

Plans

Site Location Plan



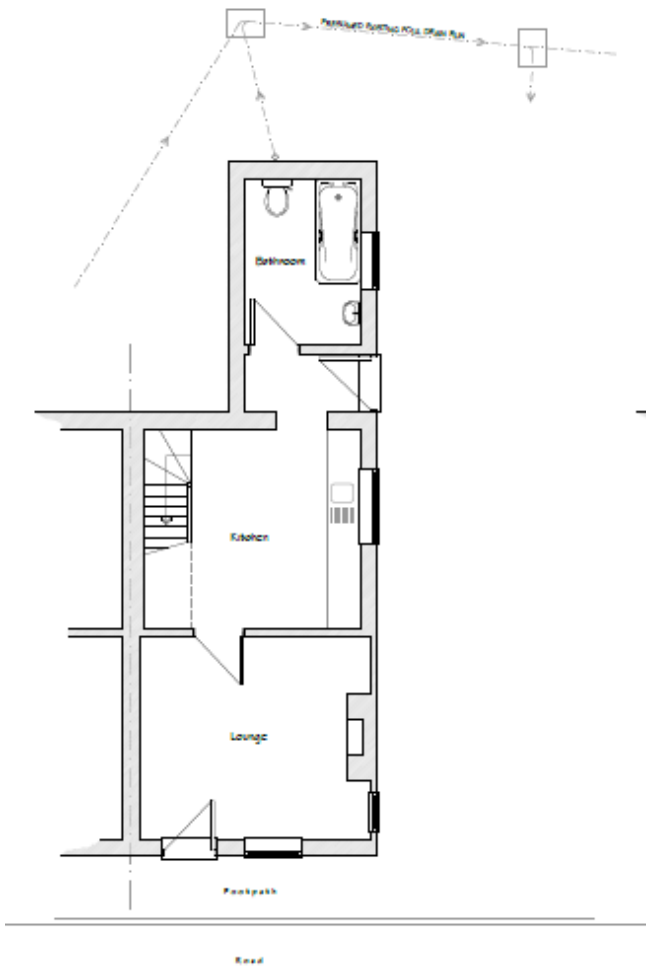
Existing Plans



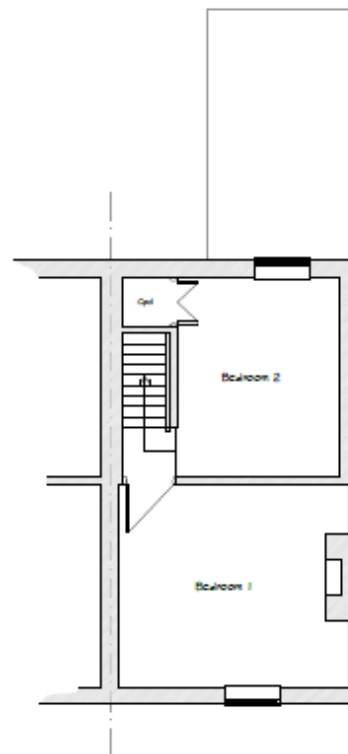


Side (west)

Rear (south)



