

2021/0313/FUL – 69 Carholme Road

Site Plan



Proposed Plans



Front Elevation



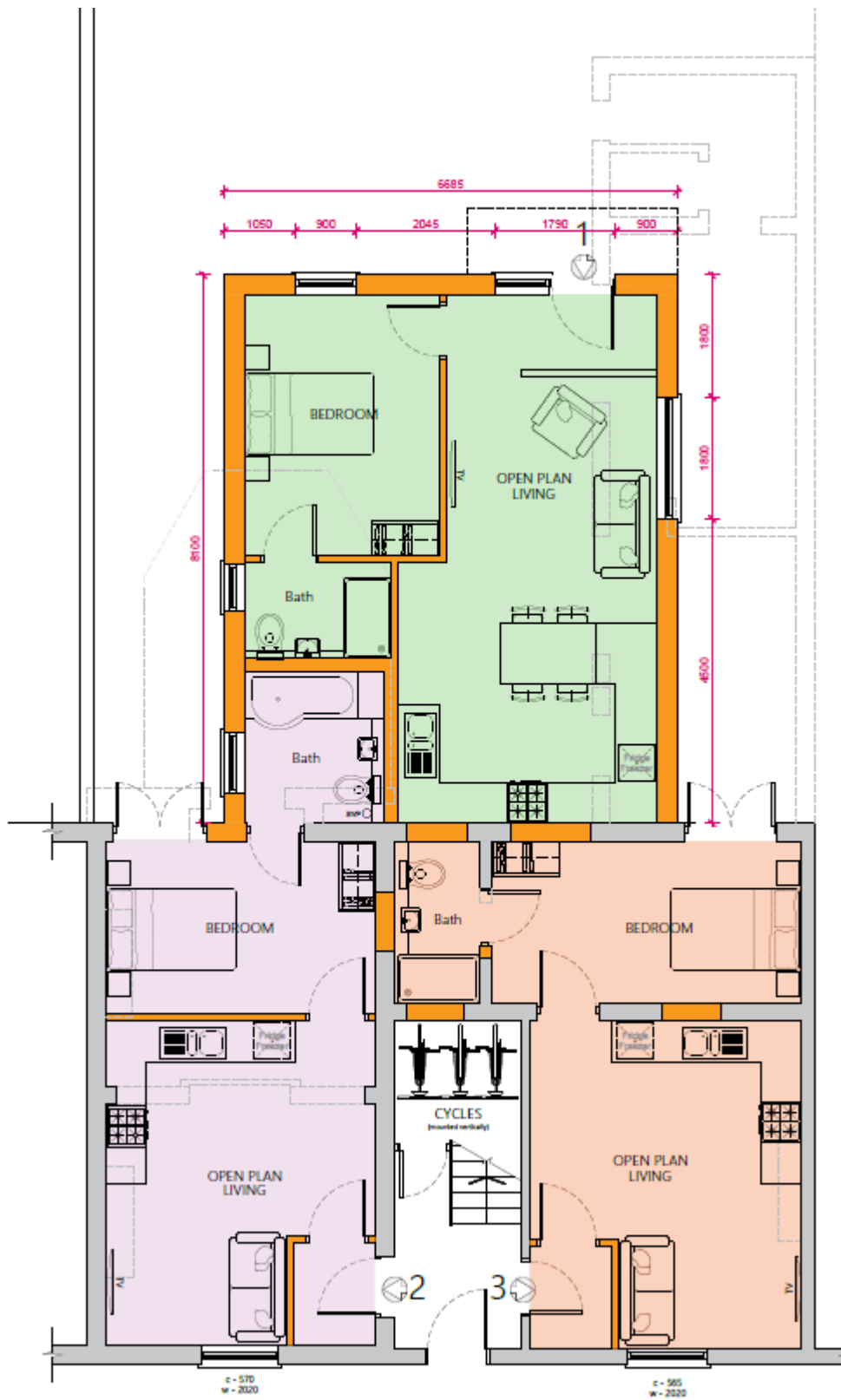
Rear Elevation



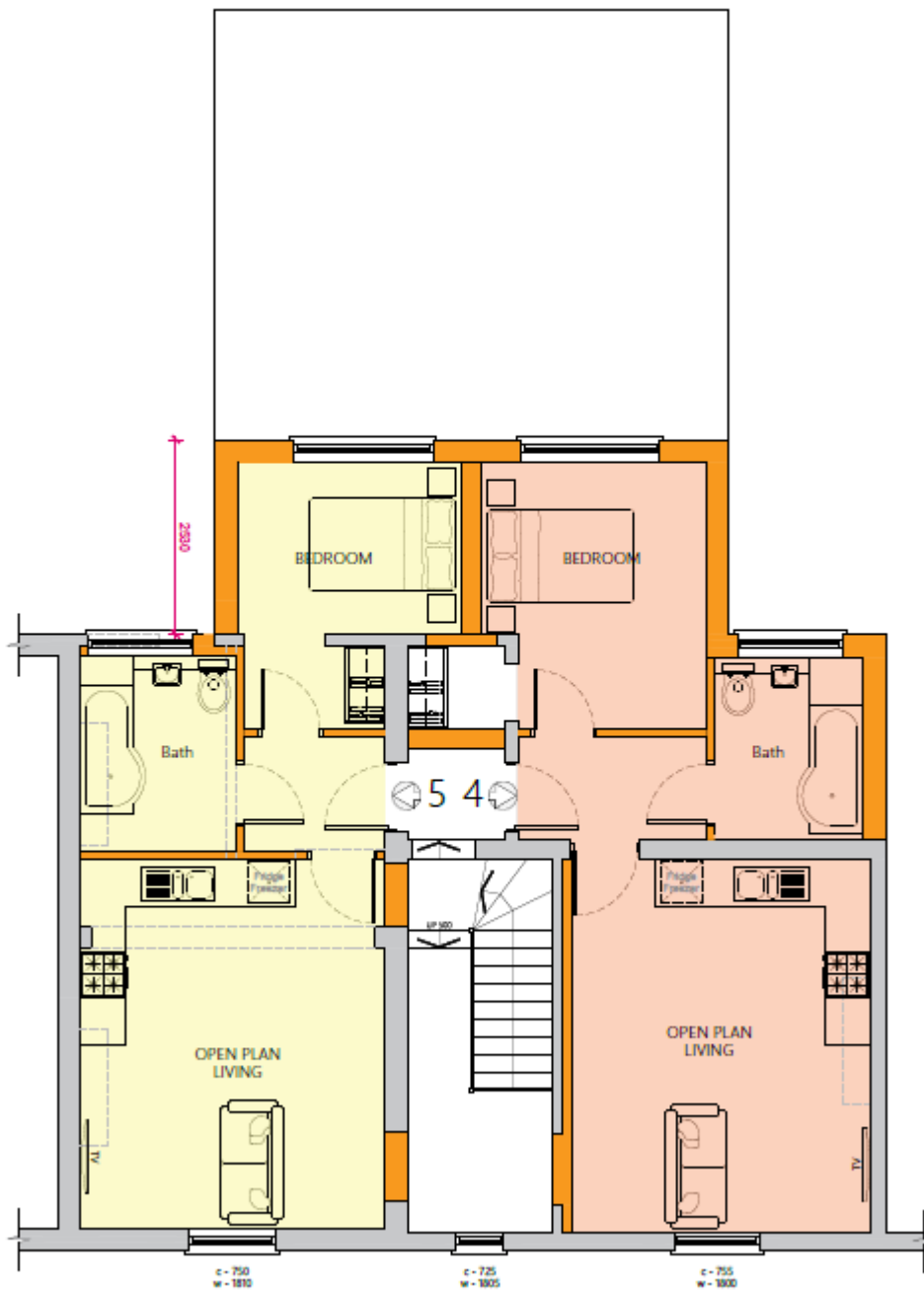
Side Elevation



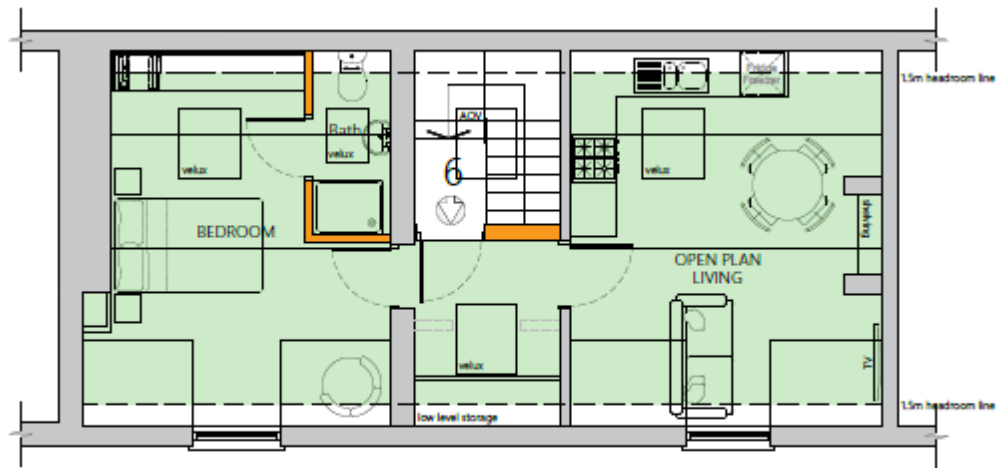
Side Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

Site photographs







Consultation responses



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67 Carholme Road, Lincoln LN1 1RT

Hosts: Terry & Julieanna Shelton



26/4/21

Dear Sir/Madam

Please note our comments below re this application that would affect us.

1. It looks on the plans that the rear extension to N-69 is to be removed. If this is correct then the side external wall to N-67 forms the boundary wall between the properties. As this wall is standing on our property we do not wish to lose it, as this gives us privacy.
2. The proposed balcony + side frosted glass windows, assuming they open, will overlook our bedroom windows, garden + conservatory.



2



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3. There is a gutter/down pipe from our property that discharges onto the roof of the current extension.

