

Rear of 116 High Street consultation responses

27 Anchor Close Lincoln Lincolnshire LN5 7PE (Objects)

Comment submitted date: Tue 27 Apr 2021

Dear Mr Walters,

I am writing to you in regard to a letter issued on April 19th by the Development Team of the Lincoln Council and that I received on April 22nd. The letter advises that an application for Planning Permission has been submitted to your office with the following reference number: 2021/0343/FUL.

The address of the proposed development is the Land to the Rear of 116 High Street, Lincoln, Lincolnshire, LN5 7PR and comprises the development of a two-storey building to accommodate 4 self-contained flats.

The present letter is to comment and object about the above presented development plan.

I live at 27 Anchor Close and the rear of my house, including my back garden, faces the land object of the proposed development. The rear of two neighbouring properties (Anchor Close, n. 23 and n. 25) also face the site of potential development.

I have downloaded and inspected the proposed plan and strongly believe that the suggested development will have a substantial detrimental effect on the quality of my life as well as my neighbours' lives.

I completed my purchase of 27 Anchor Close on April 22nd 2021. Had I been aware of this planning permission application, I may not have purchased the property. A potential build of a two storey property on the proposed site will have a serious impact on the light available to our houses, as well as cause an increase in noise levels.

Our houses (23, 25 and 27 Anchor Close) have been built 'garden to garden' to preserve privacy and maximise light and that on this basis I strongly object to the proposed build.

Yours sincerely,

Diane Scurr

27 Anchor Close Lincoln Lincolnshire LN5 7PE (Objects)

Comment submitted date: Tue 27 Apr 2021

Dear Mr Walters,

I am writing to you in regard to a letter issued on April 19th by the Development Team of the Lincoln Council and that I received on April 22nd. The letter advises that an application for Planning Permission has been submitted to your office with the following reference number: 2021/0343/FUL.

The address of the proposed development is the Land to the Rear of 116 High Street, Lincoln, Lincolnshire, LN5 7PR and comprises the development of a two-storey building to accommodate 4 self-contained flats.

The present letter is to comment and object about the above presented development plan.

I live at 27 Anchor Close and the rear of my house, including my back garden, faces the site of the proposed development. The rear of two neighbouring properties (Anchor Close, n. 23 and n. 25) also face the site of potential development.

The suggested development will have a substantial detrimental effect on the quality of my life, as the proposed development is at a scale and height that it will overlook my house and garden. This will also cause a loss of light to my property.

The potential build of a two storey property would also increase noise levels and disturbance.

I strongly object to the proposed build and would ask that you consider my comments.

Yours sincerely,

Jordan Scurr

23 Anchor Close Lincoln Lincolnshire LN5 7PE (Objects)

Comment submitted date: Tue 27 Apr 2021

Dear Sir/ Madam,

My name is Laura Galluccio and I am writing to you in regard to a letter issued on April 19th by the Development Team of the Lincoln Council and that I received on April 22nd. The letter advises that an application for Planning Permission has been submitted to your office with the following reference number: 2021/0343/FUL.

The address of the proposed development is the Land to the Rear of 116 High Street, Lincoln, Lincolnshire, LN57PR and comprises the development of a two-storey building to accommodate 4 self-contained flats.

The present letter is to comment and object about the above presented development plan.

I live at 23 Anchor Close and the rear of my house, including my back garden, faces the land object of the proposed development. The rear of two neighbouring properties (Anchor Close, n. 25 and n. 27) also face the site of potential development.

I have downloaded and inspected the proposed plan in detail and strongly believe that the suggested development will have a substantial detrimental effect on the quality of my life as well as my neighbours' lives. In more detail, there are several elements of concern, as follow.

1. The scale and height of the proposed building are twice as big as the 1 storey buildings in the east neighbouring land of the proposed development site. The considerable size of the building will impede the sunlight from reaching the rear of my and my neighbours' properties resulting into an almost complete loss of sunlight in my rear garden, living room and bedroom. I specifically bought the property as the rear was exposed to the sunlight for the entire day, as I suffer of vitamin D deficiency, which affects my bones and I constantly need to be in the sun (I have recently broken my hip at the age of 38, due to the fragile nature of my bones). The lack of sun will also affect the trees and plants in my and neighbours' gardens, which will not receive the necessary light for their living activities.
2. The rear of my property will also be overlooked, if the new building will be built. In fact, despite what stated in the plan, there are still windows in the top floor from which people will be able to look into my property. I bought the house as there was no one overlooking and no big buildings around taking the air and the light away, and this suggested project will totally invalidate my choice.
3. Another important point of concern regards air and soil pollution. In more detail, when I bought my house, while investigating with the different agents the area in which it was located, I found out that the land on the rear of 116 High Street is contaminated as a petrol station was previously located in that land. I was always told that due to the presence of these contaminants, no planning permission could be approved unless the land would be decontaminated first. In the documents submitted for the proposed plan, there is no mention of land decontamination. Furthermore, any decontamination and related construction work, will potentially lift in the air any dangerous contaminants and generate high levels of air pollution, which will have a detrimental effect on our health.
4. Another element of concern is the noise and disturbance, which the building site will generate. We are currently already in a dispute with the activities of the Super Links supermarket that create nuisance in the area 24/7 (see with nuisance office at Lincoln Council), which is already quite draining, therefore, having also the noise of the building site, would be really much unbearable. This is especially considering that I work from home.
5. Least, but not last, the suggested development plan will affect the value of my property, which will substantially decrease, due to the reduction in light inside and outside the house and the very close, overlooking building. In fact, based on the plan documents, there is only 1.5m distance between the potential new building walls and the fence dividing the land from my property, whilst other houses on my estate have been built 'garden to garden' to preserve privacy and maximise light.

I and my neighbours hope that the points above will be considered when the presented development plan will be discussed by the Local Planning Authority and we hope that, based on the above, the plan will be rejected.

The present email is also attached as formal letter in .pdf format. I would be glad if you could acknowledge reception of this email and attachment and let me know if you also need a letter via post or this is enough for my comments to be taken into consideration during discussion.

Look forward to hearing from you.

