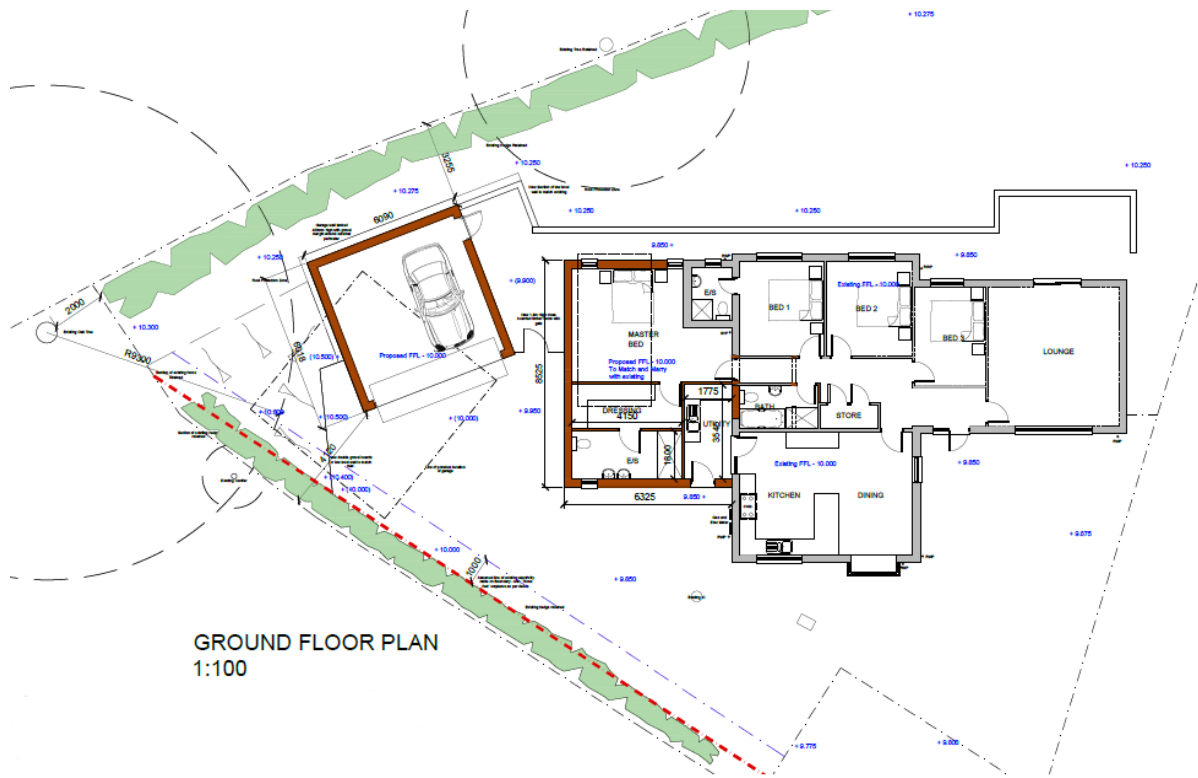
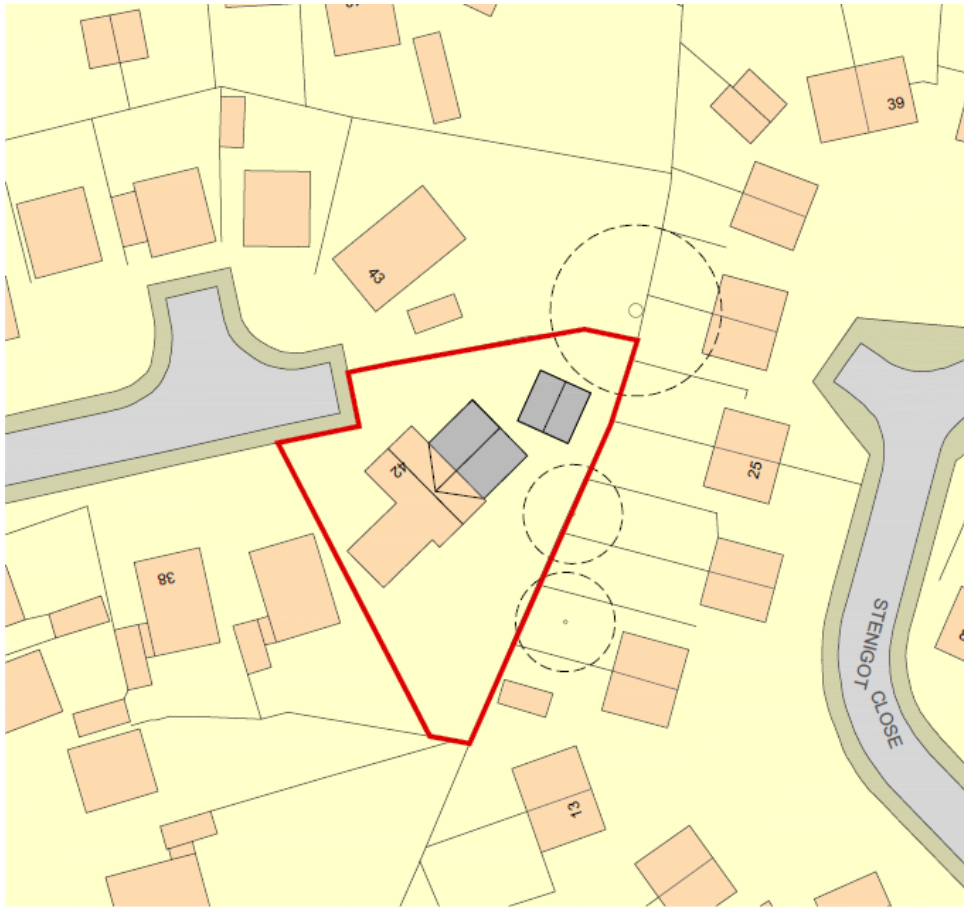
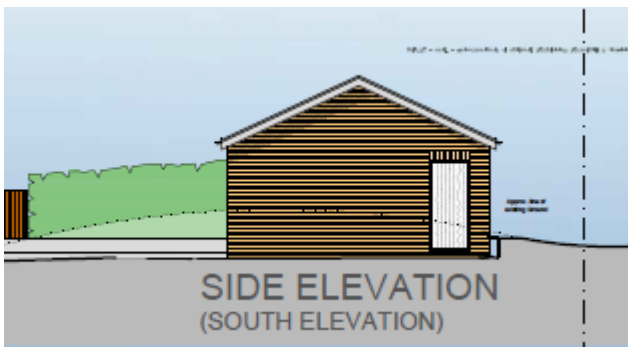
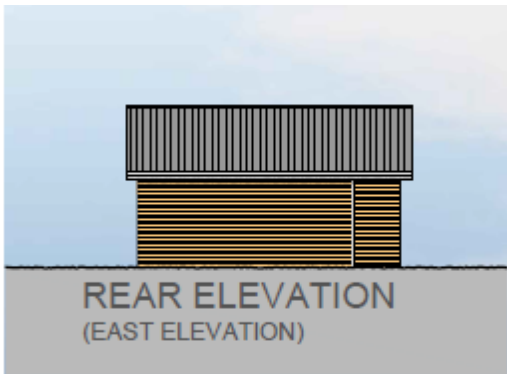
