

Consultee Responses



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: 2021/ 0547/FUL

19th July 2021

Development & Environmental Services

City Hall, Beaumont Fee
Lincoln, LN1 1DF

Town and Country Planning Act 1990 Consultation on Planning Permission

192 West Parade, Lincoln, Lincolnshire, LN1 1LY

Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Lincolnshire Police do not have any 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 Homes 2019.

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)

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Comment Details

Commenter Type: Amenity Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:OBJECTION We feel that this is overdevelopment of the site with the main house already being a 6 HMO. It also means the removal of an on-street residents parking space and it will be higher than the current structure which will have light implications in a very congested area.

that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact vehiclecrossings@lincolnshire.gov.uk

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. For further guidance please visit our website via the following links:

Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>
Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

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.

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

NO OBS

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Note to Officer:

Proposal requires the relocation of existing public utilities, applicant is advised to contact the relevant authority regarding this.

Case Officer:

Date: 14/07/2021

John Clifton

for Warren Peppard
Head of Development Management

Consultee Comments for Planning Application

2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Consultee Details

Name: Jayne Arnold

Address: 1 Tennyson Street, Lincoln, Lincolnshire LN1 1LZ

Email: Not Available

On Behalf Of: West End Residents Association

Comments

West End Residents Association, WERA, strongly objects to this planning application.

The community spirit and neighbourliness that we have in this area are largely due to the number of families here who care passionately about contributing towards a safe, pleasant and caring community. They also maintain their Victorian properties to a high standard, in keeping with the aims of the original architects. The new house applied for is not big enough to house a family, but is merely seeking to be an extension to the main HMO house, under another guise. It would also mean the ecological loss of the biodiversity that would otherwise flourish in a garden.

It is flouting the spirit of Article 4, seeking only to increase the amount of accommodation available to a transient population who contribute little to our community, and frequently actually bring about harm and distress to local residents. It would constitute an overdevelopment of the whole of the West End, of this area of West Parade/Hampton St, and of this property in particular. It would put extra pressure on our local amenities. There would be severe implications for road safety in this already congested area. Of particular worry is the safety of pedestrians, including unaccompanied children, using Hampton Street to reach the junior school. They would be put at particular risk from the increased amount of vehicle movements entering and exiting this property, as well as reduced visibility due to potential illegal parking, caused in part by the loss of 2 on-street parking spaces, (see below).

We are very concerned about the impact that this proposed development would have on its immediate neighbours by reducing light at 194 West Parade, as well as those on Hampton Street and West Parade who would be impacted at a greater radius by an increase in night-time noise, rubbish left in gardens, wheelie bins left on pavements and the potential increase in the number of vehicles attempting to park in the evenings.

We are also concerned about the possible impact on parking.

Here's the maths:

Lose: one garage parking space plus room to park in front of garage = 2 spaces lost from 192 West Parade.

Gain: one off street parking spaces at side of new apartments.

However, occupants of 192 could then apply for two residents parking permits. Occupants of the extra house might also apply for a Residents Parking Permit, as the house could accommodate two people, with a car each. Therefore there could potentially be 3 extra permits applied for which the West End doesn't need!

Also approximately 2 on-street parking spaces would be lost on Hampton Street to allow vehicular access - which the West End definitely doesn't need!

We strongly object to this planning application that is seeking, by stealth, to open a loophole around Article 4 that would be of great detriment to our area, as well as causing a severe impact on the congestion of this already busy area.

This application is merely a re-submission of the previous one, with a few minor changes. It still contains all the flaws of its predecessor, and therefore for all the same reasons as previously, WERA strongly objects.

Neighbour Responses

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 103 West Parade Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a resubmission of the application that has been already protested by the public. Therefore, all the reasons given last time are applicable

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 15 Queens Crescent Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development for the following reasons.

