

Application Number:	2021/0899/HOU
Site Address:	The Old Dairy, Church Lane, Lincoln
Target Date:	25th February 2022
Agent Name:	Stem Architects
Applicant Name:	Mr & Mrs Chris Nicholson
Proposal:	Erection of a two-storey side extension following demolition of existing detached garage. (In accordance with revised plans received 20th December 2021 and 8th February 2022).

Background - Site Location and Description

The application proposes the erection of a two-storey side extension following demolition of an existing detached garage. The application property is The Old Dairy Stonefield Close a large two storey detached property.

The site is located at the northern end of Stonefield Close, off Church Lane. The existing dwelling is of an individual design being a converted 19th century former dairy building and is located within a large plot and accessed via a private drive through the grounds of Lincoln Minster Preparatory School. To the north of the site is Ockbrook Court which are low rise flats accessed off Williamson Street and to the West is Middleton's Field.

The dwelling has been altered over the years, the most recent in 2010 with the erection of a two storey extension, two storey flat roofed rear extension and single storey extensions.

The site is located within the Newport and Nettleham Road Conservation Area No 9.

During the application process a meeting on site was held with the Case Officer and Conservation Officer negotiations have secured amendments during the course of the application and revised plans received.

Site History

Reference:	Description	Status	Decision Date:
2008/0397/F	Erection of a two storey extension to north elevation, one and a half storey extension to east/south elevation and single storey extension to west elevation.	Granted Conditionally	6th August 2008
2010/0096/F	Erection of a two storey rear gable extension, two storey flat roofed rear extension, single storey side extension with rooms in roof and associated alterations. (RESUBMISSION) (REVISED DESCRIPTION)	Granted Conditionally	13th May 2010

Case Officer Site Visit

Undertaken on 7th December 2021 at the application site and 18 Middleton's Field
3rd February 2022 at Ockbrook Court and 16 Middleton's Field

Policies Referred to

- Policy LP25 The Historic Environment
- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

To assess the proposal with regard to:

- Planning Policy
- Consultation Responses
- Effect on Residential Amenity
- Effect on Visual Amenity and the Character and Appearance of the Conservation Area
- Highway Safety
- Other Matters

Consultations

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

Comments have been received as part of the consultation process. They can be viewed in full online or at the end of this report.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Environmental Health	Comments Received
Dave Walker	Comments Received
Lincoln Civic Trust	Comments Received

Public Consultation Responses

Name	Address
Miss Holly Peacock	Stonefield Williamson Street Lincoln LN13DL
Mr William Hutchinson	5 Ockbrook Court Williamson Street Lincoln Lincolnshire LN1 3EP
Mrs Zuleikha Hutchinson	5 Ockbrook Court Williamson Street Lincoln Lincolnshire LN1 3EP
Mrs A Salisbury	20 Middletons Field Lincoln Lincolnshire LN2 1QP
Peter Martin	11 Ockbrook Court Williamson Street Lincoln Lincolnshire LN1 3EP
Stewart Smith and Fiona Whimster	16 Middletons Field Lincoln Lincolnshire LN2 1QP
J Jackson	6 Manor Close Lincoln Lincolnshire LN2 1RL
Mr Norman Arnold	22 Ockbrook Court Williamson Street Lincoln Lincolnshire LN1 3EP

Consideration

Planning Policy

Policy LP25 'Historic Environment' of the Central Lincolnshire Local Plan requires

development within, affecting the setting of, or affecting views into or out of, a Conservation Area to preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting.

Policy LP26 'Design and Amenity' is permissive of alterations to existing buildings provided the siting, height, scale, massing, and form relate well to the site and surroundings, and duly reflect or improve on the original architectural style of the local surroundings; and use appropriate high quality materials, which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern, and durability. In relation to both construction and life of the development, the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development.

Paragraph 126 of the National Planning Policy Framework (NPPF) (2021) outlines that the fundamental role of the planning and development process is to facilitate the creation of high quality, beautiful and sustainable buildings, and places, highlighting that good design is a key element in achieving sustainable development. Paragraph 130 sets out that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. It is also important that policies and decisions are sympathetic to local character and history, whilst not preventing appropriate innovation or change. Paragraph 134 advises that permission should be refused in cases where development demonstrates poor design, especially where it fails to reflect local design policies and government guidance on design.

The principle of altering an existing dwelling in an established residential area is acceptable and supported by Policy LP26 and Policy LP25 of the Central Lincolnshire Local Plan and the NPPF subject to all technical matters being agreed.

Consultation Responses

Objections have been received from the occupants of 11 Ockbrook Court, 16 Middletons Field, 22 Ockbrook Court, and 5 Ockbrook Court. In summary the issues are the creation of a dominant and overbearing structure, overlooking, highway safety, design not in keeping, loss of light, noise and disturbance and loss of green space. The objections also relate to loss of view and concerns the access way to Ockbrook Court maybe restricted during construction, loss of view is not a material planning consideration, and the access is privately owned therefore this is a private legal matter that would need to be pursued through the appropriate legal channels. The objections also make reference to matters pertaining to a separate planning permission on the neighbouring property's land and are not relevant to this application.

