

Application Number:	2021/0185/HOU
Site Address:	4 Curle Avenue, Lincoln, Lincolnshire
Target Date:	2nd July 2021
Agent Name:	Lincolnshire Architectural Design
Applicant Name:	Mr Matt Sorby
Proposal:	Erection of a part two storey/part single storey side/rear extension following demolition of existing garage. (Revised plans).

Background - Site Location and Description

The application is for the erection of a part two storey/part single storey side/rear extension following the demolition of an existing garage at 4 Curle Avenue. The application property is a two storey detached dwelling located on the east side of the road with a driveway and garden to the front and a garden to the rear. The existing garage to the side/rear has a mono-pitched roof, sloping up towards the side elevation of the dwelling. This would be removed to accommodate the proposal; a two storey structure to the front and a single storey structure to the rear, connecting to the existing kitchen extension and rear store.

The neighbouring properties beyond the side, north and south boundaries are 6 and 2 Curle Avenue respectively. To the rear, east of the site are the rear gardens of 7 and 9 Queensway.

The plans have been amended during the process of the application in response to the concerns of objectors, omitting the proposed first floor window from the rear elevation. Neighbours have been re-consulted on these plans.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 15th April 2021.

Policies Referred to

- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

- Visual Amenity
- Residential Amenity

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
Dr Michael Jones	9 Queensway Lincoln Lincolnshire LN2 4AJ
Dr John Patterson	11 Queensway Lincoln Lincolnshire LN2 4AJ
Mrs Berryman	6 Curle Avenue Lincoln Lincolnshire LN2 4AN
Barbara Buckenham	7 Queensway Lincoln Lincolnshire LN2 4AJ
Mrs Diana Russell-Jones	9 Queensway Lincoln Lincolnshire LN2 4AJ
Margaret Patterson	11 Queensway Lincoln Lincolnshire LN2 4AJ

Consideration

Visual Amenity

The extension would sit in the same position as the existing garage, measuring 3.25m wide. The two storey element would extend 3.7m along the boundary, with the proposed single storey section extending 1.2m to the rear of this, connecting to the existing rear store. The two storey structure would have a pitched roof with the ridge sitting approximately 1.1m lower than that of the existing property. When considering both the footprint and height, the proposal is a relatively modest two storey addition and would be set back over 9m from the front elevation of the existing dwelling. Officers accordingly

have no objection to the scale or position of the extension and consider that it would be a subservient addition to the host property. It would therefore not appear as a prominent addition either to the dwelling or when viewed within the streetscene.

In terms of the design the pitched, tiled roof would reflect the existing, including rooflights to the front and rear. Details such as the brick soldier course above the garage door and the horizontal brick band between the ground and first floor would also match the existing. The elevations of the existing property are constructed with red brick to the ground floor and cream render to the first floor and also to the full height bay window. The proposal to construct the extension with brickwork to match the existing dwelling is considered to be acceptable. The front elevation of the extension would include garage doors to the ground floor with double doors and a frameless glass Juliette balcony to the first floor above. Given the set back position of the extension officers have no objection to this arrangement. The proposal would therefore reflect the existing property and the more modern elements, such as the first floor doors, would complement this.

Officers are therefore satisfied that the scale, position, height and design of the extension is acceptable. The proposal would complement the original architectural style of the property and would not cause harm to local character, in accordance with Central Lincolnshire Local Plan (CLLP) Policy LP26.

Residential Amenity

The extension would be located on the side, north boundary with the neighbouring 6 Curle Avenue, in the same position as the existing garage. The two storey element of the proposal would extend 3.7m along the boundary with the single storey section extending 1.2m to the rear of this. The boundary is currently defined by the existing garage and store, with fencing to the front and rear of these structures.

An objection to the original proposals was submitted on behalf of the occupant of this neighbouring property, which includes a photo mock-up of the proposal and also a plan to illustrate the trajectory of the sun. The objection cites concerns relating to the size and mass of the proposal, which is considered to be overbearing and dominant. Loss of light and overshadowing to the living areas and gardens is also a concern, as is overlooking and loss of privacy.