Yours faithfully,

Laura Galluccio

18 York Way Bracebridge Heath Lincoln LN4 2TR (Objects)

Comment submitted date: Thu 29 Apr 2021

The present e-mail is to object about the above.

I am a designer and keen architect enthusiast with an interest in environmentally friendly housing and I think that the plan that has been submitted does not fulfil basic environmental and social aspects, as follows.

- o No use of solar panels and more in general of renewable energy sources.
- o No use of natural or recycled materials.
- o Further impact of drainage, surface water and subsurface water on the area.
- o Air and soil pollution: based on past records, the land is classified as contaminated, due to a petrol garage that once was on the site. No decontamination plan is included in the development plan submitted.
- o Boundaries: based on the project, only 1.5m separate the potential new built from the fence, and neighbouring housing, resulting into:
 - o loss of sunlight for the neighbouring properties and vegetation,
 - o narrow pathways for emergency services,
 - o potential issues with pathways lighting overnight,
 - o loss of privacy of the neighbouring properties.
- o Poor design and appearance: size and height of the building strongly contrasts with the surrounding constructions.
- o Noise and disturbance to local area.

I hope my comments will be taken on board and the proposed development plan will be rejected. Alternatively, a playground for children, currently lacking in the area, would be a welcomed alternative to utilise the land.

Yours faithfully,

Stefan Richards

2 Woodburn Place Lincoln Lincolnshire LN5 7AH (Objects)

Comment submitted date: Tue 04 May 2021

Dear Sir/ Madam,

My name is Kristina Gelvich and I am writing to you in regard to the Planning application with following reference number: 2021/O343/FUL.

The address of the proposed development is the Land to the Rear of 116 High Street, Lincoln, Lincolnshire, LN57PR and comprises the development of a two-storey building to accommodate 4 self-contained flats.

The present letter is to comment and object about the above presented development plan.

I live at 2 Woodburn Place Gaunt Street and my and my neighbours' flats are adjacent to the land object of the proposed development.

I have inspected the proposed plan in detail and strongly believe that the suggested development will have a substantial detrimental effect on the quality of my life as well as my neighbours' lives. This is for the following reasons.

1. The scale and height of the proposed building are too big compared to the surrounding constructions. This will impede the sunlight and air from reaching our flats. The total loss of sunlight will affect our lives and we will have to move away from our apartments as it will be unhealthy to live in a place without sun.
2. Our houses will also be overlooked, if the new building will be built.
3. Air and soil pollution. The land on the rear of 116 High Street is contaminated and no decontamination plan is included in the development plan submitted. Potential decontamination activity and construction work will lift in the air dangerous substances, which will have a detrimental effect on our health.
4. The building site will also generate noise and disturbance, as well as dust and superficial water drainage, which will all come straight into our houses and this will be detrimental to the quality of our lives.
5. The lack of any green area between the properties and the very close nature of the potential building with the surrounding brick walls and fences (1.5m only) will generate an unhealthy and claustrophobic environment, in which no one will be able to live.

I and my neighbours hope that the points above will be considered when the presented development plan will be discussed by the Local Planning Authority and we hope that, based on the above, the plan will be rejected.

Yours faithfully,

2 Woodburn Place Lincoln Lincolnshire LN5 7AH (Objects)

Comment submitted date: Tue 04 May 2021

Dear Sir/ Madam,

My name is Martinas Petrauskas and I am writing to you in regard to the Planning application with following reference number: 2021/0343/FUL.

The address of the proposed development is the Land to the Rear of 116 High Street, Lincoln, Lincolnshire, LN57PR and comprises the development of a two-storey building to accommodate 4 self-contained flats.

The present letter is to comment and object about the above presented development plan.

I live at 2 Woodburn Place Gaunt Street and my and my neighbours' flats are adjacent to the land object of the proposed development.

I have inspected the proposed plan in detail and strongly believe that the suggested development will have a substantial detrimental effect on the quality of my life as well as my neighbours' lives. This is for the following reasons.

1. The scale and height of the proposed building are too big compared to the surrounding constructions. This will impede the sunlight and air from reaching our flats. The total loss of sunlight will affect our lives and we will have to move away from our apartments as it will be unhealthy to live in a place without sun.
2. Our houses will also be overlooked, if the new building will be built.
3. Air and soil pollution. The land on the rear of 116 High Street is contaminated and no decontamination plan is included in the development plan submitted. Potential decontamination activity and construction work will lift in the air dangerous substances, which will have a detrimental effect on our health.
4. The building site will also generate noise and disturbance, as well as dust and superficial water drainage, which will all come straight into our houses and this will be detrimental to the quality of our lives.
5. The lack of any green area between the properties and the very close nature of the potential building with the surrounding brick walls and fences (1.5m only) will generate an unhealthy and claustrophobic environment, in which no one will be able to live.

I and my neighbours hope that the points above will be considered when the presented development plan will be discussed by the Local Planning Authority and we hope that, based on the above, the plan will be rejected.

Yours faithfully,

27 Anchor Close Lincoln Lincolnshire LN5 7PE (Objects)

Comment submitted date: Tue 04 May 2021

David Scurr
27 Anchor Close
Lincoln
Lincolnshire
LN5 7PE
3rd May 2021

Dear Mr Walters,

I am writing to you concerning a letter issued on April 19th by the Development Team of the Lincoln Council received April 22nd 2021. The letter advises that an application for Planning Permission has been submitted to your office with the following reference number: 2021/0343/FUL.

The address of the proposed development is the Land to the Rear of 116 High Street, Lincoln, Lincolnshire, LN5 7PR and comprises the development of a two-storey building to accommodate 4 self-contained flats.

The present letter is to comment and object about the above presented development plan.

27 Anchor Close is our family home and the rear of our house, including our back garden, faces the site of the proposed development. The rear of two neighbouring properties (Anchor Close, n. 23 and n. 25) also face the site of potential development.

