

4 Curle Avenue- consultation responses

11 Queensway Lincoln Lincolnshire LN2 4AJ (Neutral)

Comment submitted date: Wed 10 Mar 2021

Re: Planning application Reference No. 2021/0185/HOU , 4, Curle Avenue LN2 4AN

I write with reference to the above application to construct a two storey extension to the above property.

I live at 11 Queensway which is the street behind the above property. Although I am not directly behind the above property, I have a side view of the property.

My main concerns are that the two storey extension would affect the view from my property and block some light.

I am also concerned that my rear garden and rear facing kitchen window would be overlooked , compromising my privacy.

Yours,

Margaret Patterson

11 Queensway Lincoln Lincolnshire LN2 4AJ (Objects)

Comment submitted date: Wed 10 Mar 2021

I object to this proposal on 3 counts:

1. My garden will be overlooked by new windows, thus reducing privacy in my house and garden
2. Aesthetically – the rear elevation of the house will be brought closer to my property reducing the sense of space around my property
3. Change of view – a view of trees in Curle Avenue from my property will be obstructed, reducing the perspective of my view from my house and garden.

I am basing all of these 3 points on experience from when a similar extension was carried out in Curle Avenue, 2 doors away from number 4 at number 8. This extension has impacted negatively on the view from the rear of my house in the 3 ways that I have described.

Regards

John Patterson

9 Queensway Lincoln Lincolnshire LN2 4AJ (Objects)

Comment submitted date: Thu 11 Mar 2021

Thank you for consulting us regarding this application. The property in question, 4 Curle Avenue, is to our rear and partly contingent with our back garden. We have now lived in our house for 40 years. One of the assets of our position is the view of the top of the cathedral tower from the first and second floor bedrooms. We are concerned that the new extension will block this view, at least in part. This could affect the value of our property. We should be grateful if the position could be clarified, as well the impact on the afternoon/evening light into our garden.

We are also concerned that the extension to some extent overlooks our property and will intrude further on our privacy, especially on our garden.

6 Curle Avenue Lincoln Lincolnshire LN2 4AN (Objects)

Comment submitted date: Fri 19 Mar 2021

We are on acting behalf our client, Mrs.Berryman, who lives at No.6 Curle Avenue, in respect of Planning Application ref. 2021/0185/HOU for a proposed development at the neighbouring property at No.4 Curle Avenue. Mrs.Berryman wishes that a formal objection is made for the following reasons :-

1)The proposed re-building of the Garage and new first floor extension is located on the southern property boundary between the two properties. In terms of the first floor massing, this represents an overbearing and unacceptable addition when considered in the context of No.6 Curle Avenue. The addition will result in substantial overshadowing of the rear and side amenity garden area of No.6. The amenity areas have been paved out and take advantage of sunlight from the south and evening sun from the west. French doors from the main living room of the house open up directly onto these amenity areas.The proposed first floor extension would be a very dominant element over Mrs. Berryman's paved areas and garden and substantially and adversely affect her ability to use and enjoy these areas. The second storey on the boundary would also create an intimidating tunnel between the two properties, significantly reducing the natural light levels of the amenity areas and the main living areas of the house.Please refer to the attached A3.study in the context of the existing and proposed situations.

2)On inspection of the proposed drawings it appears that the Applicant has not surveyed the boundary and has not shown that the proposed boundary wall is within their property. If the wall is on the boundary (which appears to be assumed by the Applicant), the plans clearly show the foundations to the proposed extension wall projecting beyond the ownership boundary and encroaching into land under the ownership of Mrs.Berryman. This is unacceptable and will not be permitted. The applicant should be required to obtain a survey of the boundary and satisfy Mrs Berryman that both the new wall and the foundations will be within their property and not encroaching into Mrs Berryman's property.

3)The existing rear and side paved areas offer a safe, private, quality space, which would be substantially and adversely affected if the proposals in their current form were to be approved."

4)The proposals constitute working on or near the boundary with No.6 Curle Avenue, within the Party Wall Act 1996.If, contrary to Mrs Berryman's objections, the application receives Planning Approval, the costs for both Reports should be met by the Applicant for the proposals.

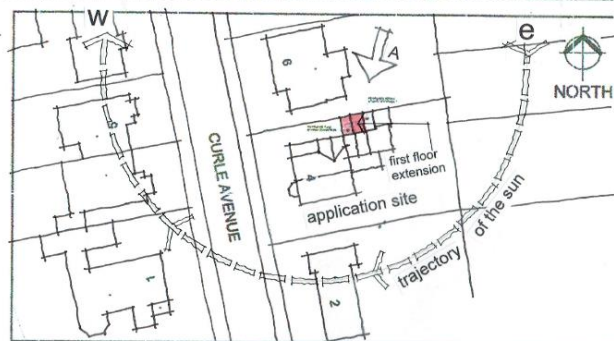
We therefore respectfully request that this Objection is considered during the Planning Consultation process.