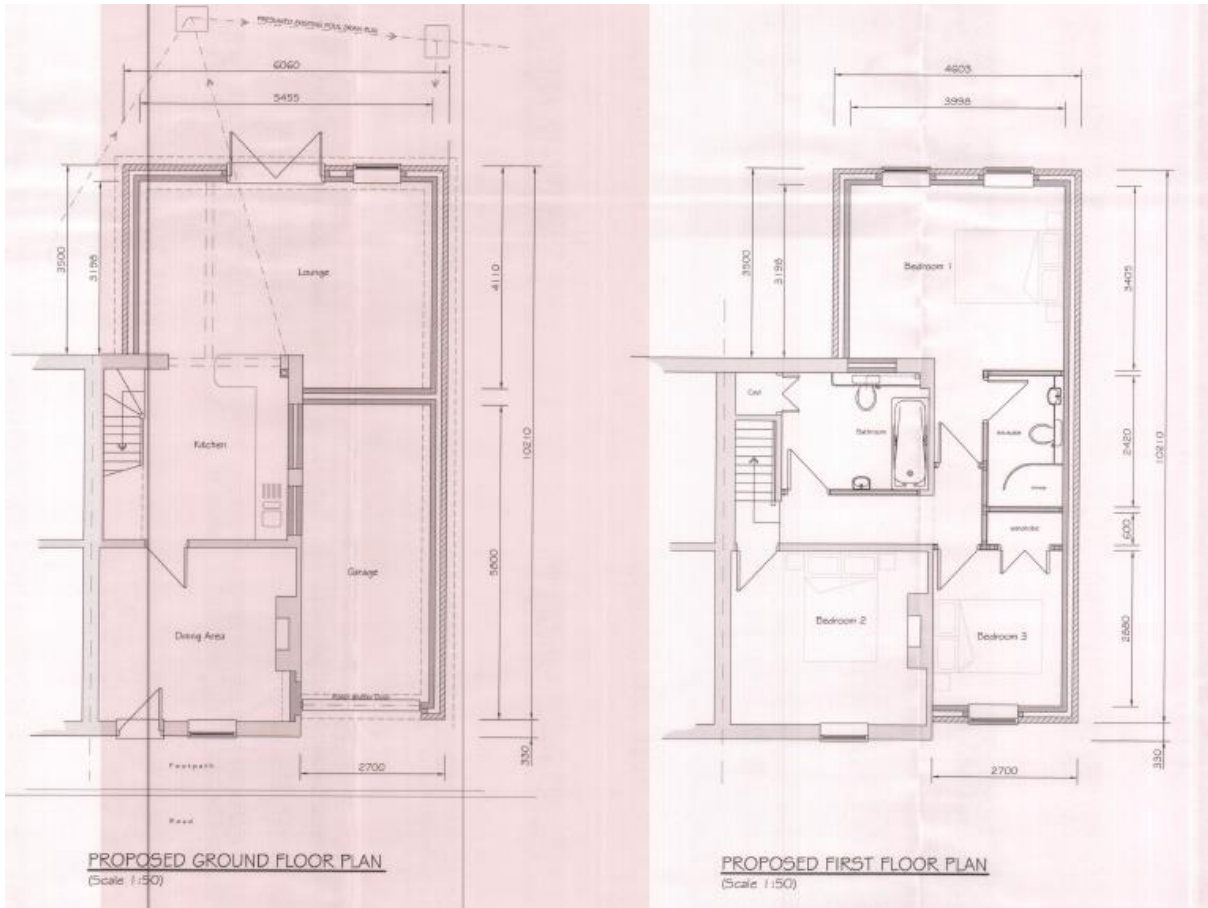
Existing Ground Floor Plan (scale 1:50)



Existing First Floor Plan (scale 1:50)