I have downloaded and inspected the proposed plan and foresee that the proposed development will have a wide-ranging detrimental effect on my family's quality of life as well as our neighbours' lives. My wife Diane Scurr has need to work from home on a regular basis. She is likely to be significantly disrupted by the additional noise of the development. My son Jordan Scurr will be starting his degree through the University of Lincoln this year. I foresee that if the proposed development were to proceed this would cause substantial disruption and stress to him as it erodes the efficacy of his home study environment.

My wife and I agreed on the purchase of 27 Anchor Close which completed on April 22nd 2021 having performed all necessary searches to reassure ourselves of the property's suitability in terms of light, privacy, quiet, having a south-facing garden, and so on. Had we been aware of this planning permission application, we would not have purchased the property. A potential build of a two storey, four flat, property on the proposed site will have a serious impact on the light available to our houses, as well as cause a substantial and disruptive increase in noise levels. In addition, our privacy will be significantly reduced, as it will be directly overlooked by multiple occupants of the proposed dwellings. These factors will in turn most likely reduce the value of the property in relation to the prevailing market prices, thereby reducing our capital and future accommodation prospects.

Our house and those of some of our affected neighbours (23, 25 and 27 Anchor Close) have been built 'garden to garden' to preserve privacy and maximise light and that on this basis I strongly object to the proposed build.

Yours sincerely,
David Scurr.

1 Woodburn Place Lincoln Lincolnshire LN5 7AH (Objects)

Comment submitted date: Tue 04 May 2021

Dear Sir/ Madam,

I am writing to you in regard to following planning application: reference number 2021/0343/FUL. The address of the proposed development is the land to the rear of 116 High Street, Lincoln, Lincolnshire, LN57PR and comprises the development of a two-storey building to accommodate four self-contained flats.

The present letter is to comment and object to the above-mentioned development plan.

I live at 1 Woodburn Place, LN57AH, which is to the rear of Gaunt Street. My flat, and those of my neighbours, are adjacent to the land in the proposed development. I have read in detail the proposed plan that was sent to me and strongly believe that the suggested development will have a substantial detrimental effect on the quality of my, as well as my neighbours', lives. This is for the following reasons:

1. The scale and height of the proposed building is too large considering the close proximity to the neighbouring structures, i.e., my home. This size of new building will impede the sunlight and air from reaching our flats. Loss of sunlight and adequate ventilation will have a detrimental effect on the quality of our lives. Lack of these factors is linked to poor health outcomes, both physical and mental. I, myself, will seriously consider moving away if the project goes ahead.
2. My house, in particular, will be overlooked by the larger structure, if the new building is be built. I am already surrounded on three sides by housing developments. I do not wish to be completely enclosed.
3. Air and soil pollution is something that does not seem to have been considered in the development plan. The land on the rear of 116 High Street is poorly maintained, as it is currently used as a parking lot-/ trash area for the supermarket on High Street. It is full of weeds, rubbish, potholes, and muddy areas. No decontamination plan is included in the development plan submitted. Furthermore, potential decontamination activity and the eventual construction work could release dangerous substances into the air, which will have a further detrimental effect on our health.
4. The building site will also generate significant noise and disturbance, as well as dust and superficial water drainage, which will be transmitted to our homes and have a negative effect on our quality of lives, particularly those working from home or with small children. Noise pollution will make working from home virtually impossible during the daylight hours.
5. The lack of any green area between the properties and the very close nature of the potential building with the existing surrounding brick walls and fences (1.5m only) will generate an unhealthy and claustrophobic environment, in which no one will be able to live. As reiterated above, I will put significant though into moving if the proposed project goes ahead.

We hope that the above points will be considered when the presented development plan is be discussed by the Local Planning Authority and that the project is not given permission to proceed.

Yours faithfully,

Melissa-Sue Ryan

4 Woodburn Place Lincoln Lincolnshire LN5 7AH (Objects)

Comment submitted date: Wed 05 May 2021

Dear Sir/ Madam,

My name is Riccardo Martino and I am writing to you in regard to the Planning application with following reference number: 2021/0343/FUL.

The address of the proposed development is the Land to the Rear of 116 High Street, Lincoln, Lincolnshire, LN57PR and comprises the development of a two-storey building to accommodate 4 self-contained flats.

The present letter is to comment and object about the above presented development plan.

I live at 4 Woodburn Place and my and my neighbours' flats are adjacent to the land object of the proposed development.

I have inspected the proposed plan in detail and strongly believe that the suggested development will have a substantial detrimental effect on the quality of my life as well as my neighbours' lives. This is for the following reasons.

1. The scale and height of the proposed building are too big compared to the surrounding constructions. This will impede the sunlight and air from reaching our flats. The total loss of sunlight will affect our lives and we will have to move away from our apartments as it will be unhealthy to live in a place without sun.
2. Our houses will also be overlooked, if the new building will be built.
3. Air and soil pollution. The land on the rear of 116 High Street is contaminated and no decontamination plan is included in the development plan submitted. Potential decontamination activity and construction work will lift in the air dangerous substances, which will have a detrimental effect on our health.
4. The building site will also generate noise and disturbance, as well as dust and superficial water drainage, which will all come straight into our houses and this will be detrimental to the quality of our lives.
5. The lack of any green area between the properties and the very close nature of the potential building with the surrounding brick walls and fences (1.5m only) will generate an unhealthy and claustrophobic environment, in which no one will be able to live.

I and my neighbours hope that the points above will be considered when the presented development plan will be discussed by the Local Planning Authority and we hope that, based on the above, the plan will be rejected.

Yours faithfully,

Riccardo Martino

25 Anchor Close Lincoln LN5 7PE (Objects)

Comment submitted date: Sun 09 May 2021

I note that the site already benefits from permission 2018/1329/FUL granted 4 Feb 2019 and feel this new application is an attempt to further push the boundaries in the pure pursuit of increased profit regardless of the detrimental effect on neighbouring properties. The proposed development in this new application is of a scale and height not fitting its immediate surroundings and is excessive for the footprint of the land it occupies. While the design has made attempts to minimise overlooking of neighbouring properties, in particular 23 25 27 and 29 Anchor Close, they will nonetheless suffer, and their small south facing gardens will be shaded (loss of light) for significant periods every morning and evening. Parking is already an issue on/around Gaunt Street affecting access to Anchor Close, Riverside Drive and Witham Mews, and it would be naive to think that 4 extra properties will not generate increased traffic and parking pressures. The application should be refused.