The proposed building would over develop the site, robbing the current property of any on site parking. As the current property is a six bed HMO this could potentially mean six cars needing to park on the street. On street parking is already a problem on Hampton Street causing cars to park on the double yellow lines and causing a bottle neck.

In addition to the loss of on site parking it would appear that an on street parking bay would be lost if the drop kerb were relocated to the area on the plane, adding to the parking problem in the area.

Site is too small to accommodate a further property without significant impact to the surrounding properties.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 2 Chapel House Hampton street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Whilst this submission is more appealing I still cannot justify the loss of residential permit parking spaces in the area. A dropped curb and driveway already exist at the property which doesn't impact on the local residents surely a more sensible approach would be to utilise this space for the propose parking space? If the plans were to have no proposed parking or loss to permit spaces then I would have no objections and can't see how anyone else would either.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of

new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 5 Richmond Rd Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:This application is not in the spirit of maintaining the plot as per its original use of a family home and garden space. Building a new dwelling in this space adds to pollution in Lincoln's West End, with potential for more cars (and reduction in on street parking for existing residents) and the heavy carbon footprint of multiple occupancies in such a small plot. It is also not in the spirit of the council's article 4 and would create an irreversible use change of the plot.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Dr Mikey Murray

Address: 5 Richmond Rd Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application is not in the spirit of maintaining the plot as per its original use of a family home and garden space. Building a new dwelling in this space adds to pollution in Lincoln's West End, with potential for more cars (and reduction in on street parking for existing residents) and the heavy carbon footprint of multiple occupancies in such a small plot. It is also not in the spirit of the council's article 4 and would create an irreversible use change of the plot.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Miss Miss phillips

Address: 2 Chapel House Hampton street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst this submission is more appealing I still cannot justify the loss of residential permit parking spaces in the area. A dropped curb and driveway already exist at the property which doesn't impact on the local residents surely a more sensible approach would be to utilise this space for the propose parking space? If the plans were to have no proposed parking or loss to permit spaces then I would have no objections and can't see how anyone else would either.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Mr Michal Olszewski

Address: 103 West Parade Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a resubmission of the application that has been already protested by the public. Therefore, all the reasons given last time are applicable.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Sarah Jenkins

Address: 15 Queens Crescent Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development for the following reasons.

The proposed building would over develop the site, robbing the current property of any on site parking. As the current property is a six bed HMO this could potentially mean six cars needing to park on the street. On street parking is already a problem on Hampton Street causing cars to park on the double yellow lines and causing a bottle neck.

In addition to the loss of on site parking it would appear that an on street parking bay would be lost if the drop kerb were relocated to the area on the plane, adding to the parking problem in the area.

Site is too small to accommodate a further property without significant impact to the surrounding properties.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 2 Chapel House Hampton street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This planning should not be considered, I'm surprised the planning department are encouraging this sort of application in the west end as there's been a blanket ban on planning that increases the size of a HMO and this clearly is what this is intended to do, the garden is a garden it's not a building plot and should stay as a garden with a driveway to accommodate some parking for the tenants in the house.

I have no problem with the Garage being converted into a better space for the house.

My main problem also is the way this will impact the residential parking, I'm not sure why a property in the west end should be able to change this and the suggested repositioning of the BT box in front of the neighbours house I think that is completely unacceptable so we strongly object.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 22 York Avenue Lincoln LINCOLN

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although this application varies from the original one in that it is now single storey instead of two the main objections still apply.

It is well known that parking in the West End has been a major issue for many years. If this application is granted the access to the site will mean the loss of at least one more (possibly two) on street parking places.

Also the West End already has a high percentage of HMOs and does not need either more property of that type or extensions to existing HMOs which this application would be. Similar applications requesting extensions to existing HMOs in the West End have been rejected by the Planning committee previously and I would ask that this application is treated in the same manner.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Marie phillips

Address: 2 Chapel House Hampton street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This planning should not be considered, I'm surprised the planning department are encouraging this sort of application in the west end as there's been a blanket ban on planning that increases the size of a HMO and this clearly is what this is intended to do, the garden is a garden it's not a building plot and should stay as a garden with a driveway to accommodate some parking for the tenants in the house.