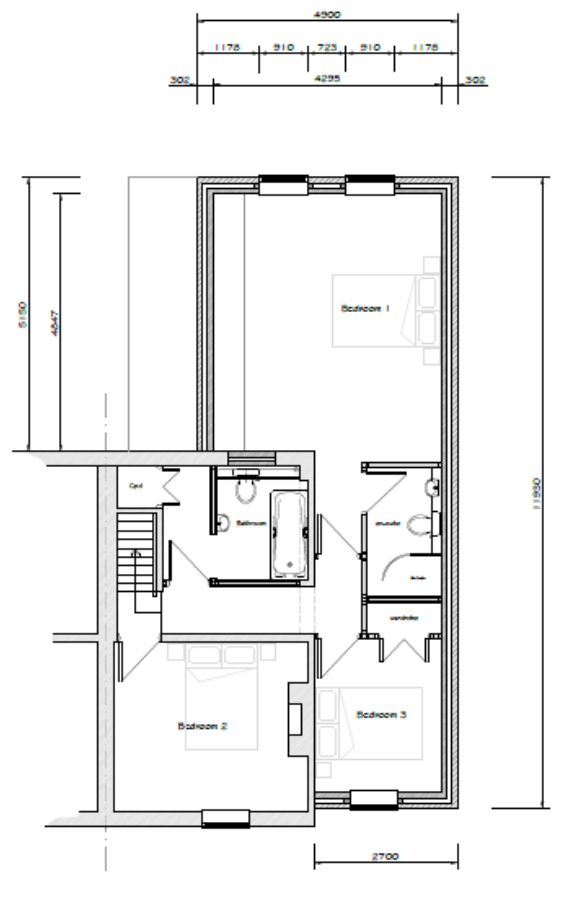
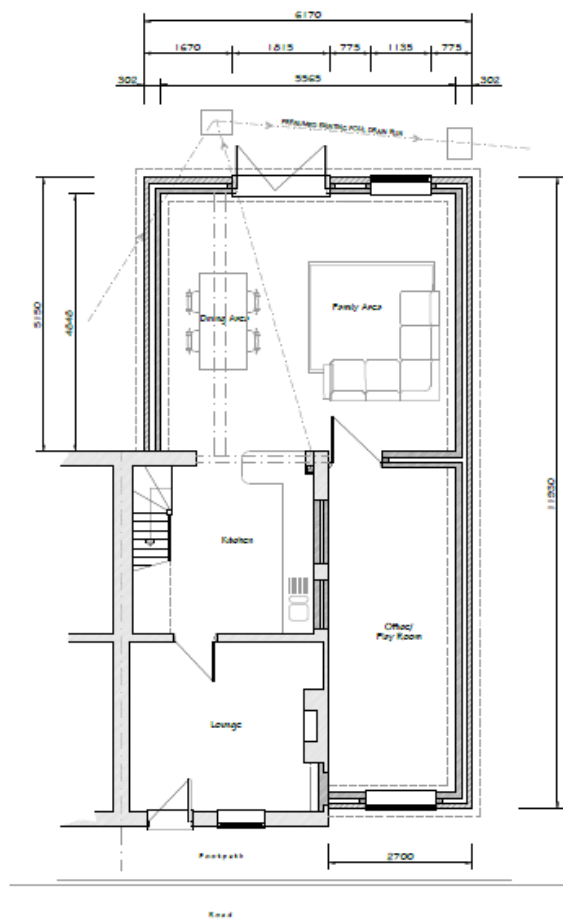
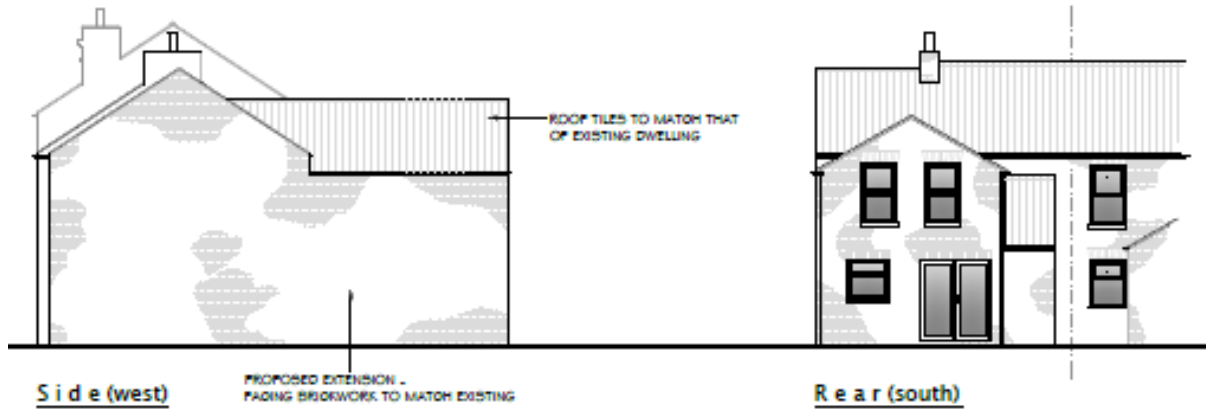
Approved Plans





Proposed Plans





Site Photos





Consultee Responses



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: 2021/0572/HOU

Proposal: Erection of two storey side and rear extension (Resubmission of 2019/0811/HOU)

Location: 43 Queen Street, Lincoln, Lincolnshire, LN5 8LB

With reference to the above application received 21 July 2021

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS) /REASONS FOR REFUSAL

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

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

NO OBS

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

Case Officer:

Date: 23 July 2021

Ian Field

for Warren Peppard
Head of Development Management

Bray, Kelly (City of Lincoln Council)

From: Richard Wright <richard.wright@witham3idb.gov.uk>
Sent: 11 August 2021 08:58
To: Technical Team (City of Lincoln Council)
Subject: FW: Consultation on Planning Application
Attachments: ufm6.pdf

WARNING: This email originated from outside of the organisation. Do not click links, open attachments or reply unless you are confident that the content is safe and do not share inappropriately.

Dear Sir/Madam,

[2021/0572/HOU - 43 Queen Street, Lincoln, Lincolnshire, LN5 8LB](#)
[Erection of two storey side and rear extension \(Resubmission of 2019/0811/HOU\).](#)

Thank you for the opportunity to comment on the above application. The site is within the Witham First District Internal Drainage Board district.

The Board has no comments on this application, the development does not affect the interests of the Board.

Regards,

Richard Wright
Operations Engineer

*Witham First District Internal Drainage Board
Witham Third District Internal Drainage Board
Upper Witham Internal Drainage Board
North East Lindsey Drainage Board*

Four independent statutory Land Drainage and Flood Risk Management Authorities working in partnership.