3 Woodburn Place Lincoln Lincolnshire LN5 7AH (Objects)

Comment submitted date: Mon 10 May 2021

Dear Sir/ Madam,

My name is Michal Kazana and I am writing to you in regard to the Planning application with following reference number: 2021/0343/FUL.

The address of the proposed development is the Land to the Rear of 116 High Street, Lincoln, Lincolnshire, LN57PR and comprises the development of a two-storey building to accommodate 4 self-contained flats.

The present letter is to comment and object about the above presented development plan.

I live at 3 Woodburn Place Gaunt Street and my and my neighbours' flats are adjacent to the land object of the proposed development.

I have inspected the proposed plan in detail and strongly believe that the suggested development will have a substantial detrimental effect on the quality of my life as well as my neighbours' lives. This is for the following reasons.

1. The scale and height of the proposed building are too big compared to the surrounding constructions. This will impede the sunlight and air from reaching our flats. The total loss of sunlight will affect our lives and we will have to move away from our apartments as it will be unhealthy to live in a place without sun.
2. Our houses will also be overlooked, if the new building will be built.
3. Air and soil pollution. The land on the rear of 116 High Street is contaminated and no decontamination plan is included in the development plan submitted. Potential decontamination activity and construction work will lift in the air dangerous substances, which will have a detrimental effect on our health.
4. The building site will also generate noise and disturbance, as well as dust and superficial water drainage, which will all come straight into our houses and this will be detrimental to the quality of our lives.
5. The lack of any green area between the properties and the very close nature of the potential building with the surrounding brick walls and fences (1.5m only) will generate an unhealthy and claustrophobic environment, in which no one will be able to live.

I and my neighbours hope that the points above will be considered when the presented development plan will be discussed by the Local Planning Authority and we hope that, based on the above, the plan will be rejected.

Yours faithfully,

Michal Kazana

31 Anchor Close Lincoln Lincolnshire LN5 7PE (Objects)

Comment submitted date: Mon 10 May 2021

Dear Sir/ Madam,

My name is Ashley Chapman and I am writing to you in regard to the Planning application with following reference number: 2021/0343/FUL.

The address of the proposed development is the Land to the Rear of 116 High Street, Lincoln, Lincolnshire, LN57PR and comprises the development of a two-storey building to accommodate 4 self-contained flats.

The present letter is to comment and object about the above presented development plan.

I live at 31 Anchor Close and the rear of my house, including my back garden, faces the land of the proposed development. The rear of two neighbouring properties (Anchor Close, n. 23, 25, 27, 29, and 33) also face the site of potential development.

I have downloaded and inspected the proposed plan in detail and strongly believe that the suggested development will have a substantial detrimental effect on the quality of my life as well as my neighbours' lives. In more detail, there are several elements of concern, as follow.

1. The scale and height of the proposed building are too big compared to the surrounding constructions. The considerable size of the building will impede the sunlight from reaching the rear of my and my neighbours' properties resulting into an almost complete loss of sunlight in my rear garden, living room and bedroom.
 2. Our houses will also be overlooked, if the new building will be built.
 3. The noise and disturbance that the potential building site will generate will add on the top of the noise that the Super Links Supermarket activities already generate 24/7, which will make the life in our properties unbearable and very stressful. We are currently already suffering from nuisance from the owners of the land in question (see nuisance case with Lincoln Council Nuisance officer) and adding further noise on top of that will certainly not help, especially considering that I work from home and so do many of my neighbours.
 4. Air and soil pollution. The land on the rear of 116 High Street is contaminated as a petrol garage was previously situated in the area and currently all the rubbish from Super Links Supermarket is deposited on the land in question. No decontamination plan is included in the development plan submitted. Moreover, potential decontamination activity and construction work will lift in the air dangerous substances, which will have a detrimental effect on our health.
 5. The suggested development plan will affect the value of my property, which will substantially decrease, due to the reduction in light inside and outside the house and the very close, overlooking building. Only 1.5m separate the potential new building from the fence, which contrasts with other houses, which are built 'garden to garden' to preserve privacy and maximise light.
- I and my neighbours hope that the points above will be considered when the presented development plan will be discussed by the Local Planning Authority and we hope that, based on the above, the plan will be rejected.

Yours faithfully,

Ashley Chapman

29 Anchor Close Lincoln Lincolnshire LN5 7PE (Objects)

Comment submitted date: Tue 11 May 2021

Dear Sir/ Madam,

My name is Timothy Gowrie and I am writing to you in regard to the Planning application with following reference number: 2021/0343/FUL.

The address of the proposed development is the Land to the Rear of 116 High Street, Lincoln, Lincolnshire, LN57PR and comprises the development of a two-storey building to accommodate 4 self-contained flats.

The present letter is to comment and object about the above presented development plan.

I live at 29 Anchor Close and the rear of my house, including my back garden, faces the land object of the proposed development. The rear of two neighbouring properties (Anchor Close, n. 23, 25, 27, 29, 31 and 33) also face the site of potential development.

I have downloaded and inspected the proposed plan in detail and strongly believe that the suggested development will have a substantial detrimental effect on the quality of my life as well as my neighbours' lives. In more detail, there are several elements of concern, as follow.

1. The scale and height of the proposed building are too big compared to the surrounding constructions. The considerable size of the building will impede the sunlight from reaching the rear of my and my neighbours' properties resulting into an almost complete loss of sunlight in my rear garden, living room and bedroom.
 2. Our houses will also be overlooked, if the new building will be built.
 3. The noise and disturbance that the potential building site will generate will add on the top of the noise that the Super Links Supermarket activities already generate 24/7, which will make the life in our properties unbearable and very stressful. We are currently already suffering from nuisance from the owners of the land in question (see nuisance case with Lincoln Council Nuisance officer) and adding further noise on top of that will certainly not help, especially considering that I work from home and so do many of my neighbours.
 4. Air and soil pollution. The land on the rear of 116 High Street is contaminated as a petrol garage was previously situated in the area and currently all the rubbish from Super Links Supermarket is deposited on the land in question. No decontamination plan is included in the development plan submitted. Moreover, potential decontamination activity and construction work will lift in the air dangerous substances, which will have a detrimental effect on our health.
 5. The suggested development plan will affect the value of my property, which will substantially decrease, due to the reduction in light inside and outside the house and the very close, overlooking building. Only 1.5m separate the potential new building from the fence, which contrasts with other houses, which are built 'garden to garden' to preserve privacy and maximise light.
- I and my neighbours hope that the points above will be considered when the presented development plan will be discussed by the Local Planning Authority and we hope that, based on the above, the plan will be rejected.

