

<b>Application Number:</b>	2021/0572/HOU
<b>Site Address:</b>	43 Queen Street, Lincoln
<b>Target Date:</b>	15th September 2021
<b>Agent Name:</b>	Rick Smith Design
<b>Applicant Name:</b>	Mr Booth
<b>Proposal:</b>	Erection of two storey side and rear extension (Resubmission of 2019/0811/HOU).

### **Background - Site Location and Description**

Permission is sought for a two-storey side and rear extension. To the ground floor it would provide a garage and a living area. To the first floor two bedrooms and a bathroom would be created.

The property is located to north of Queen Street which is located off the High Street. The property is attached to a two-storey property to the west and has an open space with a three storey property beyond to the east.

### **Site History**

Reference:	Description	Status	Decision Date:
2019/0811/HOU	Erection of two storey side and rear extension (Resubmission).	Granted Conditionally	27th November 2019

### **Case Officer Site Visit**

Undertaken on 24/08/2021.

### **Policies Referred to**

- Central Lincolnshire Local Plan Policy LP26 - Design and Amenity

### **Issues**

- Principle of the Development
- Visual Amenity and Design
- 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
Upper Witham, Witham First District & Witham Third District	Comments Received

Highways & Planning	Comments Received
Environment Agency	Comments Received

### **Public Consultation Responses**

Name	Address
David Lewis	Davidilewis@hotmail.co.uk
Karen Ellis	47 Queen Street Lincoln Lincolnshire LN5 8LB
Dr Tracey Thornborrow	41 Queen Street Lincoln Lincolnshire LN5 8LB

### **Consideration**

#### **Principle of the Development**

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

#### **Visual Amenity and Design**

Permission is sought for a two-storey side and rear extension. Permission was granted for a similar scheme in 2019, which the applicants have started to build, however they are seeking a number of amendments which require permission.

The extension would be set back from the principal elevation of the host property and would extend beyond the rear elevation by 5.15metres where it was previously approved to be 3.5metres. The roof line of the extension would step down from the main property. It is therefore considered that the extension has been appropriately designed to appear as an addition to the main property. The extension would be constructed of materials to match the main property. This would be an appropriate choice and would be in keeping with the surrounding area.

#### **Residential Amenity and Impact on Neighbours**

The greatest impact of the development would be on the adjoining property to the east. However, the extension has been designed to be sympathetic to this property. The extension has no windows in the east elevation so there would be no overlooking. The extension also steps down to single storey with a monopitch roof closest to the boundary to minimise the impact. It is therefore considered that the impact on residential amenity would be limited.

Three letters of objection have been received from neighbours. The issues contained are set out below:

#### *Reduction in light to the kitchen window of number 45*

There is an existing single storey off shoot to both properties, which to some extent casts a shadow on the rear window of no.45. The extension, already granted consent, was assessed to have no additional adverse impact on the enjoyment of the property. The increase in footprint to the extension would have no greater impact.

#### *Right of access to number 45*

The owner of 45 Queen Street has indicated that there is an ongoing dispute with the applicants over a right of access to the rear of 45 Queen Street from the side of no.43. The applicants are aware of this objection and have indicated that they are trying to resolve this issue. In any case, this is not an issue which the Planning Authority can use to refuse permission, land ownership is a civil matter. The objector has indicated that they are pursuing the issue outside of the planning process.

#### *Property is going to be an HMO*

There is no indication that the property would be used as a HMO. Should the applicants wish to use the property in such a way they would need to apply for planning permission.

#### *Increased on-street parking*

The Highways Authority have raised no objections to the proposed scheme as the potential minimal increase in on-street parking would not have an adverse impact on highway safety.

#### Highways

No objections have been raised.

#### **Conclusion**

The proposed extension would have no adverse impact on neighbouring residents and would be appropriately designed taking into account the surrounding area. It is therefore considered that the proposal accords with policy LP26 of the Local Plan.

#### **Application Determined within Target Date**

Yes

#### **Recommendation**

That the application is Granted Conditionally

#### **Conditions**

Development to be carried out in accordance with the plans