I have no problem with the Garage being converted into a better space for the house.

My main problem also is the way this will impact the residential parking, I'm not sure why a property in the west end should be able to change this and the suggested repositioning of the BT box in front of the neighbours house I think that is completely unacceptable so we strongly object.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Mr Robin Lewis

Address: 22 York Avenue Lincoln LINCOLN

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although this application varies from the original one in that it is now single storey instead of two the main objections still apply.

It is well known that parking in the West End has been a major issue for many years. If this application is granted the access to the site will mean the loss of at least one more (possibly two) on street parking places.

Also the West End already has a high percentage of HMOs and does not need either more property of that type or extensions to existing HMOs which this application would be. Similar applications requesting extensions to existing HMOs in the West End have been rejected by the Planning committee previously and I would ask that this application is treated in the same manner.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 1 hampton street lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans have changed from 2 to 1 dwelling but our objection still stands as it still maintains the same footprint and parking space as the previous application.

It will still strongly effect the parking situation on the street and in the neighbourhood - which currently is at breaking point and causes us all stress - we will loose spaces and its a dangerous blindspot especially at peak school run times.

It doesn't fit in with the local venacular - it is essentially a bungalow attached to west parade. The telephone box will still have to be moved and would cause problems for the whole street, the neighbours trees and garden will be effected alongside our property too. The parking area is higher than our house footings so could cause damp in our own property.

Its is still cramming a lot into a small space with no care for the neighbourhood and amenities, putting stress on services.

and what number would this property be as we already have four number 1 on the street.

It is unacceptable that this is even being considered, it should be kept as a garden for the house on west parade so the residence (which is a HMO) have outdoor space, especially after the lockdowns of 2020/21.

we strongly object again.

Paul & Helen.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 2 North Parade Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections to this application remain the same as to the previous application because although now only one dwelling is now proposed instead of two there will still be a significant loss of light to the garden behind and granting this application will set a dangerous precedent because in essence this is a garden and although it is highly unlikely that this will ever be a family home it would be better if the house was turned into (well maintained) flats and that space landscaped to enhance the area and provide some parking spaces.

A house in that space is unnecessary and this sort of application if granted will pave the way for further erosion of the character of the West End.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 6 Bedford Street Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst the scale of the proposal has been reduced from the original submission it is still large enough to over fill the space and overshadow nearby houses and gardens.

Car access in and out of the new parking space which covers the existing garden will be difficult due to the congested nature of Hampton street, it will also affect the available on street parking in an area where there is already insufficient on street parking.

As this is already a 6 bed HMO it hardly needs more accommodation on the site with more noise and waste.

The design of the addition looks more like a farm stable block incorporating none of the features of the Victorian houses on either side. the statement speaks of high quality

materials to be used in its build, it is a shame that cheap plastic windows have just been fitted to the main house.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Mr Francis Hancocks

Address: 1 Hampton Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans have changed from 2 to 1 dwelling but our objection still stands as it still maintains the same footprint and parking space as the previous application.

It will still strongly effect the parking situation on the street and in the neighbourhood - which currently is at breaking point and causes us all stress - we will lose spaces and it's a dangerous blindspot especially at peak school run times.

It doesn't fit in with the local vernacular - it is essentially a bungalow attached to West Parade.

The telephone box will still have to be moved and would cause problems for the whole street, the neighbour's trees and garden will be effected alongside our property too.

The parking area is higher than our house footings so could cause damp in our own property.

It's still cramming a lot into a small space with no care for the neighbourhood and amenities, putting stress on services.

and what number would this property be as we already have four number 1 on the street.

It is unacceptable that this is even being considered, it should be kept as a garden for the house on West Parade so the residence (which is a HMO) have outdoor space, especially after the lockdowns of 2020/21.