Yours faithfully,

Timothy Gowrie

23 Anchor Close Lincoln Lincolnshire LN5 7PE (Objects)

Comment submitted date: Tue 11 May 2021

Dear Sir/ Madam,
O

I live at 23 Anchor Close, LN57PE and I am writing to you in regards to the Planning application with following reference number: 2021/0343/FUL.

The address of the proposed development is the Land to the Rear of 116 High Street, Lincoln, Lincolnshire, LN57PR and comprises the development of a two-storey building to accommodate 4 self-contained flats.

In addition to the point raised in my previous letter, I would like to highlight another very important element, which I only recently discovered. In fact, the above planning application shows the potential development of a building construction which is much higher and with a much wider footprint than a previous planning application that was submitted and rejected in December 2014 (Application No: 2014/0890/F).

From the Decision notice document No 584593, which can be found at the link below,

https://development.lincoln.gov.uk/online-applications/files/CF2342C61776020CA10EE3014F4AE3E1/pdf/2014_0890_F-DECISION_NOTICE-584593.pdf

It is clearly stated the following:

'The issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible. The City of Lincoln Council hereby gives notice that planning permission is refused for the development described above and shown on the plans submitted with the application. The reasons for the Local Planning Authority's refusal are:-

1 The proposal by reason of its position, height, length and proximity to the boundary would unacceptably harm the residential amenities of the occupants of the approved dwellings to the rear of 23-25 Gaunt Street, through the creation of an overbearing structure and loss of natural light contrary to Policies 34 and 56A of the City of Lincoln Local Plan and the national Planning Policy Framework particularly paragraphs 17 and 64.

2 The proposal by reason of its orientation, position, height, length and proximity to No. 23-27 Anchor Close has the potential to unacceptably harm the residential amenities of the occupants of these properties through the creation of an overbearing structure and loss of natural light contrary to Policies 34 and 56A of the City of Lincoln Local Plan and the National Planning Policy Framework particularly paragraphs 17 and 64.

3 The proposal fails to demonstrate that six two storey dwellings could successfully be accommodated on the site. The constraints of the site have led to a compromised design of the rear elevation which leads to the potential occupants of the dwellings having a poor standard of living accommodation with limited natural light. There is limited space on the site for bin storage and amenity space which would indicate an overdevelopment of the site. The development therefore conflicts with Local Plan Policy 56A and Policy 34, and is contrary to the National Planning Policy Framework particularly Paragraph 17.'

I firmly believe that if that plan in 2014 was clearly rejected for the important impact on the adjacent properties in Anchor Close and Gaunt Street, the current presented plan, which would be impacting the properties even more, should likewise be rejected.

Yours faithfully,

Laura Galluccio Ph.D.

Senior Geologist and Regional Manager

21 Anchor Close Lincoln Lincolnshire LN5 7PE (Objects)

Comment submitted date: Tue 11 May 2021

Dear Sir/ Madam,

REFERENCE: 2021/0343/FUL

DEVELOPMENT: ERECTION OF A TWO-STOREY BUILDING TO ACCOMMODATE 4 SELF-CONTAINED FLATS

LOCATION: LAND TO THE REAR OF 116 HIGH STREET, LINCOLN, LINCOLNSHIRE, LN5 7PR

The submitted plan highlights the potential development of a building construction with a higher elevation and a much wider footprint than a previously rejected application in the same land. Application No: 2014/0890/F – December 2014.

The Decision notice document No 584593, stated the following:

'The issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible. The City of Lincoln Council hereby gives notice that planning permission is refused for the development described above and shown on the plans submitted with the application. The reasons for the Local Planning Authority's refusal are:-

1 The proposal by reason of its position, height, length and proximity to the boundary would unacceptably harm the residential amenities of the occupants of the approved dwellings to the rear of 23-25 Gaunt Street, through the creation of an overbearing structure and loss of natural light contrary to Policies 34 and 56A of the City of Lincoln Local Plan and the national Planning Policy Framework particularly paragraphs 17 and 64.

2 The proposal by reason of its orientation, position, height, length and proximity to No. 23-27 Anchor Close has the potential to unacceptably harm the residential amenities of the occupants of these properties through the creation of an overbearing structure and loss of natural light contrary to Policies 34 and 56A of the City of Lincoln Local Plan and the National Planning Policy Framework particularly paragraphs 17 and 64.

3 The proposal fails to demonstrate that six two storey dwellings could successfully be accommodated on the site. The constraints of the site have led to a compromised design of the rear elevation which leads to the potential occupants of the dwellings having a poor standard of living accommodation with limited natural light. There is limited space on the site for bin storage and amenity space which would indicate an overdevelopment of the site. The development therefore conflicts with Local Plan Policy 56A and Policy 34, and is contrary to the National Planning Policy Framework particularly Paragraph 17.'

If in 2014 a less impacting plan was not approved, the current presented plan, should certainly be refused. I strongly object to the plan for the impact that it will have on the neighbourhood and our lives, for the reasons already highlighted in the past.

Regards

21 Anchor Close LN57PE

Comment submitted date: Fri 30 Jul 2021

Dear Sir/ Madam,

My name is Diane Scurr and I am writing to you in regard to the letter issued on July 22nd by the Development Team of the Lincoln Council and that I received on July 26th. The letter advises that further documents have been uploaded regarding the application for Planning Permission with the following reference number: 2021/0343/FUL.