RE: Consultation on Planning Application



LN Planning <LNplanning@environment-agency.gov.uk>
To: Technical Team (City of Lincoln Council)

Milly Coucom

We removed extra line breaks from this message.

Reply Reply All Forward

Fri 23/07/2021 15:

WARNING: This email originated from outside of the organisation. Do not click links, open attachments or reply unless you are confident that the content is safe and do not share inappropriately.

Dear Sir/Madam

The proposal can be classified as 'minor development' in relation to flood risk and does not appear to fit any other criteria on our consultation checklist, 'When to consult the Environment Agency'. It was therefore not necessary to consult us.

Advice on flood risk mitigation for minor development can be found at <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>.

However, if you believe you do need our advice, please call me on the number below.

Kind regards

Nicola Farr
Sustainable Places - Planning Specialist Lincolnshire & Northamptonshire Area, Environment Agency Currently working from home

nicola.farr@environment-agency.gov.uk
External: 020 302 55023

Neighbour Responses

Comments for Planning Application 2021/0572/HOU

Application Summary

Application Number: 2021/0572/HOU

Address: 43 Queen Street Lincoln Lincolnshire LN5 8LB

Proposal: Erection of two storey side and rear extension (Resubmission of 2019/0811/HOU).

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 41 Queen street LINCOLN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Initially, I had no objection to my neighbour building the extension as in the originally approved plans. This plan was to replace the property's existing off-street parking spot (where Mr Booth had a truck parked for 5 years) with a garage. Currently, since finding out that his build would potentially encroach on my property's land, I have been in a boundary dispute with Mr Ian Booth (who is the builder and brother of the property owner Mr Paul Booth). I have informed the planning office about this but was told that this is not in their remit and they have to rely on the applicant's honesty with regard to where the proposed build will be. Mr Booth has continued building regardless. I am currently seeking legal advice with respect to this.

Now I have heard that a) he is not building a garage and b) he intends to use the property as a 4-bedroom HMO. This means that a) parking on the street will be affected, with potentially between 1 and 4 cars more trying to park on an already very difficult street parking-wise. While on a purely personal level at the current moment it does not affect me (I do not have a car at this moment and I have off street parking) it does concern me as a property owner who lives here on this street. It could affect a lot of my neighbours' ability to park near their homes and the ability of other vehicles (e.g refuse collection) so I am supporting their objection.

Application Summary

Application Number: 2021/0572/HOU

Address: 43 Queen Street Lincoln Lincolnshire LN5 8LB

Proposal: Erection of two storey side and rear extension (Resubmission of 2019/0811/HOU).

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 47 Queen Street LINCOLN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I own and live at number 47 Queen Street.

I have spoken to Mr Ian Booth the builder a few times since his brother Mr Paul Booth bought the property in 2015, I have always been told that they were planning on building a garage where there used to be off street parking for two cars (one behind the other). There has been a truck parked there for the last 5 years until the building work commenced in March.

However when the work started in March 2021 Mr Ian Booth told myself and another neighbour at Number 49 that he now intended on turning the garage into a bedroom and that it was going to be a 4 BED HMO .

On the 2019/0811/hou plan 572892 section 8 it says 'Will the proposed works affect existing parking arrangements' - the NO box was ticked and it said building a garage.

I thought fair enough, this will not change the already poor parking situation in our street as he is building a garage (will replace the off street parking that he had anyway).

In the resubmitted plan - 2021/0572/hou -

section 8 - neither box is ticked!

So I object on 2 counts:

- 1 . I object to a 4 BED HMO.
2. I object to the possibility of up to an extra 4 cars on the street.

On the 22/07/21 Mr Ian Booth asked me if everything was ok? So I told him of my worries about extra cars. He then told me it isn't going to be a 4 BED HMO, but a family home and that he was moving in himself. If it's going to be a 3/4 bed family home I still object to the new plans because of the parking issue - regardless of whether the property is a HMO or a family home, the loss of the originally proposed garage means that parking on the street WILL be affected.

I was told by the planning office, if the works were to affect the parking on the street, all residents

of the street would be informed and asked if they had any comments/objections. As of today 9/08/21 we haven't.

Dear Milly,

Thank you for your email.

I own number 45 Queen St, Lincoln and wish to object to this development on two grounds,

firstly, the extension has been moved so close to my back kitchen window as to reduce the light entering the room.

Secondly, occupants of number 45 have enjoyed a right of way into the back garden along the pathway at the side of number 43 since the 19th century. Mr Booth has now blocked this completely.

Best regards,

David Lewis