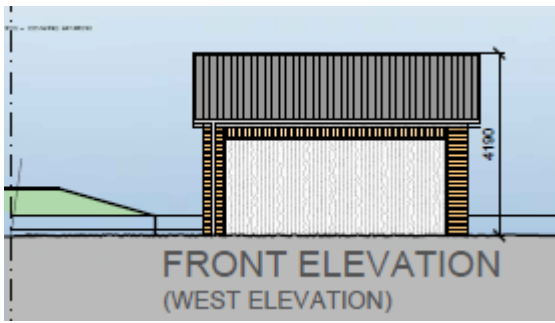
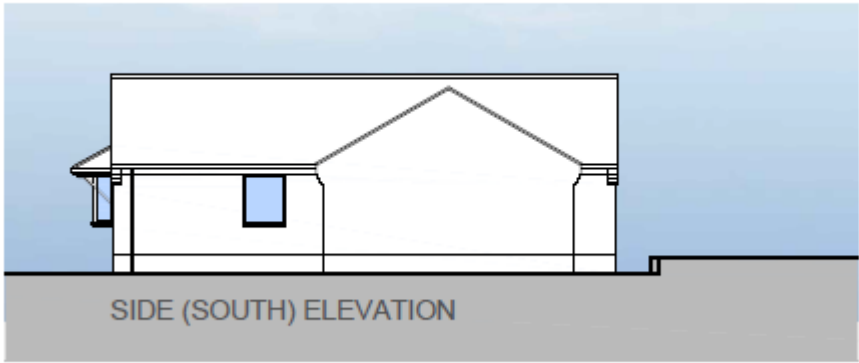
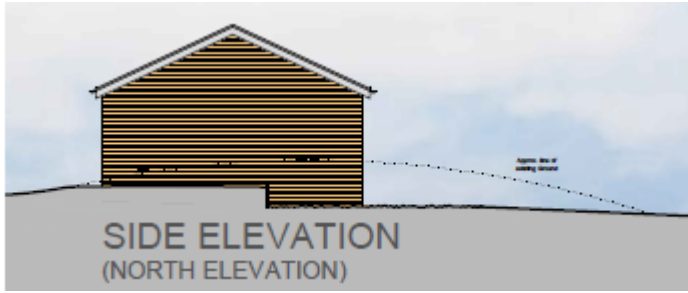