The address of the proposed development is the Land to the Rear of 116 High Street, Lincoln, Lincolnshire, LN57PR and comprises the development of a two-storey building to accommodate 4 self-contained flats.

The present letter is to comment and object on the additional documents provided.

I live at number 27 Anchor Close, LN5 7PE and the rear of my house faces the land object of the proposed development.

Below are the critical points identified in the new submitted documentation and based on which I still firmly believe that the planning application should be rejected.

Comments to Daylight_and_sunlight_report-633409.

1. The parameters used from the BRE-guide to assess the impact of the submitted development on sunlight and daylight only partially investigate the situation. In fact, no detailed analysis of the Average Daylight Factor (ADF), Annual Probable Sunlight Hours (APSH), Transient and Permanent Overshadowing is carried out. This results into an incomplete evaluation, which in our view is not sufficient to ensure that our life quality is not affected by the proposed development. I believe that this approach heavily affects the results of the survey showing a much lower impact of the development on the sunlight than could happen in reality. As it stands, the report seems biased to support the approval of the development plan.

2. At points 3.5.3 and 4.3.1 the report refers to a parameter that considers acceptable to have 2 hours a day of sun for the property. Each of us has bought the properties to have a south facing garden with all day long sunlight. The assumption is that we should now accept 2 hours sunlight a day - that is surely not enough for any of us in the neighbourhood.

3. At points 4.2.1 and 4.2.2 of the report it states that all windows pass the vertical sky component test and the daylight distribution test. But there is no detailed sketch or numerical analysis of how the parameters were calculated. What time a day was considered? Which month?

4. The image at page 14 (Appendix 1 of the report), which should show the shadowing of the proposed development in relation to the rear garden of the properties in Anchor Close, actually does not show the shadow of the potential new built. The following key issues are identified in the image:

a. The shadow of the proposed development is intentionally lighter than any other shadow represented, for example the shadows of the fences and shed can be clearly seen, whilst the shadow of the development is deliberately less evident, such that the impact on the neighbouring properties seems to be negligible.

b. No specification of what time of day or which month this scenario represents. The sun moves during the day and throughout the year and with it the shadows it generates. A more realistic representation of how the shadow would look like in different times a day is could be obtained with a Transient Overshadowing evaluation (not performed by the surveyor).

5. The inaccuracy of the report is also evident when looking at the rest of the plans from page 14 to 18, which show shadows pointing in different directions in the same images for various buildings and chimneys.

6. The BRE-guide states that "it is important to measure the angle to the horizontal subtended by the new development at the level of the centre of the lowest window. If this angle is less than 25° for the whole of the development, then it is unlikely to have substantial effect on the diffuse skylight enjoyed by the existing buildings. If, for any part of the development, this angle is more than 25°, a more detailed check is needed to find the loss of skylight to the existing building. Both the total amount of skylight and its distribution within the building are important" (page 7). In the current report there is no mention about the study of this angle. This angle is also of concern for future residents of the proposed new dwelling, which will have ground floor windows and patio doors only 1.55m away from a fence, which clearly cannot ensure the 25° angle and hence a healthy light penetration in the building.

7. The overshadowing garden and open space reported in Appendix 3 of the report (page 45) is not realistic. What time a day was considered for the measurement?

Comments to the Acoustic Survey dBc 10217Rev2 (file: NOISE_IMPACT_ASSESSMENT-_6TH_JULY_2021-633408).

The written acoustic report states that the noise generated by the 6 condenser units on the rear of the supermarket creates disturbance and that they should be moved elsewhere or enclosed to minimise the nuisance.

I would like to highlight that at point 1.3 of the report there is mentioned that the City of Lincoln Council commented on the concern about the noise from the adjacent supermarket causing disturbance to future residents. The noise creates already massive disturbance to current residents of neighbouring properties. Thus, even if this planning permission was to be rejected, actions should be still taken by the Lincoln Council to make sure that the supermarket encloses the condenser units to stop the nuisance generated and affecting all the residents of the area.

The building site, if approved, will generate extra noise that will add on the top of the nuisance produced by the supermarket, which will make our lives difficult, especially considering that all of us are now working or studying from home and the noise will disrupt our activities.

Comments to the Revised_Elevations_633405 and Revised_floor_plan_63358.

Comparing the new project with the old one approved in 2018, a higher elevation is noted, which will negatively impact sunlight and overlooking on our properties. Furthermore, the extended footprint of the new proposed plan will also negatively impact sunlight.

As it stands, this plan is merely focused on the profitability of the investment, rather than sustainability and respect for the environment and neighbourhood.

As per previous objection, and based on the new evidences provided above, I re-emphasize that the plan should be rejected.

Yours faithfully,

Diane Scurr

Development Team
Directorate of Communities & Environment
Simon Walters MBA, ACIS, MCMI
City Hall, Beaumont Fee
Lincoln
Lincolnshire
LN1 1DF

Dr. Laura Galluccio
23 Anchor Close
Lincoln
Lincolnshire
LN5 7PE

Dear Sir/ Madam,

My name is Laura Galluccio and I am writing to you in regard to the letter issued on July 22nd by the Development Team of the Lincoln Council and that I received on July 26th. The letter advises that further documents have been uploaded regarding the application for Planning Permission with the following reference number: **2021/0343/FUL**.

The address of the proposed development is the **Land to the Rear of 116 High Street, Lincoln, Lincolnshire, LN57PR** and comprises **the development of a two-storey building to accommodate 4 self-contained flats**.

The present letter is to comment and object on the additional documents provided.

I live at 23 Anchor Close and the rear of my house, including my back garden, faces the land object of the proposed development. The rear of other neighbours' properties that have previously also objected on the development plan is affected as well. These include houses at number 25, 27, 29 and 31.

Below are the critical points identified in the new submitted documentation and based on which I/we still firmly believe that the planning application should be rejected.

Comments to Daylight_and_sunlight_report-633409.