Despite the position of the extension on the boundary officers consider this to be a relatively modest addition, the proposed depth of the two storey element is 3.7m and the eaves and ridge line would sit lower than the existing property. The extension would be located 3m from the side elevation of the neighbouring dwelling and would only project approximately 2m beyond the neighbour's rear elevation. Given this relationship officers do not consider that the proposal would appear unduly overbearing to the adjacent garden. There are windows within the side elevation of no. 6 as well as a dormer in the side facing roof slope, but again, it is not considered that the extension would have an unduly harmful impact on these.

With regard to loss of light the application site is located to the south of 6 Curle Avenue. However, it is not considered that the proposal would unduly exacerbate the current level of loss of light experienced. This would certainly not be to a sufficiently harmful that would warrant to the refusal of the application.

In terms of overlooking the application proposes full height doors at first floor within the

front elevation, and also originally proposed a first floor bedroom window to the rear. Officers do not consider that the doors within the front would result in an unacceptable degree of overlooking given their position, which would face towards the road across the roof of the neighbour's garage. The oblique angle would limit overlooking towards the neighbour's windows within the side elevation. However, officers did share the concerns of the neighbouring occupant of no. 6 regarding the rear window. Following discussions with the agent this has been omitted from the proposal. A consultation response to the revised plans on behalf of the neighbouring occupant maintains the objection, however, the revision would ensure that the neighbour's rear garden is not overlooked by the proposal. Accordingly, officers have no concern regarding loss of privacy.

The objections and supporting document provided on behalf of the neighbouring occupant at 6 Curle Avenue have therefore been carefully considered as part of the assessment process. While the extension does have a close relationship it's modest size and revised design to remove the rear window would ensure that the neighbouring occupant would not be unduly impacted through overlooking, loss of light or the creation of an overbearing structure. A condition of any grant of permission will removed permitted development rights for any alterations to the extension, including the addition of any new windows.

There would no impact on the occupants of 2 Curle Avenue to the south as the proposal would be obscured by the existing two storey and single storey rear off-shoots of the host property.

The two storey extension would be located over 13m from the rear boundary. The single storey extension would be located approximately 12m away but would be obscured by the existing store. The rear boundary is defined by a conifer hedge in excess of 2m in height with the rear gardens and elevations of 7 and 9 Queensway beyond. The occupants of these properties and also 11 Queensway have objected to the application on the grounds of the scale and height appearing overbearing and causing loss of light. Overlooking and loss of privacy are also cited as concerns. The objectors from these properties also responded following the re-consultation on the revised plans, maintaining their objections.

The proposed two storey element of the extension would sit in line with the rear elevation of the existing two storey rear-off shoot- therefore not bringing the two storey development any closer to these properties than the existing dwelling. Given this, that the extension only measures 3.25m wide and would be located over 13m from the rear boundary officers do not consider that it would appear unduly overbearing or result in an unacceptable degree of loss of light. Overlooking and loss of privacy would not be an issue as there are now no first floor windows in the rear elevation.

Officers have therefore considered the objections from the neighbouring properties on Queensway but do not consider that the proposal would have a harmful impact on the occupants through overlooking, loss of light or the creation of an overbearing structure.

There are other properties in the vicinity which would be affected by the proposal. Officers are therefore 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.

Other Matters

Officers would note that a few of the objections cited grounds relating to a change or loss

of view and the impact on property values, however, these are not material planning considerations. Comments were also made in respect of land ownership and the requirements of the Party Wall Act, although these are not matters which can be considered as part of the planning application process.

Lincolnshire County Council as Local Highway Authority has raised no objection to the proposal.

Application Negotiated either at Pre-Application or During Process of Application

Yes, rear first floor window removed.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The scale and design of the proposed extension is acceptable and would complement the original architectural style of the property, also not causing harm to the character of the area. The proposal would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy. The application would therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policy LP26 and guidance within the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally subject to the following conditions:

- Time limit of the permission
- Development in accordance with approved plans
- Removal of permitted development for any alterations to the extension