**2021/0208/HOU – 42 Kelstern Road**













Representations received following re-consultation on receipt of revised plans

Mrs R Fraser Kelstern Road, Lincoln, LN6 3NJ

Dear Ms Till,

I would like to raise the following objection points for the meeting:-

- 1) Impact of development to us.
- 2) Concerns regarding trees etc.
- 3) Parking problems.
- 4) Issues that may arise from development.
- 5) Long term issues.
- 6) Noise and disturbance of development overall.
- 7) Not in keeping with area.

Kind Regards

Mrs Fraser

Photographs and description supplied by Mrs Fraser

>> Picture of applicants property before purchasing. You can see in this picture that the parking direction to the garage is to the right. You could not go straight up (where the proposed garage is planned) because of the trees which were there (from when bungalows were built).

>



> Another view of direction of drive



In this picture, you can see at the back of the applicants side garden (to the right) You are able to see that the mound is half way up to the neighbours door behind. Where the trees etc are at back, this dips down.





> Taken standing at the bottom of dip. You can see our garage roof only



This is taken standing at the top of the mound and facing the neighbours behind us. You can see the road is lower than our street



As you can see from our property, we don't have doors at the front of our property, the 2 main doors are at the side of our property, facing the proposed planned garage.



> Trees in our garden.







> Our trees near the boundary line, top of mound, and photo to show turnaround.



\*Amended\*

Dear Ms Till

> I am objecting to the above planning application for number 42 Kelstern Road, Lincoln, for the following reasons:-

> 1) I still feel that this development is still too big in size for this cul de sac, especially the garage, which as mentioned in my previous objections, is also too much in height (ours is only 7ft). Not only for this road, but in general the whole estate. Also, the majority of the

garages in this area are all flat roofed. This property can be seen from the footpath etc and I feel the size will look out of place.

> 2) Despite there now being a root protection area for the mature oak which is near the boundary, we still do not know what the damage may be during excavation, to the lateral roots, and how far these extend. These 3 oaks have been here since before the development was built in approximately 1987, and I know that you are unable to give me complete assurance that these will not destabilise and fall.

> We are still worried about it being a 'health and Safety ' issue and that these could still be damaged and fall onto one of the surrounding neighbours.

> Also, this may not happen for several years, by which time the applicants may decide to move.

> 3) I am also concerned that this proposed build may also encourage more party guests to stay over at late night get together/parties, as occurred recently (Friday 11th June).

Being in an elderly residential cul de sac/close (bungalows), parties going on until after 2.45am will not be good on the health of the elderly residents, or my children.

> This will be 'noise and disturbance' resulting from use.

> 4) I also feel that the new fence which has been added to the amended plans( between the proposed garage and the extension), will not be 'to provide security and privacy' to the garden, but to hide the fact of the possibility of this garage being used as a separate dwelling.

> 5) If this is not used for its intended purpose 'As a garage', this may then cause an increase to 'off street' parking and obstruction in the area, and impact the road access to all the residents in the vicinity. This will congest the highway and may become a safety issue, especially as occasionally children use this area to learn to ride their bikes. With it being a cul de sac, it is a turnaround point, and is used not only by cars to turn round, but also for the council trucks, post persons, and delivery drivers.

> 6) Impact to nature, and to all the wildlife in this area, hedgehogs, ducks, birds, deer etc.

\* 7) Having looked today at the planned proposal from outside our property, this development will be facing our entrance doors and overlooking our garden, conservatory etc. This will be a 'loss of privacy' and we will not be able to enjoy our garden as much.

There will be more 'air pollution' to us as well, as cars will be driven up the driveway and this is again nearer to our property.



> Please would you raise the above points to the committee and also please confirm that you have received this objection.

> Thank you for your consideration to these matters.

R W Phillips

Dear Ms Till.

Your Reference: 2021/0208/HOU. 42 Kelstern Road.

I apologise for sending my objections in the form of an email but your letter was only received at the beginning of this week.

I note that the size of the proposed garage is nearly as big as the width of the proposed extension to the bungalow. This raises the question as to the real purpose of the garage. Will a change of use be requested in the foreseeable future? Will a change in rateable value be requested?

The position of the garage is also questionable. A vehicle exiting from this building is in serious danger of clipping the corner of the proposed extension to the bungalow and risking structural damage to the building. This raises a question of Health and Safety. What is being done to alleviate this potential problem? Please be advised that questions of Health and Safety must be considered at all times.