1. The parameters used from the BRE-guide to assess the impact of the submitted development on sunlight and daylight only partially investigate the situation. In fact, **no detailed analysis of the Average Daylight Factor (ADF), Annual Probable Sunlight Hours (APSH), Transient and Permanent Overshadowing is carried out. This results into an incomplete evaluation**, which in our view is not sufficient to ensure that our life quality would not be affected by the proposed development. Although the BRE-guide clearly states that *"where large building[s] [are] proposed which may affect a number of gardens or open spaces, it is useful and illustrative to plot a shadow plan to show the location of shadows at different times of the day and year"* (Transient Overshadowing, page 19), in the submitted report at point 3.5.2 is highlighted that any additional plot outside those selected by the surveyors would be of no use. We believe that this approach and assumption heavily affects the results of the survey showing a much lower impact of the development on the sunlight than could happen in reality. **As it stands, the report seems biased to support the approval of the development plan.**
2. **At points 3.5.3 and 4.3.1 the report** refers to a parameter that considers acceptable to have 2 hours a day of sun for the property. Each of us on Anchor close has bought the properties to have a south facing garden with all day long sunlight and now they are telling us that we should accept 2 hours sunlight a day. Well, that is surely not enough for any of us in the

neighbourhood and especially for me, as I suffer of low bone density and I constantly need to be in the sun, hence I bought this property especially for the south facing garden.

3. **All the numerical parameters reported (Appendix 2)** are not explained. Thus, it is unclear how they were calculated, we can only see the result but not the original numbers used for the calculation.
4. **At points 4.2.1 and 4.2.2 of the report** it states that all windows pass the vertical sky component test and the daylight distribution test. But there is no detailed sketch or numerical analysis of how the parameters were calculated. What time a day was considered? What time a year? It is all deliberately very general.
5. **The image at page 14 (Appendix 1 of the report)**, which should show the shadowing of the proposed development in relation to the rear garden of the properties in Anchor Close, actually does not show the shadow of the potential new built. The following key issues are identified in the image:
 - a. The shadow of the proposed development is intentionally lighter than any other shadow represented, for example the shadows of the fences and shed can be clearly seen, whilst the shadow of the development is deliberately less evident, such that the impact on the neighbouring properties seems to be negligible.
 - b. No specification of what time a day or a year this scenario represents. The sun moves during the day and throughout the year and with it the shadows it generates. A more realistic representation of how the shadow would look like in different times a day is provided in figure 1 below and could be obtained with a Transient Overshadowing evaluation (not performed by the surveyor). The sketches below are drawn in proportion to the shadow generated by a small shed situated in my garden. The shed in question is 2.40m high and an image of it with its shadow is reported in figure 3.

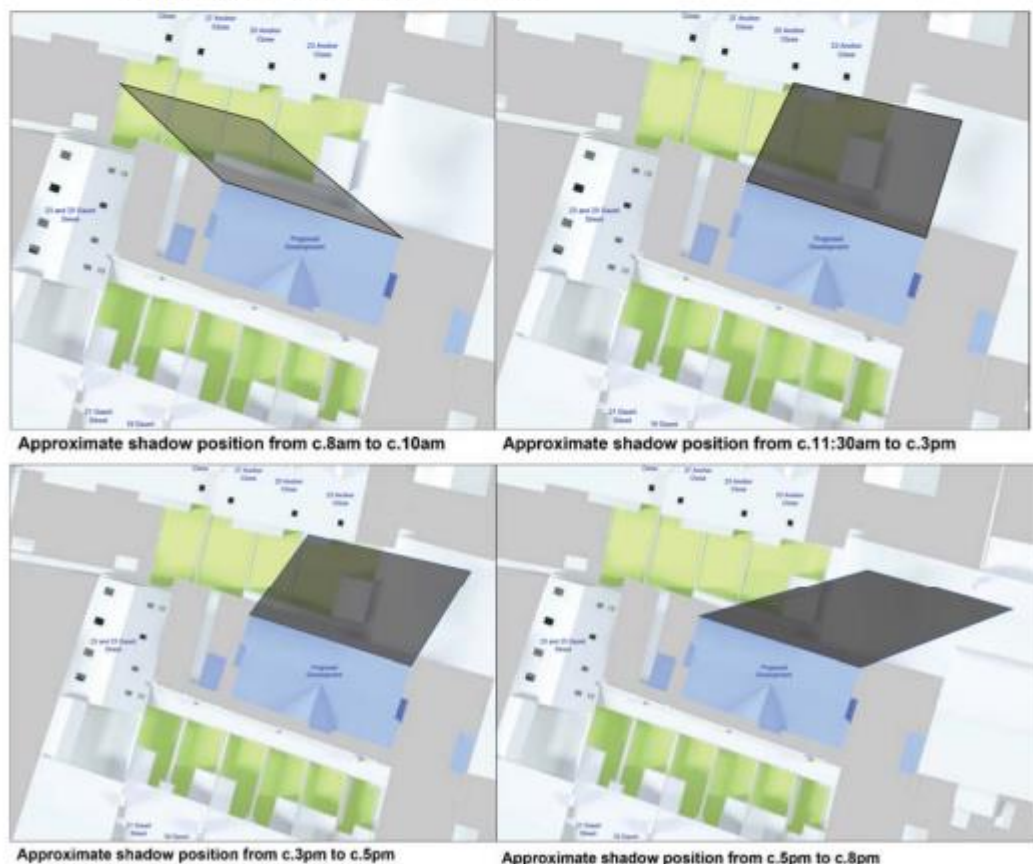


Figure 1. Shadow position during the day (summertime). The shadow increases in length and hence covers a wider area than displayed during winter, due to the lower angle of the sun rays.



Shadow of the shed at 2pm 26/07/21 – a small shed (2.40m high) takes half the garden, clearly the shadow of the suggested development will cover the whole garden and windows especially during the afternoon.

The photo displayed in figure 3 was taken at 2pm on July 26th 2021 and clearly shows a shadow that covers half of the garden. It is evident that a building 3 or 4 times higher than this shed would generate a much bigger shadow, which will cover the full garden and the windows at the rear of my property. The situation would be even worst during winter, when normally at 3pm the sun disappears behind the properties at Gaunt Street, which means that with a much closer building, like the new proposed development, my garden and rear of my house will completely lose any sunlight during wintertime. Based on this evidence, it is clear that the report is inaccurate and created on assumptions rather than real data.