We strongly object again.

Paul & Helen.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Mr Paul Headland

Address: 6 Bedford Street Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst the scale of the proposal has been reduced from the original submission it is still large enough to over fill the space and overshadow nearby houses and gardens. Car access in and out of the new parking space which covers the existing garden will be difficult due to the congested nature of Hampton street, it will also affect the available on street parking in an area where there is already insufficient on street parking.

As this is already a 6 bed HMO it hardly needs more accommodation on the site with more noise and waste.

The design of the addition looks more like a farm stable block incorporating none of the features of the Victorian houses on either side. the statement speaks of high quality materials to be used in its build, it is a shame that cheap plastic windows have just been fitted to the main house.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Mrs Linda Hall

Address: 2 North Parade Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections to this application remain the same as to the previous application because although now only one dwelling is now proposed instead of two there will still be a significant loss of light to the garden behind and granting this application will set a dangerous precedent because in essence this is a garden and although it is highly unlikely that this will ever be a family home it would be better if the house was turned into (well maintained) flats and that space landscaped to enhance the area and provide some parking spaces.

A house in that space is unnecessary and this sort of application if granted will pave the way for further erosion of the character of the West End.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 14 Cambridge Avenue LINCOLN

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object tot his proposed development for the same reasons I objected to the previous proposal.

The development incorporates parking but the requirement for a drop kerb will remove current parking spaces turning what is currently space available to all residents to a space exclusively for the resident of this proposed dwelling. This is not acceptable. It is akin to every resident asking for a drop kerb and parking their vehicle exclusively on the front of their property. I am sure this would not be permitted.

The building overdevelops the area and is effectively a dwelling in the garden of a terraced house.

It is not acceptable to start filling in the gardens of the area with dwellings and extensions as a way of circumventing planning controls on HMOs.

The telecoms box will have to be moved and will go from what is currently an unobtrusive location in front of no one's dwelling to a position in front of a neighbouring property.

The developer already owns a large HMO in the adjoining property and is simply seeking to extend their profit with no regard to the character and nature of the neighbourhood. This is not a good development for the neighbourhood and I object to this proposal.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Mr Gary James

Address: 14 Cambridge Avenue LINCOLN

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object tot his proposed development for the same reasons I objected to the previous proposal.

The development incorporates parking but the requirement for a drop kerb will remove current parking spaces turning what is currently space available to all residents to a space exclusively for the resident of this proposed dwelling. This is not acceptable. It is akin to every resident asking for a drop kerb and parking their vehicle exclusively on the front of their property. I am sure this would not be permitted.

The building overdevelops the area and is effectively a dwelling in the garden of a terraced house.

It is not acceptable to start filling in the gardens of the area with dwellings and extensions as a way of circumventing planning controls on HMOs.

The telecoms box will have to be moved and will go from what is currently an unobtrusive location in front of no one's dwelling to a position in front of a neighbouring property.

The developer already owns a large HMO in the adjoining property and is simply seeking to extend their profit with no regard to the character and nature of the neighbourhood. This is not a good development for the neighbourhood and I object to this proposal.

I wish to object to the above planning application on the grounds of Highway Safety and Congestion and Noise and Nuisance

This planning application must take into consideration the existing property on this site, which the proposed flat would adjoin and would unnecessarily increase the number of people occupying the site.

Extensive refurbishments to the existing property suggest that it may be, or may already be, licensed as a HIMO occupied by up to six tenants.

The proposal for a one-bedroom property would thus, despite being a proposal for a **self-contained flat**, be effectively, in all but name, an extension, with the potential for two further residents occupying this site, having in turn the potential to contribute to an already exasperating noise and nuisance problem for this community owing to the high concentration of houses in multiple occupancy in this vicinity.

There is no logical argument for the provision of further accommodation to be built on this site. The motivation of the applicant in this case is no doubt the maximisation of profit to him/herself, without regard to the effects on local residents.

