemented has been extended by the Business and Planning Act 2020, in terms of the time by which reserved matters should be submitted, until 1st May 2021.

The application submits all of the reserved matters for consideration; access, appearance, landscaping, layout and scale and proposes that the 14 apartments will be arranged within a building of two and three floors with access provided to an off street parking court providing parking for 14 cars.

The site is located at the corner of Carholme Road and Derwent Street and was formerly occupied by Machins motorcycles within a large single storey building that faced the main road. The building has subsequently been demolished and the site is vacant. The surrounding area is overwhelmingly residential in use and character and is a well-used approach into the City from the west.

The building proposed would be of an L shape, following the road frontage of Carholme Road and Derwent Street. It would be of two storeys adjacent to the existing two storey houses on Derwent Street and the existing two storey houses on Carholme Road and then it would step up to three storeys on the prominent north west corner of the site. It is proposed that the building would be predominantly brick with pitched roofs over the various elements of the structure, in common with the prevailing character of the area.

Site History

Reference:	Description	Status	Decision Date:
2017/0236/OUT	Erection of a building to accommodate 14 self-contained apartments with 14 associated parking spaces (Outline including details of access to be	Granted Conditionally	25th August 2017

	considered) (Revised description).		
2019/0961/FUL	Erection of a three storey building to accommodate 15 apartments with parking and associated landscaping.	Refused	28 th May 2020

Case Officer Site Visit

Undertaken on 20th October 2020.

Policies Referred to

The relevant planning policies are as follows:

- Policy LP1 A Presumption in Favour of Sustainable Development
- Policy LP14 Managing Water Resources and Flood Risk
- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

The development as it is now proposed raises the following issues:

- Compliance with National and Local Planning Policy
- Impact on the Character of the Area in Terms of Visual Amenity
- Impact on the Amenity of Adjacent Residents
- Highway Matters
- Flood Risk

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018. All representations are copied in full with your agenda.

Statutory Consultation Responses

Consultee	Comment
Lincolnshire Police	Comments Received
Lincoln Civic Trust	Comments Received
Education Planning Manager, Lincolnshire County Council	Comments Received

Environment Agency	Comments Received
Highways & Planning	Comments Received

Public Consultation Responses

Name	Address
Mr Simon Wesley	138 Carholme Road Lincoln Lincolnshire LN1 1SH
Anglian Water	Comments received
Mr John Houtby	2a Derwent Street Lincoln LN1 11SL

In addition to the statutory consultations with neighbours and interested parties we have also held a design meeting with ward councillors, your chair and vice-chair to discuss the proposals and, following revisions to the proposals, further email discussion has taken place. Members taking part in the discussions who are also members of this Committee were careful not to determine a position on the proposals that would necessitate a declaration of interest.

Consideration

Compliance with National and Local Planning Policy

The Central Lincolnshire Local Plan (CLLP) Policy LP2 advises that the Lincoln Urban Area will be the principal focus for development in Central Lincolnshire, including housing. We are therefore satisfied that the principle of the residential use is appropriate in this location. The application would also be in accordance with CLLP Policy LP1 which states that there should be a presumption in favour of sustainable development and planning applications that accord with the policies in the Local Plan will be approved without delay. This presumption in favour of sustainable development reflects the key aim of the National Planning Policy Framework (NPPF).

The proposal is located within a predominately residential area with an extant outline permission. Development of the site would be acceptable in principle subject to other material planning considerations which will be discussed throughout this report.

Impact on the Character of the Area in Terms of Visual Amenity

The proposals before the Council at this time are the result of significant work by the applicants to address the issues raised by the previously refused application. The applicant has worked within the parameters of the extant outline planning permission and has sought to recognise and respect the context whilst providing a design that delivers the

14 apartments.

