

Application Number:	2020/0134/HOU
Site Address:	4 Limelands, Lincoln, Lincolnshire
Target Date:	29th May 2020
Agent Name:	None
Applicant Name:	Ms Rebecca Cameron
Proposal:	Demolition of existing garage and erection of a single storey extension (resubmission 2019/0446/HOU) (Revised)

Background - Site Location and Description

The application property is a detached bungalow located to the east side of Limelands.

The application proposes the demolition of the existing detached garage and the erection of a single storey extension with integral double garage.

Site History

Reference:	Description	Status	Decision Date:
2019/0446/HOU	Erection of a single storey extension to south-east elevation, demolition of existing garage and erection of a two storey replacement triple garage including a first floor annex.	Refused	31st July 2019

Case Officer Site Visit

Undertaken on 22nd October 2020.

Policies Referred to

- National Planning Policy Framework
- Policy LP26 - Design and Amenity

Issues

To assess the proposal with regard to:

- Accordance with National and Local Planning Policy
- Impact on Residential Amenity
- Impact on Visual Amenity
- Highway Safety, Access and Parking
- Land Stability and Structural Investigations
- Archaeology
- Contamination
- Trees
- Other Matters

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
Environmental Health	Comments Received
National Grid	No Response Received
National Grid Plant Protection	No Response Received
Arboricultural Officer	Comments Received

Public Consultation Responses

Name	Address
Mr Stuart Humphries	Flat 3 Eastwood House 2 Greetwell Road Lincoln Lincolnshire LN2 4AQ
Mr Kenneth Hume	Flat 1 Eastwood House 2 Greetwell Road Lincoln Lincolnshire LN2 4AQ
Lincoln Civic Trust	Lincoln Civic Trust 385 High Street LINCOLN LN5 7SF
Mr Andrew Edmondson	Eastwood Coach House Greetwell Road Lincoln Lincolnshire LN2 4AQ
Mr David Featherstone	Grange Farm Staunton In The Vale Nottingham NG13 9QB
David And Margaret Featherstone	Haneish House Greetwell Road Lincoln Lincolnshire LN2 4AQ
Mr Richard Coy	Flat 2 Eastwood House 2 Greetwell Road Lincoln Lincolnshire LN2 4AQ

Consideration

Paragraph 11 of the 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.

Paragraph 127 states that planning decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 131 states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The application is for the extension to a residential dwelling and therefore Policy LP26 - Design and Amenity of the Central Lincolnshire Local Plan is entirely relevant.

The following design principles within Policy LP26 would be pertinent with the development.

- a. Make effective and efficient use of land;
- b. Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;
- c. Not result in the visual or physical coalescence with any neighbouring settlement;
- d. Not result in ribbon development, nor extend existing linear features of the settlement, and instead retain, where appropriate, a tight village nucleus;
- e. Incorporate and retain as far as possible existing natural and historic features such as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures;

- f. Incorporate appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area;
- g. Provide well designed boundary treatments, and hard and soft landscaping that reflect the function and character of the development and its surroundings;
- h. Protect any important local views into, out of or through the site;
- i. Duly reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;
- j. Use appropriate, high quality materials which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability;

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:

- k. Compatibility with neighbouring land uses;
- l. Overlooking;
- m. Overshadowing;
- n. Loss of light;

The application has attracted a number of written representations objecting the proposal. The officer's report will cover all of the material planning considerations raised throughout the application process. All representations are copied in full as part of the agenda.

Other matters and concerns have also been raised which are not within the remit of the planning process. Nonetheless, these points have been discussed to provide clarity for the members of the Planning Committee.

Impact on Residential Amenity

The application proposes a revised scheme that has been subject to revision following discussions with the applicant. The extension consists of an integral double garage and additional accommodation with a new flat roofed link and main entrance to the property.

The single storey extension would be positioned approximately 3m from the eastern boundary at its closest point, adjoining the gardens and properties at Eastwood House. These properties benefit from large gardens with an approximately 20m separation from the application boundary to the nearest building line at Eastwood House. A number of objections have been received in relation to the impact of the proposal upon these dwellings, including over development of the site, the overbearing nature of the extension, overlooking and loss of light.

The overall size of the extension is no doubt large in footprint and would result in a doubling of existing floor space. However, the footprint of the extension would not appear at odds when taking into account the size of the plot and the remaining gardens which surround the dwelling. The proposals are single storey in nature and would replicate the existing height

of the bungalow with identical ridge and eaves height to the existing. The proposal would also leave adequate garden space for the host dwelling, whilst taking advantage of an area of the garden that was not previously usable, given the existing embankment. With a combined 3m separation to the boundary line and a further approximately 20m to the nearest dwelling at Eastwood House, the single storey extension would have a total separation distance of 23m and would not therefore be considered to be overbearing upon the occupants of Eastwood House.

With regard to loss of light, the extension is positioned to the west of the three storey properties of Eastwood House and whilst there may be a small impact upon sunlight to the gardens of these properties towards the later afternoon and evening, it would not be considered to be harmful and would not warrant a refusal of planning permission. Whilst there is an acknowledgement that these existing two/three storey properties allow some views into the gardens of the host property, it is not considered that this would be exacerbated by the proposed extensions. Furthermore, with a total separation of approximately 23m, this would exceed that of the standard window to window guidance when considering the potential to overlook. As the host property is single storey it would also not allow for any opportunity to overlook the neighbouring dwellings at Eastbrook House.