As a self-contained flat on this site its appeal on the open market, adjoining a potential HIMO, would, in case, surely be limited.

Regarding highway safety and congestion, the plan includes provision for a single parking space, with new vehicular access. The plans for the proposed flat comprise a double bedroom thus having the potential to be occupied by a couple, each of whom may be car owners, putting pressure on street parking which is already woefully inadequate. Add to this the potential for up to six other tenants on this same site, some, or all of whom may be car owners.

This site is positioned on a very busy thoroughfare, linking Yarborough Road and West Parade, with a primary school, a corner shop and a crossroads on its route as well as a very busy junction with West parade on the doorstep of the site in question. There is already a high concentration of traffic, along this route, with the morning and evening work traffic and more particularly with children being dropped off and picked up from school, at which times there is congestion and a good deal of jockeying for on-street parking spots.

More traffic is associated with the nearby corner shop, both that of customers and delivery vehicles.

The increase of online shopping and supermarket deliveries has resulted in many more large vehicles coming and going throughout the day often parking on pavements or double yellow lines.

Local residents returning from work in the evening after six o'clock, when restrictions no longer apply, are frequently obliged to park on pavements or double yellow lines overnight as the issuing of residents' parking permits exceeds the number of parking spaces available. They are able to avoid prosecution as they leave for work in the early morning.

The possibility of up to eight tenants occupying this site and the potential for yet more demands on on-street parking for private cars, visitors' cars and more delivery and trades vehicles visiting the site, would add to an already high concentration of traffic in the area and present a hazard to road users and pedestrians – particularly to primary school children and their families walking to either of the two nearby schools.

The alteration to the pavement kerbs along the site to provide a new vehicular access, being very close to a busy junction and on a school route, would cause congestion and prove hazardous to other road users and pedestrians.

Furthermore, the construction work involved in the building of a new flat on this site would occasion yet more traffic delivering materials, plant and labourers to the site using access close to the busy junction with West Parade at times when there is already a high volume of traffic as described above.

There would also be the usual noise and nuisance associated with building work close to residential properties.

There is simply no case to be made for the building of more accommodation on this site and there are strong arguments against, particularly with the concomitant noise and nuisance and increasing pressure on highway safety and congestion described above.

This application should be refused.

I have read and understood the document 'Confidentiality of your comments on Planning Applications and the General Data Protection Regulations'

Ann Marsden, Mrs

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 38 Richmond Road Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal diminishes an already inadequate parking provision in that the creation of a new vehicular access will remove space to park two cars on an already overcrowded area. The traffic congestion on Hampton Street already causes difficulty and danger particularly considering the proximity of St Faith and St Martins junior school.

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Mr Richard Coxon

Address: 38 Richmond Road Lincoln

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:

Comment: The proposal diminishes an already inadequate parking provision in that the creation of a new vehicular access will remove space to park two cars on an already overcrowded area. The traffic congestion on Hampton Street already causes difficulty and danger particularly considering the proximity of St Faith and St Martins junior school.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 194 West Parade LINCOLN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection is that this proposal is an over-development of an already constrained site by virtue of it being already a large HIMO, removal of limited garden space, and it is a ploy designed to circumvent the Article 4 Directive in force over the whole of the West End of Lincoln which would ordinarily place the final construction in the class of Super HIMO.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 99 West Parade Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our objections to this application remain the same as the previous application. In summary, there are significant issues of concern relating to density of population, traffic, parking, which link to air pollution, back door method of increasing a house of multiple occupancy, change of status of the premises making it difficult to revert to residential. Moving the communications box in front of someone else's property is unacceptable and sets a bad precedent. There will still be an issue of natural light and air circulation reduction for 194 West Parade and other properties encouraging damp.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Duncan Howells