The building as proposed fronts Carholme Road and Derwent Street and steps up from two storeys adjacent to existing houses to three storeys as it approaches the corner of the street. The mass of the building is handled carefully with variation in the overall height and most importantly, variation in the elevations, reducing the elements to a similar grain to that of the dwellings in the surrounding area; the architect has avoided the long flat façade that was apparent on the previous proposal.

The building has a variety of pitched roofs and the architect has responded to comments prior to and during the course of the application process and has revised the design to a point where it is now working well with the surrounding houses but still provides interest and quality on this main approach road.

The position that the building occupies on the site has also been considered and in much the same way as the elevations recognise the two storey elements of the adjacent houses, so the siting of the building recognises and lines up with the frontage of the houses on Derwent Street and is close to the frontage of the adjacent houses to the east on Roman Wharf. The building does then step out towards the north-west corner of the site but does so in a way that is not over-dominant or overbearing in its effect on nearby houses or to the character of the surrounding area.

It is proposed to use red brick for the main elements of the elevations, with a grey natural slate roof, reflecting the predominant tones of the local materials. The windows are proposed with black frames and the areas of projection and dormers will also be clad in black metal. In this way the applicant is blending contemporary elements with traditional materials and form and we would recommend that the applicant has done this successfully.

Impact on the Amenity of Adjacent Residents

The houses that directly adjoin the site, 2 Derwent Street and 2 Roman Wharf on Carholme Road, have blank gables which will be faced with blank gables in the proposed new development. The positioning of the building on the plot means that these gables closely align and this, together with the two storey nature of the proposal where it meets the neighbours means that the proposal is not overbearing and it does not overshadow. The car parking court for the new development would directly adjoin the car parking court that serves part of Roman Wharf to the east which means any disruption and noise from vehicles is kept to a minimum and the applicant has repositioned the entrance/exit to the parking court on Derwent Street so that it does not now directly face 2a Derwent Street, improving the amenity for the residents of that property.

The proposal has been carefully considered and as a consequence the impact on the amenity of adjacent residents as a consequence of the development will be minimal.

Highway Matters

The application provides 14 off street parking spaces for 14 apartments. The site is well located in relation to the City Centre with a pleasant walk available alongside the Fosdyke, accessible for pedestrians and cyclists through Roman Wharf to the east, so as well as the provision of parking there is good access to alternative means of travel.

The position of the building on the site has been assessed by the Highway Authority alongside the general assessment of highway issues and they are satisfied that it is acceptable in terms of highway visibility and safety.

Flood Risk

The application site falls within flood zone 2 and the extant outline planning permission has a condition that requires the finished floor level of the new development to be no lower than 5.80m above ODN. This is only slightly above the finished floor level of the former garage on the site, which was at 5.54 – 5.66m above ODN and so the slight increase will not be noticeable and will not impact on visual or residential amenity.

Legal Agreements

The application before the Committee is for the approval of the reserved matters set out at the beginning of this report. The overarching outline planning permission was granted at a time when the affordable housing threshold was 15 and was granted for 14 apartments. There was therefore no requirement to provide affordable housing and this is not proposed as part of the reserved matters approval. There are no other requirements for contributions attached to the outline planning permission. The County Council as Education Authority has acknowledged this and has no comment to make on the application.

Conclusion

The application proposal that is before the Council has been carefully considered and revised taking account of the previous refusal and taking account of the input of ward members and comments from neighbours in respect of the design changes. The design is of a high quality and would deliver 14 new apartments in this important location without causing harm to amenity.

Application Determined within Target Date

Yes.

Recommendation

That the application is GRANTED.

The following conditions are attached to the extant outline planning permission and will need to be complied with as part of the development of the site:

- Finished Floor Levels – as set out on the Flood Risk Assessment
- Archaeology;
- Contaminated Land;
- Delivery times and working hours – 7.00am to 6.00pm and 7.00am to 1.00pm on a Saturday; and
- Electric Vehicle Recharging points

The following condition should be added to the reserved matters approval:

- Sample of facing materials