6. **The inaccuracy of the report is also evident when looking at the rest of the plans from page 14 to 18**, which show shadows pointing in different directions in the same images for various buildings and chimneys. Furthermore, very strangely, the shadow of the proposed development is never clearly drawn.
7. The BRE-guide states that *"it is important to measure the angle to the horizontal subtended by the new development at the level of the centre of the lowest window. If this angle is less than 25° for the whole of the development, then it is unlikely to have substantial effect on the diffuse skylight enjoyed by the existing buildings. If, for any part of the development, this angle is more than 25°, a more detailed check is needed to find the loss of skylight to the existing building. Both the total amount of skylight and its distribution within the building are important"* (page 7). **In the current report there is no mention about the study of this angle.** This angle is also of concern for future residents of the proposed new dwelling, which will have ground floor windows and patio doors only 1.55m away from a fence, which clearly cannot ensure the 25° angle and hence a healthy light penetration in the building.
8. **The overshadowing garden and open space reported in Appendix 3 of the report (page 45) is not realistic. What time a day was considered for the measurement?** This image, as grand part of the report, is not supported by real data collected on the ground and further

numerical/computer evaluations, as mentioned at point 1 of this letter. What were the assumptions? And how do they compare with the real data?

9. Another important point is that I own solar panels and the impact of the shadow on solar panels is not considered at all in the report, whilst specific guidance regarding solar panels are reported in the BRE-guide (chapter 4). I believe this is something that cannot be ignored as the shadowing of the building could impact the production of electricity from the panels with consequent impact on my finances.

Comments to the Acoustic Survey dBc 10217Rev2 (file: NOISE_IMPACT_ASSESSMENT-_6TH_JULY_2021-633408).

I am glad to finally have a written acoustic report that states that the noise generated by the 6 condenser units on the rear of the supermarket creates disturbance and that they should be moved elsewhere or enclosed to minimise the nuisance. I would like to highlight that at point 1.3 of the report there is mentioned that the City of Lincoln Council commented on the concern about the noise from the adjacent supermarket causing disturbance to future residents. **The noise creates already massive disturbance to current residents of neighbouring properties.** Thus, even if this planning permission was to be rejected, actions should be still taken by the Lincoln Council to make sure that the supermarket encloses the condenser units to stop the nuisance generated and affecting all the residents of the area.

The building site, if approved, will generate extra noise that will add on the top of the nuisance produced by the supermarket, which will make our lives impossible, especially considering that all of us are now working or studying from home and the noise will disrupt our activities.

Comments to the Revised_Elevations_633405 and Revised_floor_plan_63358.

Comparing the new project with the old one approved in 2018, a higher elevation is noted, which will negatively impact sunlight and overlooking on our properties. Furthermore, the extended footprint of the new proposed plan will also negatively impact sunlight.

Note that 4 out of 5 properties in Anchor Close, currently complaining about this planning development were sold or put on the market between 2018 and 2019. As a result, the old owners of the houses we have bought were not interested in complaining against the planning permission that was approved in 2018, because that would have meant they had to declare it in the selling documents, with the risk of losing buyers. Us new owners, who just bought the properties, cannot simply ignore the negative impact that this potential new built will have on our lives, hence we will not give up objecting. As it stands, this plan is merely focused on the profitability of the investment, rather than sustainability and respect for the environment and neighbourhood.

As per previous objection, and based on the new evidences provided above, I/we re-emphasize that the plan should be rejected.

Yours Faithfully

Laura Galluccio PhD.

Senior Geologist and Regional Manager


Comments from landlord of Woodburn Place

Thanks for this Marie.

This proposal looks somewhat more sensible. I still have some concerns though;-

1. The unfrosted large storey window on the West Elevation still overlooks into the garden space of 1-5 Woodburn Place. Is there scope to reduce the size of the window so that it doesn't intrude on the privacy of the Woodburn Place residents.
2. The proposed two metre high fence on the boundary next to the hedge is somewhat high given that the garden space of 1-5 Woodburn Place is a further metre below that!
3. The porch for the entrance to the South Elevation overhangs the access path to 1-5 Woodburn Place. (I appreciate that this may be a legal matter as much as a planning issue)

Can you advise if these are valid issues that can be adjusted in the design?

As always I am most directly available on 

Kind Regards
Bill

Warren Peppard
Head of Development Management
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL
Tel: 01522 782070
HighwaysSUDsSupport@lincolnshire.gov.uk

To: Lincoln City Council

Application Ref: 2021/0343/FUL

Proposal: **Erection of a two-storey building to accommodate 4 self-contained flats**

Location: **Land to the rear of 116 High Street, Lincoln, Lincolnshire, LN5 7PR**

With reference to the above application received 19 April 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.

The site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport. Future residents of the development will not be reliant on the private car and therefore parking is not essential for this proposal.

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.

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

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 Management

Date: 4 May 2021

County Offices, Newland
Lincoln LN1 1YL
www.lincolnshire.gov.uk



LINCOLNSHIRE POLICE

POLICE HEADQUARTERS
PO Box 999
LINCOLN LN5 7PH
Fax: (01522) 558128
DDI: (01522) 558292
email
john.manuel@lincs.pnn.police.uk

Your Ref: App 2021/0343/FUL

21st April 2021

Development & Environmental Services

City Hall, Beaumont Fee
Lincoln, LN1 1DF

Town and Country Planning Act 1990 Consultation on Planning Permission

Land To The Rear Of 116 High Street, Lincoln, Lincolnshire, LN5 7PR
Description of the proposed development:

Erection of a two-storey building to accommodate 4 self-contained flats.
The date by which representations are to be received by the Local Planning

Thank you for your correspondence and opportunity to comment on the proposed development.

Lincolnshire Police has No objections to this application.

Please do not hesitate to contact me should you need further information or clarification.

Please refer to *Homes 2019* which can be located on www.securedbydesign.com

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel MA BA (Hons) PGCE PGCPD Dip Bus.
Force Designing Out Crime Officer (DOCO)