

Application Number:	2021/0944/FUL
Site Address:	10 - 11 Lindum Terrace, Lincoln, Lincolnshire
Target Date:	25th March 2022
Agent Name:	Wilson Architects Ltd
Applicant Name:	Mr Adam Wilson
Proposal:	Partial demolition and erection of 2½ storey rear extension, first floor rear extension and glazed link extension to facilitate change of use to 16no. two bedroom and 4no. one bedroom flats. Associated works to alter access from Lindum Terrace, creation of vehicular parking and refurbishment works to existing properties including replacement windows, doors and new rooflights. (Revised description and plans).

Background - Site Location and Description

The application property is 10-11 Lindum Terrace; two detached, three storey villas which are connected by a flat roof, brick extension. The buildings were most recently occupied as a medical facility, providing a centre for child adolescence services. The buildings have been vacant for over ten years and, while in a state of disrepair and having suffered fire damage, are structurally sound. An application for planning permission was granted in 2018 for the re-development of the properties as part of a wider scheme with neighbouring sites to form a new medical village (2016/1140/FUL). This permission was never implemented and has now lapsed.

The properties sit to the north of Lindum Terrace, approximately 1m higher than the road. A 2m high brick wall defines the front boundary including separate vehicular and pedestrian access points. Behind the front boundary are a number of mature trees, with further trees within and adjacent to the site boundaries to the east and north west. The site continues to slope gently up to the north where the rear boundary is defined by an approximately 4m high retaining wall. This wall abuts Sewell Road, which sits approximately 2m higher than the land level of the application site. To the east of the site is a large area of land which was formerly occupied by 12 Lindum Terrace. This property was demolished as it was considered to be an unsafe structure following a fire. To the west is 9 Lindum Terrace, which is occupied as flats, and to the north west is 30-32 Sewell Road.

The site is located within the Lindum and Arboretum Conservation Area.

The application proposes partial demolition works and the erection of a 2½ storey rear extension, first floor rear extension and a glazed link extension to replace the existing brick link structure. The extensions and associated refurbishment work, including replacement windows, doors and new rooflights, will facilitate the change of use of the properties to 16no. two bedroom and 4no. one bedroom flats. Associated works are also proposed to alter the access from Lindum Terrace and create areas for parking.

The proposals have been revised during the process of the application following extensive discussions between the agent, officers and the Principal Conservation Officer. The revised proposals see the removal of a two storey extension to the side and also the scaling down of the rear extensions, one of which was originally proposed as a three storey addition. These revisions have resulted in the overall number of units proposed reducing from 33 to 20; going from 6no. two bedroom and 27no. one bedroom flats to

16no. two bedroom and 4no. one bedroom flats. Revisions to the design of the extensions have also been made to address officer's concerns regarding their appearance and also the impact on the conservation area and residential amenity. These will be detailed further within the report.

All neighbours and statutory consultees have been re-consulted on the revised proposals.

Site History

Reference:	Description	Status	Decision Date:
2016/1140/FUL	Creation of new medical village, to include a flexible mix of primary and secondary health care services (Use Classes D1 (Non-residential Institutions) and C2 (Residential Institutions) of the Town and Country Planning Use Classes Order 1987, as amended). Refurbishment, conversion and extension of Nos. 10, 11 and 12 Lindum Terrace, including some demolition; erection of a two storey building with additional accommodation linking the existing buildings and undercroft parking beneath. Alterations to existing access to Sewell Road and Lindum Terrace; provision of parking and bicycle, motorcycle and ambulance bays; and associated soft and hard landscaping. (REVISED PLANS).	Granted Conditionally	30th January 2018

Case Officer Site Visit

Undertaken on 11th January 2022.

Policies Referred to

- Policy LP1 A Presumption in Favour of Sustainable Development
- Policy LP2 The Spatial Strategy and Settlement Hierarchy
- Policy LP9 Health and Wellbeing
- Policy LP11 Affordable Housing
- Policy LP12 Infrastructure to Support Growth
- Policy LP13 Accessibility and Transport
- Policy LP14 Managing Water Resources and Flood Risk

- Policy LP25 The Historic Environment
- Policy LP26 Design and Amenity
- Policy LP37 Sub-Division and Multi-Occupation of Dwellings within Lincoln
- National Planning Policy Framework

Issues

- Principle of use
- Developer contributions
- Visually amenity and character and appearance of the conservation area
- Residential amenity
- Access, parking and highway matters
- Trees
- Archaeology
- Surface water and foul drainage