It is not therefore considered that the proposal would have an unduly harmful impact on the residential amenity of the neighbouring properties or wider area.

Impact on Visual Amenity

The revised proposal principally takes influence from the existing property with the replication of the gabled design with a more modern flat roofed entrance and link from existing to new. The main bulk of the extension would be constructed from red facing brickwork to match the host property with a more modern cladding solution to face the flat roofed element, which would consist of accent softwood horizontal cladding in the same colourway as the cladding on the existing dwelling. The applicant proposes to use grey slate roof tiles to both the new and existing building with grey fascia, guttering and other rainwater goods. The new entrance link would consist of full height glazed windows and doors to the front elevation with domed atrium rooflights to match.

The package of materials is considered to compliment that of the existing dwelling, whilst allowing for some more modern elements brought into the proposal and existing bungalow that sympathetically complement the more traditional red brickwork.

A comment has been made on the inclusion of the blank elevation facing Limelands, however, this has purposely been left blank as it cuts into the existing embankment and would be mostly hidden from view and the street scene.

The property would not be considered to look out of place alongside the neighbouring dwellings using a selection of materials that would ultimately enhance the host property.

It is recommended that a condition should be applied to ensure that samples of materials are submitted to the local planning authority prior to the commencement of the development to ensure that they are of a suitable quality, appropriate to the area.

Highway Safety, Access and Parking

Following consultation with the County Council as Highway Authority no objection has been made in respect of the issues of parking, capacity or safety in the wider area. As the application property benefits from a large driveway and proposed double garage there would be ample space for parking.

Land Stability and Structural Investigations

A section of the proposed extension would be built into the existing slope and embankment towards Greetwell Road to the south and the existing substation to the southwest. Given the extent of the footprint of the proposal there have been a number of concerns raised with regard to the impact upon land stability and the need for an investigation into the existing slope and ground composition.

Following the initial submission and points raised from the occupants of neighbouring dwellings, a Structural Impact Assessment has been submitted at the request of the case officer. The report details the necessary works to ensure the retention of the embankment following excavation works to accommodate the single storey extension. The report concludes that the existing high ground to the south and west boundaries which support Greetwell Road and substation respectively would be retained through the construction of a vertical cantilever steel retaining structure. This retaining solution will be independent from the extension foundations avoiding the requirement for the extension to be founded on a pile and ground beam solution.

Officers are satisfied that the report by Marton Osbourne Design Services includes sufficient information and technical data to ensure that the proposed works would not result in any impact upon the existing embankment. The report shall be included within the approved plans to ensure that all works are carried out in accordance with the professional advice.

Archaeology

Records indicate the possibility of Roman or Saxon funerary remains present within the application site and with the absence of a desk based assessment the City Archaeologist has confirmed that the full set of archaeological conditions should be applied to mitigate any impact, should permission be granted.

Contamination

A response from Environmental Health has confirmed that the application site is located within 60 metres of a former landfill and consequently there is potential for significant contamination to be present. Whilst the case officer has debated the possibility for the installation of an all-purpose membrane, it has been established that this would not be sufficient and that a full set of contaminated land conditions should be added to any consent in the absence of any further investigations or information.

Trees

Written representations have highlighted the potential for impact upon the existing trees that line the boundary of the property towards Greetwell Road. The application is accompanied by a tree report which confirms that the revised footprint of the proposed extension avoids encroachment within root protection areas of trees contained within the property boundary.

A response from the City Councils Arboricultural Officer confirms that there would be no objections to the proposals, provided that the damage mitigation methods to protect trees are conditioned in accordance with the submitted report.

Other comments relate to a number of trees that have been removed in the past, however, as these trees are not protected, they would not require permission to fell and would not form part of the consideration of this application.

Other Matters

A number of residents have raised concern with the potential for the sub division of the proposed extension. This is not part of the proposal and planning permission would be required for any potential division of the property. Should members be minded to grant planning permission and for additional transparency, a condition could be added to confirm that the proposal would be occupied for purposes ancillary to the property.

Several representations have also indicated that the application property and surrounding land is subject to a conveyance that was created at the time of the original construction of the bungalows within the land surrounding Eastwood House. Whilst not strictly material to the application and planning process, these representations have been passed on to the applicant who has confirmed that they are aware of these potential restrictions outside of the control of the planning process.

Conclusion

The single storey extension and integral garage would not have an unduly harmful impact on the residential and visual amenity of neighbouring properties in accordance with policy LP26 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Recommendation

That the application is granted conditionally.

Standard Conditions

- 01) Works commence within 3 years
- 02) Accordance with approved plans
- 03) Details of all external materials
- 04) Full set of archaeological conditions
- 05) Full set of contamination conditions
- 06) Tree protection measures

Potential Condition

- 07) The extension approved shall only be occupied for purposes ancillary to the residential use of the dwelling

Table A

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

Drawing No.	Version	Drawing Type	Date Received
21-198-SIA01 Structural Survey		Land stability survey	21st May 2021
180601-3 - 003		Other	17th November 2020
180601-3 - 005		Site plans	17th November 2020
180601-3 - 006		Floor Plans - Proposed	17th November 2020
180601-3 - 007		Floor Plans - Proposed	17th November 2020
180601-3.1 - 008.1		Elevations - Proposed	17th November 2020
180601-3.1 - 008.2		Elevations - Proposed	17th November 2020
180601-3.1 - 008.3		Elevations - Proposed	17th November 2020
180601-3 - 004		Cross Section	17th November 2020