(I believe this goes back to when it was built).

New arrangements would be needed to facilitate the rainwater removal, at builder's cost.

4. It looks like the tree is preserved at the rear, but we would also like the hedging protected.

5. The internal party walls let through a fair bit of noise, so we are concerned about this also.



3



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Hosts: Terry & Julieanna Shelton



Therefore we are not totally
against the plan if all these
points are rectified.

Yours

Mr Andrew Ross - 57 Arthur Taylor Street, Lincoln, LN1 1TL

This area, which I've lived in for over 40yrs, is getting worse and worse, with all these conversions and extensions. Car parking is overloaded down here, doctors are overworked and we have staggeringly high waiting times to get an appointment. Cramping more and more people into a small area is not on, it can't handle it. Residents are finding it hard to find anywhere to park on their own streets ...even with permits. Slowly but surely this area is being strangled.

Mrs Claire Penman - 36 Richmond Road, Lincoln, LN1 1LQ

I wish to object to the above planning application. The change of use to 7 one bedroom flats will increase the population of an already crowded West End. There is potential for the need for more parking as the 7 bedrooms are double rooms but only 7 parking spaces are being provided. There are already too many cars for parking spaces across the West End and this will exacerbate the problem. The need in the area is not for more apartments but for more family homes to balance a neighbourhood which is already over-run with flats, HMO's and student accommodation.

Mrs Rani Grantham 60 Richmond Road, Lincoln, Lincolnshire, LN1 1LH

I strongly object to this application as it is another example of over development in the West End. Adding two flats is pure greed on the part of the landlord .Car parking is already a major issue and this is definitely going to make it worst.

Mr Robin Lewis - 22 York Avenue, Lincoln, Lincolnshire, LN1 1LL

I have no objection to this application in principal as I believe the type of accommodation proposed i.e. apartments is much needed in Lincoln as opposed to HMOs of which there are too many.