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Lincs Bat Group	Comments Received
NHS England	Comments Received
Highways & Planning	Comments Received
Education Planning Manager, Lincolnshire County Council	Comments Received
Anglian Water	Comments Received
Upper Witham, Witham First District & Witham Third District	Comments Received
Lincolnshire Police	Comments Received

Historic England	Comments Received
Councillor Clare Smalley	Comments Received

Public Consultation Responses

Name	Address
Mr Frederick Hackett	St Annes House 27 Sewell Road Lincoln Lincolnshire LN2 5RY
Robert Gregory	Flat 2 Sewell Court Sewell Road Lincoln Lincolnshire LN2 5QU
Michael Leary And Nicholas Clinton	15 Lindum Terrace Lincoln Lincolnshire LN2 5RT
Ian And Kim Wishart	9 Eastcliff Road Lincoln Lincolnshire LN2 5RU
Dr Philippa Casares	29 Magdalen Road St. Leonards-On-Sea TN37 6EP
Christopher King	41 Broadway Lincoln Lincolnshire LN2 1SG
Mrs Frances Halse	17 Lindum Terrace Lincoln Lincolnshire LN2 5RT
Miss Paula West	15 Wragby Road Lincoln Lincolnshire LN2 5SH

Guy Bart-Smith	Flat 6 14 Lindum Terrace Lincoln Lincolnshire LN2 5RT
Jennifer Williams	29 Sewell Road Lincoln Lincolnshire LN2 5RY

Consideration

Representations have been received from Cllr. Smalley and residents on Lindum Terrace, Eastcliff Road, Sewell Court, Sewell Road, Wragby Road and Broadway. While Cllr. Smalley and a number of residents welcome and support the principle of the re-development, comments and objections have been made in relation to various issues, which will each be addressed within the relevant sections of the report.

Further consultation responses were received from 15, 16 and 17 Lindum Terrace and Cllr. Smalley following the re-consultation on the revised proposals. While most of the responses welcome the reduction in the scale of the development, all consider that the revisions do not address their original concerns.

Principle of Use

Central Lincolnshire Local Plan (CLLP) Policy LP2 advises that the Lincoln Urban Area will be the principal focus for development in Central Lincolnshire, including housing. CLLP Policy LP1 states that there should be a presumption in favour of sustainable development and planning applications that accord with the policies in the local plan will be approved without delay. This presumption in favour of sustainable development reflects the key aim of the National Planning Policy Framework (NPPF). The principle of residential development in this location would therefore be supported.

CLLP Policy LP37 relates to the conversion or change of use of existing dwellings and buildings in other uses to self-contained flats or shared accommodation. This advises that such proposals will be supported where:

- the existing dwelling is capable of conversion without causing harm to the amenities of future occupants, neighbours and the wider area;
- in the case of an existing dwelling, it can be demonstrated that there is an established lack of demand for the single family use of the property concerned;
- the development will not lead to or increase an existing over-concentration of such uses in the area; and
- adequate provision is made for external communal areas, bin storage and collection and on-site parking and cycle storage unless it can be demonstrated that the site is sustainably located on a regular bus route or within walking distance of the City Centre.

The requirement in respect of over-concentration only relates to Houses in Multiple Occupation (HMOs), as the authority has a dataset of existing HMOs that can be

interrogated to determine the existing concentration in an area. Accordingly, this does not apply in this case as the application is for the change of use to flats. The requirement to demonstrate an established lack of demand for the single family use of the property is also not relevant given the previous commercial use.

While some of the objections have questioned whether the use of the properties as flats and the number of bedrooms proposed are appropriate here, officers have no objection in principle to this, an approach which would be supported by LP37. Providing a number and range of homes would also support the delivery of one of the key objectives of the NPPF, within paragraph 8.

Matters relating to amenity, communal areas, bin storage and parking as required by LP37 will be covered later within the report.

Developer Contributions

In accordance with CLLP Policies LP9, LP11 and LP12 and the Central Lincolnshire Developer Contributions Supplementary Planning Document (SPD) the proposed development would be expected to contribute towards delivering new and improving existing infrastructure.

With regard to affordable housing the 20 dwelling scheme would be expected to provide, either on site or through a financial contribution, the equivalent of five affordable units. However, the applicant has taken the opportunity to apply for Vacant Building Credit (VBC). The NPPF and national policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace, to be off-set against the affordable housing contribution which would otherwise be sought by the authority. The purpose of this is to encourage developers to consider the re-development of existing vacant buildings more favourably.

The VBC only applies where the building has not been abandoned, and to determine this authorities should take into account circumstances such as the condition of the property, the period of non-use, whether there has been an intervening use and any evidence of the owner's intention.