The height of the proposed buildings, and hedges, encroach upon existing neighbours property. ALL hedges must be reduced, and maintained, to a much more acceptable height, any higher and a question of "Ancient Lights" arises.

If construction is permitted the road and footpaths must be kept clear of vehicles, and any construction equipment, at all times. Many of the

neighbours are elderly or infirm and emergency vehicles require access.  
Similarly, roads and footpaths must be clear of mud and rubble.  
Noise must be reduced to a minimum; there are some residents trying to work. Please remember that this is a residential area, not a building site, consideration to surrounding occupants is paramount.

I await your comments.

Mrs V A Phillips

Dear Ms Till.

Reference 2021/0208/HOU, 42 Kelstern Road.

I write to object to the planned excavations and building work at the above property.

I am very unhappy about this planned work going ahead as shown on the current plan, particularly as the applicant has indicated that not all the work has been shown. In particular the question of the excavation of the mound and support of the remaining soil. It was stated to myself that this had not been added to the plan but was to be undertaken regardless.

What else is missing from this application?

I await your further advice.

Mr Kettlewell – No address given

I am a neighbour living in the cul de sac, and I would like to object to the above proposed development due to the following reasons:

- 1) The development is very large.
- 2) It is not in keeping with this area.
- 3) It is an elderly area and many are not well and the noise and disturbance will affect us all.

Kind regards

Mr Kettlewell.

Mr A Fraser Kelstern Road, Lincoln, LN6 3NJ

Dear Ms Till,

I have not had much time to do this objection, due to commitments already, and only recently receiving the letter. However, I would like to object to the proposed planning applications for the above property, for the following reasons:-

1) The overall size, scale and height of this proposal is not in keeping with this area, and Will look out of place.

2) I am concerned that this garage Will not be used for it's intended purpose and if it is not, there will be a lot more noise and disturbance. As I am a contracted home worker that works different shifts, this will impact me, especially as one of the applicants is also home a couple of days in the week. At the present time, if music etc is played, the property is further away from my work space, however, the proposed build is nearer to our property, therefore I will hear it more.

I may add that our main doors are only to the side of our property (none at the front), and faces onto this proposed build. Any noise that we also make, may cause a noise disturbance to the applicant, and we would not want a complaint to be made against us because of our normal routines. This also needs to be considered by the applicants as well as yourselves, if permission is granted, as being nearer to us, and on the corner plot, noise may travel more than it does now.

3) Although this is not as near to our boundary now because of the root protection area, it will still impact our view and will be a 'visual amenity' ( but not loss of private view). It may also still cause overshadowing because of the proposed height.

4) I do still have concerns on the long term damage to the oaks, especially the one nearest to the boundary, and the health and Safety to those neighbours close by to them. The oak, if disturbed may not find the nutrients required to keep it safe, therefore, being a health and Safety issue.

5) We do require access from our drive at all times should we need to rush to the hospital in an emergency or should the ambulance need to attend our property (due to a family members disability) If cars are parked outside on the road, because of lack of space on the applicants drive, through the proposed build, this can cause an obstruction to the turnaround point on our close.

Thank you in advance for taking all of the above objections into consideration.

Please, also confirm that these objections have been received and noted.

## Comments from Miss L Gray Applicant - received 20<sup>th</sup> June 2021

Myself & Lloyd who are applying for planning are now responding to objections in light of the committee meeting on 30th June.

Response to objections 15 June from R W Phillips

The garage is designed to park two vehicles, what relevance is the width compared to the extension?

As I understand it, the law states that any alterations or extensions will not affect the council tax valuation band until the property is sold, therefore we won't need to request a new rateable value.

Latest plans show that the garage has been moved due to previous objections. The area between the planned extension and the boundary is wide enough to fit two vehicles side by side. All drivers should drive with 'Due Care & Attention' if you have an accident by clipping the wall of your home at 2mph, then there's not much of a defence that you can give. But saying this is a health and safety issue is like saying all driving is a health and safety issue and what is being done to alleviate this potential problem?

The proposed building does not encroach on any neighbour's property. Legally you are allowed, and we have no objections, to you cutting any hedges that encroach on your property. Why is this issue being raised when the hedges concerned are on the opposite end of the site and nothing to do with the application?

If the plans are approved, I am sure the professional builders will be aware of the requirements regarding keeping pathways clear and clean. Doing this for a living I am sure they will give every consideration to local residents.

Myself & Lloyd are responding further objections to our proposed extension now it is going to committee.

The size of the extension is well within guidelines, the height is the same as the existing property and surrounding properties. Materials used will match existing building, so not sure why it is not in keeping with the area.