However I note that the apartment plans indicate they will have double beds and therefore the development could house 14 people. There are 7 parking spaces provided but if all 14 have a car, unlikely but possible, then it would mean more cars parking in the already massively overcrowded West End. I therefore ask that if this application is approved it should be on the understanding that no Council parking permits will be issued to the occupants.

I also request that a Section 106 constraint is applied if approval is given so that these apartments cannot be let to students. Accommodation of this type should be available to people who work in and around the City

K Littlecott - 3 Rosebery Avenue, Lincoln, LN1 1ND

Whilst it's clearly necessary to repurpose the property in some way, the plans show the intent to create 7 individual addresses which, unless a restriction is added to the planning permission, would all technically be able to apply for 2 parking permits in the local residents parking scheme area which already has insufficient parking for the residents.

In the interest of balancing the owner/landlord's commercial gain with the needs of the existing residents of the local areas, could there be a condition added such that the individual addresses to be created by this development are not eligible for a residents' parking permit, given that they already each have their own private parking space.

The plans show that it is intended that the front boundary wall be demolished to create the additional 2 parking places required due to the proposed increase from a 5-bed property to 7 individual dwellings.

This potentially sets a new precedent for property owners on Carholme Road as it's believed that no other property has done this (yet). Carholme Road (A57) is a busy route into central Lincoln and to access these parking spaces, drivers will have to either reverse off or on to a main road. The latter, whilst not illegal is not advisable for safety reasons (according to police guidance) and any resulting RTAs, especially at a peak travel time would have a substantial knock-on effect on traffic congestion in Lincoln. Even needing to reverse off the busy main road and across a broad tarmac pavement area before ending up in the designated parking spot doesn't seem like a great idea either, introducing an element of risk all round with an increased chance of an accident/traffic hold up.

Granting planning permission allowing this owner to have front garden parking surely opens things up for other property owners on Carholme Road to apply for similar arrangements. Every new dropped kerb in front of a residential property, achieved through planning permission being granted, effectively takes away a parking space available to all local residents and hands it to one particular individual. The individual in such cases is often a landlord then able to monetize the added parking by the generation of an increased return on their investment property.

If the development was limited to 5 dwellings, there wouldn't be the need for the 2 extra parking spaces.

In summing up, no objection to the development of the property into self-contained residential units but objection to the intent to create 2 extra units with the additional parking and consequences thereof for existing local residents/people needing to drive along Carholme Road.

Mr Geoffrey Robinson - 59 Richmond Road, Lincoln, LN1 1LH

I object to the planning for this address as I have for the property on hamoton street as I think we have enough flats,H.M.O"s etc in our area. We have problems with parking social disturbance in the streets and many more I could name, its about time we stood up to all these plans that are still allowed to carry on, and try to get families to live round here not students. Shame on the council to allow this to still happen, I

suppose they dont have to live round this area anymore as they have made their money and moved on. So much for Article 4 to help the residents!

Mrs Sandra Lewis - 22 York Avenue, Lincoln, LN1 1LL

I wish to object to this application as it is another example of over development in the West End. This has been a 5 bed guest house previously and I see no reason why it should not be converted to 5 apartments but adding a further extension to squeeze in 2 additional apartments is unacceptable. The West End is continually targeted by landlords trying to maximise profit on their properties without having any thought for the impact on the community. Their is also a potential car parking issue as with 7 apartments, all with double beds, their could be 14 people in the property with only 7 car parking spaces. This could mean up to 7 more parking permits being requested in an area which is already massively congested

West End Residents Association

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.

However this planning application, would seem to want to contribute nothing towards these ideals and to be only about personal gain. It is flouting the spirit of Article 4, seeking only to increase the number of sub-standard rooms available to a transient population who contribute little to our community, and frequently actually bring about harm and distress to local residents.

We are very concerned about the impact that this proposed development would have on its immediate neighbours, as well as those 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 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.

