

Application Number:	2021/0154/RG3
Site Address:	1 Fulbeck House, Turner Avenue, Lincoln, Lincolnshire
Target Date:	1st May 2021
Agent Name:	City of Lincoln Council
Applicant Name:	City of Lincoln Council
Proposal:	Replacement of 1 Timber Front Door to UPVC.

Background - Site Location and Description

The application property is located within Fulbeck House. Turner Avenue runs to the west and Moorland Avenue to the south. The property is currently in use as a fish and chip shop.

Permission is sought to change the front door from timber to Upvc.

The application is brought to committee as it is an application by the City Council for a City council owned property.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 30th March 2021.

Policies Referred to

Local Plan Policy LP26 – Visual Amenity

Issues

- Local Plan Policy
- Visual Appearance

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	No Objections

Public Consultation Responses

No responses received.

Consideration

It is proposed to replace the existing brown timber door with a white Upvc alternative. A picture of the proposed door is included within this report.

Policy LP26 of the Central Lincolnshire Local Plan requires all development, including alterations to existing buildings, to take into account the local area and the design of the proposal. It is considered that the proposed replacement door would be an acceptable change and would have no adverse impacts on the visual amenity when taking into account the context and setting of the property.

Conclusion

The proposed door would be an acceptable visual change to the property and would be in accordance with local plan policy.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted conditionally

Conditions

- Development to be carried out within 3 years
- Development to be carried out in accordance with the plans.