Response to point 2

Why would the garage not be used for it's intended purpose?? What evidence is there for this claim and why would there be lots more noise and disturbance?

The proposed extension is no closer than the existing building, on this side of the extension there will be an en-suite and utility room, I don't think there will be much music played in these areas.

We are easy going and want to get on with all our neighbours, if we were going to make a noise complaint we would have already done so for the constantly barking dog!

Response to point 3

We have listened to previous objections and have changed the plans to accommodate these. The height of the garage has been reduced and the proposed plans will not cause any more overshadowing than the mature trees around the property. Regarding 'Visual Amenity' there is a hedge along the boundary when we are in our garden, we can not see the neighbouring bungalow, so I am sure they will not be affected, unless the climb higher than the hedge top. Our neighbours on the other side are asking us to cut down our boundary bushes.

Response to point 4

We have had site visits from tree experts, and we have changed the plans to protect any trees. We will not build within the tree protection area.

Response to point 5

Everyone should have access to their drive. Why would having an extension to a property

lead to any more visitors to that property? The plans allow for more parking on the property compared to the current site layout. If parking was a safety issue then surely there would be parking restrictions in place for the area.

Myself & Lloyd are responding to all objections on our proposed extension ahead of the committee meeting on 30th June.

Response to objections on 18th June from Mr Kettlewell

Interested to know why there is no address available on this objection? I'm also unsure as to how we have had submitted planning permission since March 6th & Mr Kettlewell didn't object to the first plans but suddenly has objected to the 2nd plans the day of our decision.

1. The development is very large - What is very large? Proposed plans are within all guidelines.
2. It is not within keeping of the area - Materials used will match existing building and we have changed colour of windows to match original frames. Similar bungalows in the area already have double garages. Why is it not in keeping with the area?
3. It is an elderly area and many are not well and the noise and disturbance will affect us all - I would say the average age in the area is normal. Not sure why building an extension at the rear of our site would affect the health of anyone. And the claim of noise and disturbance is supposition

Miss C Greenwood 25 kelstern road Lincoln

I believe this will be a welcome development on our street and the land will be put to good use. This will enable the family to have more room to live and enjoy their home. I support their plans to extend their living space and believe it will not cause any disruption.

Miss E Nicholson 17 stenigot close Lincoln

Living directly behind 42 kelstern, I myself can't see anything wrong with what the owners Propose on bulilding. Its a shame that such negative and personal comments are being added when a young family are trying to make a better future for themselves. It's wonderful how the family are planning to update and improve on their family home and clearly work hard for what they are doing. Let's face it, the builders will be there minimum time and not all congregating. The family have my full support. I disagree with it being an elderly estate and that being a reason to object and course delay on the plans. It will uplift the neighbourhood unlike the petty and discriminating comments above.

Mr Craig Foster 14 kelstern road Lincoln

Being just up the road and of the younger generation who own property on the street. firstly I'd like to state that it's not an elderly neighbourhood and it's a mixed neighbourhood. The extension seems a great idea and can't see from any of the objections as to how any of it is relevant or a cause for concern for anybody nearby, particularly with it being up the road. I myself am in the construction trade and traffic, parking, noise will not be the be all and end all of this great project. I look forward to stepping out of my front door and see it complete. I'd like to wish the family my full support.

Representations received prior to the submission of the revised plans

R W Phillips

Thank you for your letter of 8th March 2021, under the above reference, regarding the proposed development at 42 Kelstern Road.

I wish to oppose the application on the following grounds:

- Highway Safety and Congestion: The applicants have a constant stream of visitors which park on the road and, at times, cause difficulty in accessing our own property. There is a vehicle turning area opposite and, if visitors park there, it makes difficulties for anyone wanting to turn round - the road has no through access.
- I have lived at my above address since December 1990 and all that time I had the pleasure of seeing the fir tree and oak tree alongside the existing garage. These two trees were felled shortly before the application for building consent was made.
- I can see no mention on the paperwork received, of a retaining wall being built to hold back the garden at No. 43. If, as I believe is planned, the "hill" in the garden of 42 will, if not held back, fall away in bad weather.
- The size, and positioning, of the garage is out of character with the local area.

Thank you for your time in considering this objection.

Mrs V A Phillips

Thank you for your letter of 8th March 2021, under the above reference, regarding the proposed development at 42 Kelstern Road.

I wish to oppose the application on the following grounds:

- Highway Safety and Congestion: The applicants have a constant stream of visitors which park on the road and, at times, cause difficulty in accessing our own property. There is a vehicle turning area opposite and, if visitors park there, it makes difficulties for anyone wanting to turn round - the road has no through access.
- I have lived at my above address since December 1985 and all that time I had the pleasure of seeing the fir tree and oak tree alongside the existing garage. These two trees were felled shortly before the application for building consent was made.
- I can see no mention on the paperwork received, of a retaining wall being built to hold back the garden at No. 43. If, as I believe is planned, the "hill" in the garden of 42 will, if not held back, fall away in bad weather.
- The size, and positioning, of the garage is out of character with the local area.