Address: 99 West Parade Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our objections to this application remain the same as the previous application. In summary, there are significant issues of concern relating to density of population, traffic, parking, which link to air pollution, back door method of increasing a house of multiple occupancy, change of status of the premises making it difficult to revert to residential. Moving the communications box in front of someone else's property is unacceptable and sets a bad precedence. There will still be an issue of natural light and air circulation reduction for 194 West Parade and other properties encouraging damp.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Mr Peter Kosmalski

Address: 194 West Parade LINCOLN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection is that this proposal is an over-development of an already constrained site by virtue of it being already a large HIMO, removal of limited garden space, and it is a ploy designed to circumvent the Article 4 Directive in force over the whole of the West End of Lincoln which would ordinarily place the final construction in the class of Super HIMO.

FAO : Ms Lana Meddings

Could you please add the comments shown in the letter below to the list of Objections to the above Application.

From inspection of the available documents, apart from the reduction from 2 off two-storey properties and the attendant enormous brick wall, none of the concerns listed in my Letter of

Objection to the first application 0344 have been addressed, which is a very disappointing outcome.

Thanking you for your co-operation in this matter

Kind regards

Peter Kosmalski

FINAL VERSION

Subject: 2021/0547 / FUL

Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access.

Land Rear Of [192 West Parade Fronting Hampton Street Lincoln](#)

I am writing to you in order to place on record my objection to the proposed development at 192 West Parade, Lincoln.

Summary of reasons for Objection:

- (1) Proposal not in accordance with Conservation Area & Article 4 objectives - overdevelopment of the site & loss of amenity space
- (2) (a) Highway access from Parking & serious RTA hazard
- (b) Loss of on-street car parking spaces
- (3) Current infrastructure unable to cope with increased demand

Detailed narrative in support of above points:-

The whole of the West End of Lincoln beginning at The Avenue - West Parade traffic lights and bordered by Yarborough Road to the North and Carholme Road to the South is both a Designated Conservation Area to maintain and enhance the historic character of existing properties and an Article 4 controlled area with the stated objective of both limiting the number of properties being turned into HMO's and returning the population balance to a more sustainable family-based equilibrium with a normal age distribution across the residents.

Objection on the basis that the proposed development does not meet the criteria of being in keeping with the Victorian character of all the buildings in the immediate vicinity. The style of the windows is not obvious from the minute drawings - Are they Casement whereas the local style is Sash, the door does not appear to be in the Victorian style.

Objection on the basis that the proposed development does not comply with neither the letter nor the spirit of the Article 4 direction, namely the existing property was originally a whole house let to an individual family, it then became for many years the Vicarage for the pastor of the Thomas Cooper Memorial Baptist Church, Lincoln and following his departure for Canada it became a HMO with a maximum of 6 let rooms.

This proposal is in actuality simply an Extension to form a self contained Apartment chargeable at a higher rate to the existing building. It is not an independent freehold unit available as a starter home to enable local young people get on the housing ownership ladder.

If there ever was a chance of returning the existing property to one residential family occupancy, the erection of these this cottage will preclude that happening for ever, unless it is stipulated that the new property is a designated "granny flat" and can only be occupied by persons over retirement age.

Finally, the provision of a car parking spot at the end of the proposed development is a RTA disaster just waiting to happen.

Unfortunately, as there are no evident proposals to make the whole of the West End Conservation Area "Access Only" , and neither to put in speed bumps nor strictly enforce the 20 mph speed limit , with the Hampton Street right turn from Yarborough Road being permitted there is a high speed rat-run via Charlesworth Street to Carholme Road and beyond, particularly in the morning, but generally at all times of the day or night. And the reverse is also true with many vehicles coming up Gresham Street and along West Parade from The Avenue turning right to go up Hampton Street and exit on to Yarborough Road.

Although the car parking exit from the proposed development is some distance from the West Parade corner, if the road parking spaces are going to be reallocated to beyond the present dropped curb, then any driver reversing out of the apartment's parking bay is going to have limited vision of approaching vehicles especially those coming down the hill.