Upper Witham Drainage Board

Dear Sir/Madam,

REFERENCE: 2021/0313/FUL

DEVELOPMENT: CHANGE OF USE OF EXISTING GUEST HOUSE (CLASS C1) TO 7 NO ONE BEDROOM FLATS (CLASS C3). ERECTION OF A 2-STOREY REAR EXTENSION INCORPORATING JULIETTE BALCONY TO FIRST FLOOR LEVEL AND ASSOCIATED EXTERNAL ALTERATIONS.CHANGE OF USE OF EXISTING GUEST HOUSE (CLASS C1) TO 7 NO ONE BEDROOM FLATS (CLASS C3). ERECTION OF A 2-STOREY REAR EXTENSION INCORPORATING JULIETTE BALCONY TO FIRST FLOOR LEVEL AND ASSOCIATED EXTERNAL ALTERATIONS.

LOCATION: 69 CARHOLME ROAD, LINCOLN, LINCOLNSHIRE, LN1 1RT

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

The site is in Zone 2/3 on the Environment Agency Flood Maps and potentially at flood risk. It is noted a Flood Risk Assessment is included in the Application that contains appropriate mitigation.

No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system. Where Surface Water is to be directed into a Mains Sewer System the relevant bodies must be contacted to ensure the system has sufficient capacity to accept any additional Surface Water.

Regards,

Richard Wright

Operations Engineer



City of Lincoln Council
Development Control
City Hall Beaumont Fee
Lincoln
LN1 1DF

Our ref: AN/2021/131700/01-L01
Your ref: 2021/0313/FUL
Date: 08 April 2021

Dear Sir/Madam

**Change of use of existing guest house (class C1) to 7 no one bedroom flats (class C3). Erection of a 2-storey rear extension incorporating Juliette balcony to first floor level and associated external alterations
69 Carholme Road, Lincoln, LN1 1RT**

Thank you for your consultation of 8 April 2021 regarding the above application.

Environment Agency position

As identified in the submitted Flood Risk Assessment (FRA), the site is just within Flood Zone 2 (medium probability of flooding in the absence of defences). Our hazard mapping, which takes account of flood defences, indicates that the property is just outside the modelled extent of flooding in case of a breach, including when allowance is made for climate change over the lifetime of the development.

We consider that there will be no significant increase in flood risk to people through the proposed change of use and have no objection to the application. However, we agree with the conclusion of the FRA that a flood emergency plan should be put in place to manage the residual risk of flooding. We recommend that you secure this through a planning condition.

Please note that the Environment Agency does not normally comment on or approve the adequacy of proposed flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The owner/future residents should register with our Floodline Warnings Direct service to receive alerts and warning by phone, email or text message. This can be done online at <https://www.gov.uk/sign-up-for-flood-warnings> or by calling Floodline on 0345 988 1188.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Ceres House, Searby Road, Lincoln, LN2 4DW
Customer services line: 03708 506 506
Email: LNplanning@environment-agency.gov.uk
www.gov.uk/environment-agency
Cont/d..

Calls to 03 numbers cost no more than national rate calls to 01 or 02 numbers and count towards any inclusive minutes in the same way. This applies to calls from any type of line including mobile.

Yours faithfully

Nicola Farr
Sustainable Places - Planning Specialist

Direct dial 02030 255023
Direct e-mail nicola.farr@environment-agency.gov.uk



LINCOLNSHIRE POLICE

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DDI: (01522) 558292
email
john.manuel@lincs.pnn.police.uk

Your Ref: App. 2021/0313/FUL

9th April 2021

Development & Environmental Services

City Hall, Beaumont Fee
Lincoln, LN1 1DF

Town and Country Planning Act 1990 Consultation on Planning Permission

69 Carholme Road, Lincoln, Lincolnshire, LN1 1RT

Change of use of existing Guest House (Class C1) to 7 No one bedroom Flats (Class C3). Erection of a 2-storey rear extension incorporating Juliette balcony to first floor level and associated external alterations.

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)