Thank you for your time in considering this objection.

Mr A Fraser Kelstern Road, Lincoln, LN6 3NJ

Dear Sir/Madam.

Please find below a list of my concerns and objections to the proposed planning request submitted on the above reference for 42 Kelstern Road, LN6 3NJ.

I have several concerns that I would like to raise and submit below:

**Elevation and loss of privacy due proposed garage location:**

- a) The proposed site is several feet higher than street level and the ground level that residential properties are built.
- b) The garage will be near to our rear boundary, private property and overlooking our rear gardens, windows and doors, causing loss of privacy to the rear garden and rear of the property, particularly as the base of the garage will be several feet higher than our residential property.
- c) The location and height of the proposed garage will be completely out of character to surrounding properties where no structures are built to the height of the elevated ground level that is proposed for the garage. This proposal will be unique and out of character to any existing development within this vicinity.
- d) This will also impact our views and open aspect to light and views due to the current height of the land the garage is proposed to be built upon. Particularly when taking into consideration the height of the structure from a height already several feet above the height of our property and private dwellings.

**Elevation and loss of sunlight due to proposed garage location:**

- a) The ground level of the proposed location of the garage is several feet higher than the ground level of street below. The elevated position will lessen sunlight available to the rear, private garden.
- b) Ground level of proposed garage at the top of a slope and several feet higher than street level.
- c) Loss of sunlight, again where no structures are built to the heightened level of the garden that rises to the top of a steep gradient. Particularly as the height will impact greatly due to the current level of the ground that the garage will be situated.
- d) This will also cause us a loss of open aspect to our views if the garage is built to the proposed height and current height elevation at the top of the garden.

**Proposed garage would be near proximity to fully mature oak trees and their roots:**

- a) I cannot see any proposal on the works required for the garage and if the ground is to be levelled (which would require a reduction of several feet to bring to ground level) or if it is to be built at the current ground height level. Therefore, I do not see what is proposed in relation to foundation and support work that may be required, materials to be used and any potential damage that may be caused to our property.
- b) There is also potential damage to the root structure of large, fully mature oak trees near to several private home dwellings. Potentially causing irreparable damage to tree root systems, stability and safety to surrounding properties. Which therefore could potentially be a cause of damage to surrounding properties.
- c) No proposals in place to advise if inspections have been carried out to ensure no damage to the above and/or if potential subsidence to our property will be caused requiring remedial work at our expense.

**Noise Risk due to proposed location of the garage:**

- a) The proposed site of the garage is considerably some distance back from the road and from the entrance to the property. It would be located at the rear of the property, elevated in height and near our boundary whilst overlooking our private gardens and rear property. This garage in the proposed height and location would mean that we are potentially susceptible to a volume of noise pollution during unsociable hours.

**No information presented on how deep foundations are to be built under the proposed garage:**

- a) The slope of the garden rises several feet in elevation from ground level and will the land that leads from the street to the proposed garage (at the rear of the property) be levelled and lowered to street level.



b) I would ask to seek clarity as this could cause potential issues to surrounding underground cabling, piping, subsidence to our land and potential safety to surrounding properties and mature Oak trees on our property. I am extremely concerned that damage may be caused under or over ground.

c) If the garage is to be built at its proposed height and location, has consideration taken place to again, any potential damage in laying foundations and if any ground inspection has taken place.

**Execution of works if planning permitted:**

a) I am a full-time home worker who works from home over a 24-hour period due to working international time zones. Noise of works would be a huge impact to my work and rest and i would be required to make alternative working and rest environments if work is to be carried out during long or unsociable hours. Are there any development conditions that could be imposed if development is allowed to go ahead as i may be forced to seek alternative means and location to carry out my employment. Particularly in relation to the location of my office and the proposed site of the garage.

In summary, i have grave concerns regarding the height and elevation of the proposed garage at the location submitted on the planning request and adverse effects that could be caused. I am also extremely concerned regarding foundation work and/or any remedial work that may be required to level the ground and to what extent and height the ground would be levelled.

I thank you in advance for your time and consideration in reading my concerns.

Mrs R Fraser Kelstern Road, Lincoln, LN6 3NJ

Dear Ms Till,

Re: 42 Kelstern Road, Lincoln LN6 3NJ (2021/ 0208/HOU)

Further to our telephone conversation today, Friday 15th May 2021, I would like to inform you that We are still deeply concerned about the safety issues that may occur, should the planned proposal for the above property be approved, and that we do strongly object, due to the safety for ourselves and the surrounding neighbours.