Kind Regards,
Yours Faithfully

Ian Butler.
(For and on behalf of Kingsmead Design Ltd.)

16 March 2021

proposed view from 'A'



proposed site block plan-1 :500

existing view from 'A'



existing site block plan-1 :500

7 Queensway Lincoln Lincolnshire LN2 4AJ (Objects)

Comment submitted date: Tue 23 Mar 2021

Dear Sir/Madam,

City of Lincoln Planning Application ref. 2021/0185/HOU
Formal Application to construct a two storey side extension at 4 Curle Avenue, Lincoln.

I live at 7 Queensway, Lincoln. My property is situated to the east of 4 Curle Avenue, Lincoln and my garden abuts the back garden of 4 Curle Avenue.

I wish to make a formal objection to Planning Application ref. 2021/0185/HOU made by the owner of 4 Curle Avenue to demolish an existing garage and build a two storey side extension on the boundary with 6 Curle Avenue.

My reasons for the objection relate to the scale and height of the proposed extension and the resulting loss of natural light that I will suffer both to my garden and my house.

The proposed second storey will significantly block the current westerly light shaft between numbers 4 and 6 Curle Avenue. These houses are detached houses with open space each side allowing the western sunlight to come through. The detached houses are in keeping with a row of houses on the eastern side of Curle Avenue. Permitting a two storey extension right up to the boundary line will seriously affect the open space between the houses and have a detrimental effect on the visual and light amenity from which I and my neighbours on Queensway currently benefit. The proposed new height of the building will cast a shadow over my garden which at some times of the year will be significant. I will suffer a loss of natural light into my garden and the rooms at the rear of my house.

The proposed addition is simply too high, too domineering and overbearing when compared to the current one storey sloping roof garage. In my view permitting a two storey extension right on the boundary in the manner proposed is unacceptable and seriously and adversely affects the amenity of the surrounding neighbouring properties including my own. Permitting such an addition would set a bad precedent.

I ask that this objection is carefully considered as part of the planning application determination.

Kind regards,

Barbara Buckenham

9 Queensway Lincoln Lincolnshire LN2 4AJ (Objects)

Comment submitted date: Tue 23 Mar 2021

Thank you for consulting us regarding the application to erect a two storey extension on the north side of 4 Curle Avenue to replace the current garage. I should like to add further to my wife's comments on the proposal.

There are two particular areas of concern: the impact on our privacy and light, and the view westwards from our first floor rooms.

The new, taller extension will block some of the afternoon and evening light, and warmth, into our garden, and in particular on to our patio and the french windows to the downstairs study.

The extension will also have an impact on our view westwards, and importantly of the top of the cathedral tower from two bedrooms. This, especially, is an amenity that we would not like to lose.

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



To: Lincoln City Council

Application Ref: 2021/0185/HOU

Proposal: Erection of two storey side extension following demolition of existing garage

Location: 4 Curle Avenue, Lincoln, Lincolnshire, LN2 4AN

With reference to the above application received 1 March 2021

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.

For this proposal the access and parking arrangements remain unchanged, therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage on all Major Applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the drainage proposals for this planning application.

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.

Case Officer:
Sarah Heslam
for Warren Peppard
Head of Development

Date: 2 March 2021

Responses to revised plans

11 Queensway Lincoln Lincolnshire LN2 4AJ (Objects)

Comment submitted date: Sat 05 Jun 2021

I again object to this proposal on 3 counts:

1. Privacy – my garden and rear windows will be overlooked by new windows, thus reducing privacy in my garden and house
2. Aesthetically – the large proposed rear elevation of the house will bring the back of the Curle Avenue property physically closer to my property reducing the sense of space and light around my property
3. Change of view – a view of trees in Curle Avenue from my property will be obstructed, reducing the perspective of my view from my house and garden.

I am basing all of these 3 points on experience from when a similar extension was carried out in Curle Avenue, two doors away from number 4 at number 8. This extension has impacted negatively on the view from the rear of my house in the 3 ways that I have described.

Regards

John Patterson

7 Queensway Lincoln Lincolnshire LN2 4AJ (Objects)

Comment submitted date: Fri 11 Jun 2021

Dear Sir/ Madam

City of Lincoln Council Planning Application ref. 2021/0185/HOU

Formal Objection to Planning Application to construct a two storey side extension at 4 Curle Avenue, Lincoln
– revised plans dated 21 May 20–21

I am responding to the revised plans in relation to 4 Curle avenue, Lincoln sent to me by the council in late May. In my view the very minor changes to the plans – simply omitting a window at the rear of the proposed extension – makes no difference to my earlier objections. Therefore I wish to restate my earlier objections which all still apply.