Additionally, at the top of Hampton Street is a Junior School with many pupils accompanied and unaccompanied walking up to and down from the hill on both sides of the road. A moment's distraction without due care and attention by a reversing driver could result in a child disappearing from view and resulting in a very serious accident indeed, which would only happen if planning permission were granted for this development!

Infrastructure Issues:

Historically and until pre-pandemic , potable water supply and foul sewage and surface rain water drainage for both 192 and 194 West Parade were by a single shared pipe running from the mains water supply point or sewer access located under West Parade , through the front garden, down the passage and then diagonally across the land of 194 West Parade to the vicinity of the kitchen area inside 192.

Unless alternative arrangements have been planned and scheduled, there are doubts whether the existing water and sewage arrangements would be able to cope with the increased requirements of this proposed development. Whether this matter has been considered and remedial action is planned is not known from the details in the proposal as presented and therefore yet another reason for objection as currently proposed.

Comments for Planning Application 2021/0547/FUL

Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 41 Victoria Street Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Another individual attempting to get around A4D by building a new property instead of attempting to extend in an area that does not need any more accommodation. By demolishing the garage and effecting a new dwelling you remove a lot of the original properties garden thus preventing this from being a family home in the future or even converted back into a family home.

Granted they have consider parking however they have not taken into account the already over populated area, the impact on the current property and the pure attempt to get around A4D, therefore this should be rejected.

Directorate of Communities and Environment
Simon Walters MBA, ACIS, MCMI
City Hall, Beaumont Fee,
Lincoln, LN1 1DF

Ilona Kruppa, MSc
2, Hampton Manor
Hampton Street
Lincoln
Lincolnshire
LN1 1BJ

23rd July 2021

Dear Sir/ Madam,

Re: **Town and Country Planning Act 1990
Consultation on application for Planning Permission**

**Address of the proposed development:
192 West Parade, Lincoln, Lincolnshire, LN1 1LY**

**Description of the proposed development:
Demolition of existing garage to accommodate erection of a dwelling and
creation of new vehicular access. (Re-submission)**

Ref: 2021/0547/FUL

I am writing to express my strong objections to this proposed development. This application is a re-submission of a previous proposal (Ref: 2021/0344/FUL) that has not been substantially altered. Therefore my objections (as outlined in my letter dated 27th April 2021) remain largely unchanged and are outlined below under the following headings:

- Highway safety and congestion / Access to parking;
- Noise and disturbance / Air pollution;
- Overoccupancy & pressure on amenities;
- Loss of light;
- Confusion caused by replication of house numbers;
- Property values.

Highway safety and congestion / Access to parking

Hampton Street currently has limited parking. Upper Hampton Street (between Richmond Street and Yarbrough Road) is subject to parking restrictions with double yellow lines on both sides of the road. However, all dwellings on that stretch of road have private (off-road) parking facilities. I will therefore be confining my comments to lower Hampton Street (the stretch of road between Richmond Street and West parade.) The existing residential parking for residents of the lower stretch of Hampton Street is, in my view, inadequate and does not meet the current needs of residents.

This stretch of Hampton Street includes 3 houses with access to private parking (Nos. 1-3, Hampton Manor) and a further 10 premises without private parking:- Dhindsa Stores; 2 houses (1-2 Hampton Street); 4 flats (The Printers) and a further 3 flats (Chapel House).

These 10 premises currently have access to only 5 residential parking spaces and 2 visitors' spaces (approximately, depending upon size of vehicle). The proposed development will further reduce - by at least one (possibly two) - the number of available residential parking spaces.

The limited parking space currently available is already leading to illegal parking of cars in the evening and overnight on double yellow lines. I have regularly witnessed up to 6 cars at night parked illegally on double yellow lines and blocking the pavement. The resulting obstruction of the pavements is potentially hazardous for pedestrians, especially mothers with prams and disability vehicle users, who may be forced into the road to traverse parked cars. Furthermore, these illegally parked cars could potentially block access to the emergency services (fire, ambulance etc). The plan to further reduce available residential parking will only intensify this pressure on parking.