At the present time, we feel that this issue has not been considered and has been ignored.

Along with consideration of the trees (for which I requested a tree inspector to look at), if the applicants are wanting to excavate their garden area for the proposed extension/garage, we feel that a suitable retaining wall (properly designed) will need to be put in place, to mitigate the failure of that surface/exposed soil. The wall etc would be essential, otherwise the stability of the rest of the mound could be seriously compromised. If this is not done, then it could cause a mudslide/ subsidence in the area, and possibly cause the trees to fall onto someone, or onto the nearby buildings, which would cause serious harm.

You had said previously that the applicants were able to excavate without permission, however, as per my request to check the original building plans, it does state that the mounds in both ours and number 42 should remain and cannot be removed without permission. Have you informed the applicants of this?

If permission is considered, I urge you to instruct a structural engineer that specifically deals and has expertise, with both soil and retaining structures, to inspect the area and report back beforehand, to ensure safety all round.

This proposal should not be accepted until it is addressed, and safety is assured.

I await further information from yourselves as to how these issues will be addressed, and I look forward to seeing the new resubmitted plans and final approved drawings.

Re: 42 Kelstern Road, Lincoln, In6 3nj

I would like to express my concerns about the mature oak trees on our property and the impact the proposed work may have on them, should any roots be damaged, whilst excavating the slope and digging the foundations. I am not sure if the slopes which have been in since the properties were built, may have been put in for a reason, perhaps to keep the roots intact. Both our property and the neighbours garden have slopes, and if our neighbours garden is dug up, our garden may not be supported if it rains etc, and may possibly cause a mudslide/subsidence. I would not want this to happen as it could also weaken the trees, causing them to fall on to one or more of the existing surrounding properties.

Since receiving these plans, and having spoken to our neighbours, they propose that once the mature hedge is removed, they are hoping to put in a fence. However, I do not know if gravel boards will be sufficient or strong enough to prevent any problems that may occur.

I also voiced my concern to them about how close the proposed garage will be to our boundary line. However, they have said that the proposed garage is now going to be nearer to the proposed extension, where the existing single flat roof garage currently is, and will not be anywhere near where the submitted layout is, but approximately more like 10 feet away and may be several years before it is built.

However, if we are going on the current submitted plans, I would like to object to the following:-

\* Complete change of direction of driveway, therefore car parking arrangements will be in a totally different direction.

\*Height and scale of the garage( bigger than the proposed extension) and surrounding properties.

\* How near the proposed garage will be to our boundary.

\*Overshadowing of light to our garden area, conservatory and kitchen.

\* Trees being within falling distance of the proposed garage/ extension.

\* Overall total size of both extension and double garage together.

Thank you for your time and consideration to my objections.

Dear Ms Till

Further to our telephone conversation on Friday 23rd April 2021, Please find attached (more to follow) photos of our garden etc, as per your request.

I know during our telephone discussion, you said you could not write a letter from the council to say that you are aware of the existing trees in case they fall (applicant has put 'no' to questions on application about trees being nearby). Therefore, I wondered if permission is granted for any of the proposed work, can it be stipulated somewhere that the applicant is aware of the existing trees being in close proximity, should any fall through 'act of nature'. As mentioned, at present, if any of the trees fall onto the applicants garden, there is nothing there at all to cause any damage to. However, if a garage is built and there are cars parked nearby or a room within the garage etc, we don't want to be liable, (especially as previously nothing could be built there because of the trees). This is even more so important should any roots be damaged during excavations, or if there is less support as no mound is there to support our garden from a possible mudslide.

On one of the photos you will also see that our other neighbour also has a mound in his garden (mounds are on all 3 properties), so I do wonder if these mounds were put in at the time the bungalows were built, to help support the existing mature oak trees and area.

Although our garden is fairly big, we only have a couple of areas that are fairly flat and useable. One of which is in the area situated near to the boundary, where the proposed garage is planned.

One of the reasons we have never attempted to flatten our garden is because of the concerns we have had that it may be detrimental to the oak trees and surrounding area (near neighbours etc).

You will see in one of the photos, that our garage which has been there since the property was built (also has a flat roof), casts quite a shadow onto our garden, yet it is only approximately 7 foot high. The proposed garage is over double the size of our garage, so the overshadowing will be so much more, in an area that we use the majority of the time.

The main entrance door (none at the front) is to the side of our property, which is obviously in constant use, and is situated facing the proposed garage, as is the conservatory.

If the garden is excavated, and then not built on for a while, and the applicant had to park on the roadside, this could also cause traffic problems as we are at the end of a cul de sac which is often used as a turnaround point for the council trucks, ambulances, delivery drivers, post men etc.