The scale and height of the proposed extension are too overbearing and if permitted will seriously and adversely affect the amenity of the neighbouring properties including my own. The two storey extension (in place of a single story garage with a sloping roof) would result in serious loss of natural light into both my garden and my house.

Please refer to my earlier submission for a full description of the adverse effects of the proposed extension and the basis on which I object to the proposal. You will appreciate in light of these objections, simply omitting a rear window on the second story of the proposed extension, will make no difference to the loss of visual and light amenity I would suffer and does not in any way change my views.

I again ask you to decline the application.

King regards,
Barbara Buckenham

6 Curle Avenue Lincoln Lincolnshire LN2 4AN (Objects)

Comment submitted date: Thu 10 Jun 2021

Dear Sir/Madam,

CITY of LINCOLN COUNCIL PLANNING APPLICATION ref. 2021/0185/HOU FORMAL OBJECTION to PLANNING APPLICATION dated 1 March 2021 to construct a TWO STOREY SIDE EXTENSION to No.4 CURLE AVENUE,LINCOLN Revised plans and description - rear window omitted - dated 21 May 2021

Thank you for the re-consultation letter dated and received 24 May 2021.

We have consulted with our client, who resides at No.6 Curle Avenue and the family response now follows below :-

My mother, Mrs Anne Berryman, who lives at 6 Curle Avenue, Lincoln, has asked me to write this email response on her behalf. This email is a further formal objection in response to the revised plans and description filed by the applicant, Mr Sorby of 4 Curle Avenue, and received by the Council on 21 May 2021, omitting a rear window from the original proposal.

I refer to the original objection submitted by Ian Butler of Kingsmead Design on my mother's behalf dated 18 March and endorse everything raised in that objection.

We are very disappointed that the revised plans do nothing to address or ameliorate any of the concerns raised in our earlier objection. The revised plans simply omit a window in the rear of the proposed second storey extension.

Accordingly, notwithstanding the minor change to the plans, we continue to object on the following grounds:

o the significant loss of amenity to the main living areas of no. 6 Curle Avenue that would result from the domineering, overbearing and intimidating nature of the proposed two storey extension right on the boundary, including the substantial overshadowing that would result, leading to a significant loss of light and sunlight to the living areas of the house, the paved areas and the garden in general; and
o the complete disregard of the fact that the proposed foundations as shown on the plans encroach onto my mother's property;

My mother has stated very clearly that she does not consent to the foundations being built on her property. The legal position is that any new garage wall must be built wholly within the neighbours' boundary. It is perplexing that the applicant has not addressed this difficulty in the revised plans.

We understand that the existing wall is a party wall under the Party Wall Act. If planning permission were to be granted despite our objections, the applicant should be on notice that they cannot access my mother's property either to demolish the existing garage wall or construct a new wall (within their boundary) without complying in full with their obligations including notice obligations under the Party Wall Act.

In summary, the proposed two storey extension will have a substantial adverse effect on no. 6 Curle Avenue. In addition, it cannot be built in accordance with the current plans without my mother's consent to the foundations encroaching onto her property. We therefore ask you to decline the planning application.

Finally I would appreciate it if you could copy me in on any further correspondence, notices etc in relation to the planning application. Thank you

Kind regards,

Lyndsey Partridge
(on behalf of Mrs Anne Berryman)

We fully concur and support the view of the Mrs. Berryman and her daughter, Lyndsey Partridge, in that the minor amendment to omit the rear window, does not in any way address the original concerns and objections raised. Therefore those reasons to object to the proposal still stand.

Yours Faithfully,

Ian Butler.
(For and on behalf of Kingsmead Design Ltd.)

9 Queensway Lincoln Lincolnshire LN2 4AJ (Objects)

Comment submitted date: Sun 13 Jun 2021

I am objecting to the new revised plans as they do not meet the majority of objections I originally made to the building of this extension. These are very similar to those stated by 7 Queensway.

A new extension behind my property will adversely impact the light on my house and garden.

The proposed extension is in line with my patio where we sit on summer evenings, and as the sun lowers will cast a shadow across it.

This extension will also block the view of the cathedral towers from some back bedrooms. This view is a wonderful feature of our home and certainly adds to its value

The objection therefore still stands.

Mrs D.M Russell-Jones

9 Queensway Lincoln Lincolnshire LN2 4AJ (Objects)

Comment submitted date: Sun 13 Jun 2021

Thank you for again consulting us wit the slightly revised propoals.

The deletion of the rear window from the proposed new extension does have a mitigating affect in terms of the impact on our privacy, one of the points that I raised in my original letter.

My objections on other points remain valid.

Michael J Jones