Hampton Street is a busy road that experiences a steady flow of traffic throughout the day. The current arrangement with one lane available on this stretch of road creates a bottleneck at the junction with West Parade on a regular basis, which is likely to be aggravated by the additional requirement for vehicle access to and from the new proposed dwelling. This congestion will be further exacerbated if residents continue to park on the pavement due to inadequate access to residential parking.

As noted above, the 3 houses on Hampton Manor, and in addition, No. 134 West Parade have access to one private parking space per house in a private car park adjacent to No. 3 Hampton Manor. Due to the traffic congestion on Hampton Street, it is a challenge at present to exit the parking area safely due to the traffic flow. It becomes increasingly hazardous when cars are parked illegally and are blocking the view of the road.

The danger is not just to the car driver, but also to passing pedestrians. In addition to being a busy road for traffic, Hampton Street is a busy road for pedestrians, especially at school drop-off and pickup times, when parents with young children are accessing Saint Faith's Infant and Nursery School on West Parade and Saint Faith and Saint Martin Junior School on Hampton Street.

All of the above hazards: traffic bottlenecks; limited visibility for drivers; risk of injury to pedestrians; blocked access for emergency services, are likely to be increased by the requirement under the proposed development plans for construction vehicles to access the premises of 192 West Parade, thus increasing the level of congestion.

Noise and disturbance / Air pollution

I am unclear how long the proposed development work would be likely to last. However, it is apparent that the work will cause significant noise and disruption to the street and its residence over an extended period of time and will inevitably cause air pollution and pose a threat to the natural environment and climate.

Overoccupancy and pressure on amenities

The current level of occupancy of this stretch of Hampton Street is at saturation point and any increase in occupancy can only negatively impact upon the quality of life of the residents.

Loss of light

The proposed development will block light to the garden of the adjacent house, 194 West Parade, and may affect access to light to other properties along that stretch of road.

Confusion re: house numbers / Effect on postal and other deliveries

I am unclear how the proposed new dwelling will be numbered. However, I would like to raise my concerns about the confusion already caused by the number of residences that are designated no. 1 or no. 2.

As the owner of "2, Hampton Manor, Hampton Street", my experience is that my home is regularly confused with one of the following addresses:

2, Hampton Street;
2, Chapel House, Hampton Street;
2, The Printers, Hampton Street;
2, Hampton Court, Hampton Street.

This confusion affects postal deliveries, other deliveries and the timely arrival of taxis. Whilst this confusion might be viewed as merely causing inconvenience, it has the potential to delay urgent deliveries and even in extreme circumstances, the potential to delay the arrival of emergency services if required.

Value of property

Many of the issues identified above, including limited parking, traffic congestion and over-occupancy are likely to impact negatively upon the value of property in the area and its saleability.

In addition, the relocation of the "Open Reach" green box currently located outside the site of the proposed development is likely to detract from the value and appeal of the unfortunate residence identified in the plans as its new location.

I am grateful for your consideration of the concerns raised in this letter in relation to the proposed development.

your sincerely

Ilona Kruppa
23rd July 2021



Comments for Planning Application 2021/0547/FUL Application Summary

Application Number: 2021/0547/FUL

Address: 192 West Parade Lincoln Lincolnshire LN1 1LY

Proposal: Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Case Officer: Lana Meddings

Customer Details

Name: Kathryn Holbrook

Address: 41 Victoria Street Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Another individual attempting to get around A4D by building a new property instead of attempting to extend in an area that does not need any more accommodation. By

demolishing the garage and effecting a new dwelling you remove a lot of the original properties garden thus preventing this from being a family home in the future or even converted back into a family home.

Granted they have consider parking however they have not taken into account the already over populated area, the impact on the current property and the pure attempt to get around A4D, therefore this should be rejected.