Letters of support have been received from 6 Manor Close and Stonefield.

Residential Amenity

Located to the north of the site is Ockbrook Court a two storey building with rooms in the roof accommodating 24 flats with a well maintained communal garden. The two storey extension would be located 700mm from the rear north boundary with Ockbrook Court which is defined by an approximately 2 metre high brick wall. The separation between Ockbrook Court and the boundary is 18 metres. The extension will be two storey's in height, extending to 7.7 metres high to sit beneath the existing pitched roof of the main dwelling. The Old Dairy is also located directly south of Ockbrook Court therefore some

overshadowing and loss of sunlight would undoubtedly occur. Despite the proposal representing a fairly large extension Officers consider there is sufficient distance retained between the resultant dwelling and Ockbrook Court to ensure that any adverse impacts resulting from the proposal are mitigated. The design has been revised to omit windows from the facing elevation, outlook from ground floor openings would be mitigated by the existing boundary treatment there would therefore be no issues of overlooking or loss of privacy. It is considered that this relationship should be maintained through the inclusion of a condition removing permitted development for new openings within the proposed extension in order to protect the residential amenities of occupants of Ockbrook Court.

Stonefield is located to the north of the site and to the east Ockbrook Court, due to the position of the new extension the proposed extension will not be detrimental to the occupants of this property.

Due to the position of the new extension and the size of the application site and distance to the side boundaries, the proposed extension will not be detrimental to dwellings on either Middleton's Field or Manor Close. Concerns have been raised regarding overlooking from the new first floor windows to 16 Middletons Field it is considered that the separation distance of over 30 metres is sufficient distance to ensure that overlooking would not be harmful to the occupants of this dwelling.

Concerns have been raised regarding noise and disturbance during construction as the proposals are within a confined site it would be pertinent to include a condition relating to hours of construction.

There are no other properties in the vicinity which would be affected by the proposal. Officers are therefore satisfied on balance that the development would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy, and that a refusal on residential amenity grounds could not be justified the development is therefore in accordance with the amenity requirements of Policy LP26 of the Central Lincolnshire Local Plan.

Visual Amenity / Character and Appearance of the Conservation Area

The area within the grounds in which the extension is to be formed is a small, enclosed garden to the west of the existing dwelling; bounded to the north and west by existing brickwork walls and to the south an existing modern timber clad garage which is proposed to be demolished as part of the works. The site is well concealed from the public realm; it cannot be seen from the street, with only some views from very direct neighbouring properties.

The proposal will result in a two storey extension to the existing two storey Old Dairy to include a new three bay integral garage to the ground floor and 2 no. bedrooms with en-suite to the first floor. The existing covered front porch with brickwork detailed piers is to be extended along the extent of the new extension, with garage door entrances between new brickwork piers. At first floor the roof sits below the existing dwelling to ensure it appears as a subservient addition to the main property. Officers consider that the design of the extension retains the architectural details that contribute to the character and appearance of the property and in turn the conservation area. High quality materials will be used throughout to retain and reflect the existing architectural style. Officers consider a condition relating to the submission of materials prior to the commencement of works would be appropriate. In terms of scale whilst this cannot be considered as a minor

addition the scale of the structure would sit comfortably on the dwelling and would not appear unduly prominent. The property is located on a sizeable plot and will retain adequate amenity space once built, the proposal therefore does not form overdevelopment of the site. The conservation area is therefore preserved, and the proposed development complies with Central Lincolnshire Local Plan Policy LP25 and with the duty contained within Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the guidance within the National Planning Policy Framework.

Highway Safety

The Lincolnshire County Council as Highway Authority has assessed the application and has raised no objections to the proposal. Based on this advice it is considered that the proposal would not be detrimental to highway safety or traffic capacity.

Other Matters

The City Archaeologist has advised that there is the likelihood of groundworks associated with the development affecting archaeological remains. However, he is satisfied that this can be dealt with through the imposition of the standard archaeological conditions, which require a Written Scheme of Investigation.

Objections and the Civic Trust have raised concerns regarding the potential use of Middletons Field for access for construction traffic. The agent has submitted a contractor access plan showing the use of the main access from Church Lane. It is considered reasonable to condition that this plan is adhered during construction to protect the residential amenities of the neighbouring properties.

Application Negotiated either at Pre-Application or during Process of Application

Yes.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposed development is of an appropriate design that would not materially harm the character and appearance of the building or conservation area, in accordance with the duty contained within Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, policies LP25 'The Historic Environment' and LP26 'Design and Amenity' of the Central Lincolnshire Local Plan and guidance within the National Planning Policy Framework. The proposal would not be detrimental to the residential amenities of the surrounding neighbours and is therefore in accordance with Policy LP26 of the Central

Lincolnshire Local Plan and the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally

- Development carried out within 3 years
- Development carried out in accordance with the submitted plans
- Samples of Materials
- Archaeology
- Construction traffic access
- Removal of permitted development for new openings within extension
- Hours of construction 8 am to 6pm Monday to Friday 08:00 to 13:00 on Saturdays