

Application Number:	2021/0547/FUL
Site Address:	192 West Parade, Lincoln
Target Date:	27th August 2021
Agent Name:	Heronswood Design Ltd
Applicant Name:	Mr Graham Smith
Proposal:	Demolition of existing garage to accommodate erection of a dwelling and creation of new vehicular access. (Re-submission)

Background - Site Location and Description

Permission is sought for a one-bedroom property with one off road parking space. The property would have a double bedroom, bathroom, and open plan kitchen/living area. The existing lean-to garage would be demolished as part of the proposal.

192 West Parade is a large House in Multiple Occupation situated on the corner of West Parade with Hampton Street. The proposed dwelling, whilst to the rear of 192, would front onto Hampton Street.

The site is situated within the West Parade and Brayford Conservation Area.

Site History

Reference:	Description	Status	Decision Date:
2021/0344/FUL	Demolition of existing garage to accommodate erection of two dwellings and creation of new vehicular access.	Withdrawn	29th June 2021

The decision was taken to withdraw the previous application because Officers had concerns about the proposed design and did not support the scheme. Pre application advice was then sought on a scaled back scheme which would be supported by Officers.

Case Officer Site Visit

Undertaken on 8th June 2021.

Policies Referred to

- National Planning Policy
- Central Lincolnshire Local Plan Policy LP26

Issues

- Principle of the Development
- Visual Amenity
- Impact on Neighbours
- Technical Matters

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018.

Statutory Consultation Responses

Consultee	Comment
Lincolnshire Police	Comments Received
West End Residents Association	Comments Received
Highways & Planning	Comments Received
Lincoln Civic Trust	Comments received

Public Consultation Responses

Name	Address
Peter Kosmalski	
Mr Robin Lewis	22 York Avenue Lincoln Lincolnshire LN1 1LL
Marie Phillips	2 Chapel House Hampton Street Lincoln Lincolnshire LN1 1NE
Duncan Howells	99 West Parade Lincoln Lincolnshire LN1 1QR
Mr Peter Kosmalski	194 West Parade Lincoln Lincolnshire LN1 1LY
Kathryn Holbrook	41 Victoria Street Lincoln Lincolnshire LN1 1HY
Mr Michal Olszewski	103 West Parade Lincoln Lincolnshire LN1 1QR
Mr Gary James	14 Cambridge Avenue Lincoln Lincolnshire LN1 1LS

Mr Paul Headland	6 Bedford Street Lincoln Lincolnshire LN1 1NA
Mrs Ann Marsden	
Mrs Linda Hall	2 North Parade Lincoln Lincolnshire LN1 1LB
Mr Francis Hancocks	1 Hampton Street Lincoln Lincolnshire LN1 1LG
Ilona Kruppa	2 Hampton Manor Hampton Street Lincoln Lincolnshire LN1 1BJ
Dr Mikey Murray	5 Richmond Road Lincoln Lincolnshire LN1 1LQ
Mr Richard Coxon	38 Richmond Road Lincoln Lincolnshire LN1 1LQ
Miss Phillips	2 Chapel House Hampton Street Lincoln Lincolnshire LN1 1NE
Sarah Jenkins	15 Queens Crescent Lincoln Lincolnshire LN1 1LR

Copies of the letters of objections have been included in full as part of this report. The main issues are summarised as:

- 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 bay would be lost if the drop kerb were relocated to the area on the plane,
- Loss of residential permit parking spaces in the area.
- 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,
- Not in the spirit of the council's article 4
- 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.
- The suggested repositioning of the BT box in front of the neighbour's house
- This application will set a dangerous precedent
- Doubts whether the existing water and sewage arrangements would be able to cope with the increased requirements of this proposed development

Consideration

Principle of the Development

The principle of altering an existing dwelling in an established residential area is acceptable and supported by Policy LP26 subject to all technical matters being agreed.

Visual Amenity

The application site is situated within the West Parade and Brayford Conservation Area. Policy LP25 of the Central Lincolnshire Local Plan states that "Development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting.