Also, if the hedge is removed and again just left without anything put in place for some time

without support, we are worried about a possible mudslide. Can a timescale be put on within a certain time for this section to be completed?

If permission is granted for any of the proposed plans, and any under ground cables are damaged etc, would this need to be sorted out by the applicant, as I assume that any work to be done is to be carried out by a professional insured trades person?

I would like to add that we do understand that people do require extensions, and we have not objected in the past to any previous planning applications within our surroundings, but these have been to a reasonable scale and height and have also not been right next to our property, or likely to cause such an impact.

Thank you in advance for your consideration to this matter and also for your patience in answering my previous questions.

Dear Ms Till,

Re: 42 Kelstern Road, Lincoln LN6 3NJ (2021/ 0208/HOU)

Further to our telephone conversation today, Friday 15th May 2021, I would like to inform you that We are still deeply concerned about the safety issues that may occur, should the planned proposal for the above property be approved, and that we do strongly object, due to the safety for ourselves and the surrounding neighbours.

At the present time, we feel that this issue has not been considered and has been ignored.

Along with consideration of the trees (for which I requested a tree inspector to look at), if the applicants are wanting to excavate their garden area for the proposed extension/garage, we feel that a suitable retaining wall (properly designed) will need to be put in place, to mitigate the failure of that surface/exposed soil. The wall etc would be essential, otherwise the stability of the rest of the mound could be seriously compromised. If this is not done, then it could cause a mudslide/ subsidence in the area, and possibly cause the trees to fall onto someone, or onto the nearby buildings, which would cause serious harm.

You had said previously that the applicants were able to excavate without permission, however, as per my request to check the original building plans, it does state that the mounds in both ours and number 42 should remain and cannot be removed without permission. Have you informed the applicants of this?

If permission is considered, I urge you to instruct a structural engineer that specifically deals and has expertise, with both soil and retaining structures, to inspect the area and report back beforehand, to ensure safety all round.

This proposal should not be accepted until it is addressed, and safety is assured.

I await further information from yourselves as to how these issues will be addressed, and I look forward to seeing the new resubmitted plans and final approved drawings.

Dear Ms Till,

Please may we have the full copy of the tree report that was done for our property.

As per previous email from my husband, please can we request a meeting with the planning committee to discuss our concerns about the planning proposal for the above property. We are still worried about possible structure damage/ mudslide/ flooding etc which may happen in the future, should planning permission be granted. The neighbours garden would need to be excavated at least 4 foot to level it off, and that is before any foundations are dug. Perhaps a structural surveyor visit may be needed to inspect both gardens before permission is granted.

As previous requests, please check original planning permission for these developments to see if there are any stipulations regarding mounds already here.

I would like to re-emphasise the following points:-

- 1) Possible stress on infrastructure and damage to trees, that may cause them to fall, From any excavation, etc
- 2) Complete change of direction to parking/garage.
- 3) Loss of light to area/ conservatory etc.
- 4) Impact of visual amenities (but not loss of private view).
- 5) Total size of development (With garage).
- 6) Loss to wildlife (squirrels,hedgehogs,birds etc).

13 April 2021

Planning Department  
City of Lincoln Council  
City Hall  
Beaumont Fee  
LINCOLN  
LN1 1D8

To Whom It May Concern

Ref :- 2021/0208/1404  
42 Kelskern Road, LN6 3NJ

I recently wrote to the Planning Department anonymously on 26<sup>th</sup> March as I did not want any repercussions.

However, having checked the website my previous objection is not there.

I would like to oppose the planning

at 42 Kelstern Road, due to the size and height which will limit my light.

Previously I was able to look out and view trees, this also meant it was fairly private. These were removed and I feel certain were felled in order for the proposal to proceed.

Having looked at the proposed plans for the extension, I notice that the proposed extension has an additional third ensuite/bathroom which is situated very close to the garage on the plans. I therefore question if this new garage will actually be used for this purpose, and concerned it will be used as a dwelling instead?

I hope you will take all of

my views into consideration.

Many thanks for reading this letter.

Kind regards.



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



To: Lincoln City Council

Application Ref: 2021/0208/HOU

Proposal: **Erection of a single storey front and side extension and detached garage following removal of existing detached garage.**

Location: **42 Kelstern Road, Lincoln, Lincolnshire, LN6 3NJ**

With reference to the above application received 8 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.**

#### CONDITIONS (INCLUDING REASONS) /REASONS FOR REFUSAL

For this proposal the access arrangements remain unchanged and parking and turning is provided off road, 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 surface water risk 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 surface water risk 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:  
*Ian Field*  
for Warren Peppard  
Head of Development

Date: 8 March 2021