The proposed dwelling would measure 8.7metres in length and 4.7metres in depth. It would have a hipped roof and be constructed of materials to match 192 West Parade. The property would be single storey and has been designed to be viewed as an outbuilding, much like the existing garage which would be removed as part of this application. The mass, scale and height would be appropriate in this location. Separation between the property and 1 Hampton Street would be retained with a garden and off-street parking provided on the plot. Therefore, it is not considered that the proposal represents an over development of the site. This maintains the characteristic of the streetscene and would be in accordance with the criteria of LP25.

Impact on Neighbours

The proposed property would be single storey, therefore there would be limited scope for overlooking or loss of light. There would be two windows in the north elevation, serving the living accommodation, looking onto the blank gable wall of 1 Hampton Street. The modest scale of the development would mean that there would be no adverse increase in noise and the residential use is compatible with neighbouring uses.

Article 4

Local residents and WERA consider that the proposal is not in the spirit of the council's article 4. The Article 4 direction was intended to manage the future development of HMOs to ensure such developments would not lead to or increase existing over concentrations of HMOs which are considered harmful to the local community. The article 4 direction does not restrict any development in this area of the city.

There is a misconception that the proposal would increase the size of an existing HMO. The application is for a self-contained 1-bedroom property. There is no access to the main house from the proposed property, nor does the proposed property rely on the

neighbouring house for any amenities. Therefore, the application does not increase the size of 192 West Parade and should be considered on its own merit.

Precedent

Neighbours are concerned that the proposed application would set a precedent in the area for the same type of development elsewhere. Every application is decided on its own merit. The approval of this application would not mean that any infill development would be acceptable, every application would need to be determined taking into the consideration the individual circumstances and contexts of the schemes.

Technical Matters

Highways

The proposed application would provide for one off street parking space for the proposed dwelling. The access to the parking space would be taken from Hampton Street and require the existing opening in the wall to be moved. The existing wall opening would be bricked up and a new one created closer to 1 Hampton Street.

Neighbours have cited concerns about the loss of off-street parking for the existing property. However, the Highways Authority have raised no objections to the proposal and do not consider that the proposal would result in any issues relating to highway safety or highway capacity. As the proposal would have its own off-street parking it would not be eligible for a residents parking permit.

Drainage

Neighbours have doubts whether the existing water and sewage arrangements would be able to cope with the increased requirements of this proposed development. The applications would be required to get the necessary permits from Anglian Water, who would assess the capacity of the local network.

Trees

There are a number of woody plant species located within the rear garden of 192 West Parade, these are presently exempt from protection due to their current size; all having basal diameters of less than 75cm when measured at 1.5 metres from ground level.

A Sycamore Tree is located on land to the south west of the proposed development – the Root Protection Area of this tree is likely to be unaffected by development however the canopy scaffold of this tree may require a certain amount of facilitative pruning to ensure building works do not cause damage to branches which are currently overhanging or in close proximity to the property boundary.

A *Corylus avellana* is close to the dividing wall (between 192 and 194) – The proposed development drawing indicates that a considerable percentage of the RPA of this tree will lay beneath a proposed car parking area however the nature of the proposed construction and wearing surface of this area is not identified within the proposed plans. To ensure the tree is protected from compaction or mechanical damage a condition could be attached to any permission given.

S106

Given the application site is within the Carholme Ward there would be a requirement for the applicants to enter into a S106 agreement to ensure that the property is not occupied by students. This stipulation is applied to all new builds in the West End of Lincoln due to issues which have arisen from an over population of students in the past which has caused an imbalance in the community. The applicants are happy to enter into such an agreement should members be minded to approve the application.

Conclusion

The application proposes a one-bedroom property in a plot between 192 West Parade and 1 Hampton Street. The proposal would not increase the size of the existing HMO at 192 West Parade and would be a modest residential unit for occupation by anyone other than students. Its design is appropriate given the surrounding context and it would result in no adverse impacts on residential neighbours. It is therefore considered to be in accordance with local planning policies LP25 and 26.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted conditionally subject to the signing of a S106 agreement that the approved property is not occupied by students.

Conditions

- Development to commence within 3 years
- Development to be in accordance with the plans
- Highways condition requiring the stopping up of the existing driveway access
- Tree Root Protection details prior to commencement of development.
- Construction hours restricted