The agent has accordingly submitted a VBC Statement as part of the application, which puts forward a case for the building. Despite being vacant for almost ten years and suffering from fire damage and vandalism, the building is still in a usable condition, and is therefore considered by the agent to be vacant rather than abandoned. There have also been previous efforts to seek an alternative use for the building, with the approval of the 2016 application for the medical village. On this basis officers are satisfied that the building has not been abandoned and qualifies for VBC.

The agent's VBC Statement includes the calculation for the amount of VBC that should be applied to the development. Officers are satisfied that the calculation has been applied correctly and, on this basis, the affordable housing contribution for the development is reduced from five units to one unit. This will be secured through a Section 106 Agreement (S106) as a commuted sum for the amount of £101,890 (figure from the July 2021 update of the SPD).

The S106 will also secure a contribution of £12,650 requested by NHS Lincolnshire towards the expansion in capacity of existing facilities within the IMP Primary Care Network (PCN), at the Abbey Medical Practice, Minster Medical Practice and Lindum Medical Practice. This will address the additional demands the development would put on the existing GP services for the area. It is advised that the funding may, where appropriate, be used to support expansion in capacity at an alternative general practice site as required to meet the local population health need.

In addition, the S106 will secure contributions of £5,418 for play space and £13,992.36 for local green infrastructure.

The Lincolnshire County Council Education Planning Manager has not made a financial request in relation to education, as it is advised that there is sufficient capacity in the locality for the children generated by the scheme.

These requests would be in accordance with CLLP Policies and the SPD. The applicant has no objection to meeting these and officers would recommend, if Members are in support of the application, that this matter be delegated to the Planning Manager to negotiate and secure.

Visual Amenity and Character and Appearance of the Conservation Area

CLLP Policy LP26 advises that development should respect existing character and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing and form. Development should also reflect or improve on the original architectural style of the local surroundings. Paragraph 130 of the NPPF requires that development should function well and add to the overall quality of the area.

Located within a conservation area CLLP Policy LP25 requires that development should preserve or enhance its character, appearance and setting. Proposals should retain and reinforce existing street patterns and local distinctiveness with reference to height, massing, scale, form and materials of the existing built environment. This approach is reinforced by paragraph 190 of the NPPF.

The application proposes a 2½ storey rear extension, which would be to the rear of no.11, adjacent to the east boundary of the site. An existing outbuilding is to be removed to accommodate this, to which there is no objection as this is in a poor state of repair and is of little architectural merit. The application originally proposed a three storey addition here, which would have been a substantial mass continuing the same ridge line of the existing building and presenting a gable to the rear. It was considered that this would have been a bulky and unsympathetic addition to the property. The revised plans see this scaled down in height to 2½ with the overall mass further reduced as the extension now appears as two connecting pitched roof structures, which also step down in height towards the rear. Officers consider this to be far more appropriate and would appear as a subservient addition to the original building. The original proposal would have been constructed in brick with rendered elements, although the use of render has now been omitted, which is welcomed by officers.

The design of the elevations has also been subject to discussion and revision during the application process. The window and door design has been simplified, and the proportions and positions revised. It is considered that these work well, clearly identifying the extension as a modern addition but also sitting comfortably when viewed as a continuation

of the existing building. The windows will be timber and the proposed rooflights, both within this extension and the existing building, will be a conservation style. Officers are satisfied that the design of this extension and the fenestration is acceptable.

The first floor extension to the rear of no. 10 was originally proposed as a two storey addition which extended to the side and also included an external staircase. Officers raised concern regarding the scale of this and that it would impact on the appearance of the building when viewed from the front. The revised extension is a modest addition which relates to the first floor only presenting a gable to the rear, reflecting an adjacent off-shoot. The windows are of a traditional design, which copy those below on the ground floor. Officers have no objection the scale or design of this addition.

The existing brick built link extension has a flat roof and is not a sympathetic addition. The application proposes to replace this with a larger structure incorporating a lift, which will serve each floor within the building. While this therefore results in a much larger link structure officers do not consider that this would compromise the appearance of the properties as it is set back behind the frontage and the roof slopes away towards the rear. The structure will be aluminium framed with glazing to the front and standing seam metal cladding to the rear. Some of the objectors and Cllr. Smalley consider this to be out of character with the building, having an industrial/city centre appearance, and instead should be constructed in brick. The proposed design is considered by officers to be preferable to a traditional approach, as it will have a more lightweight appearance and will clearly be read as a modern addition that complements the original architectural style.

Objectors have stated that the scale of the proposals represent overdevelopment of the site and are out keeping, although officers consider that the site can comfortably accommodate the revised scheme. Objectors also consider that the proposals lack merit and finesse and are not in-keeping with the buildings or street. The revisions to the scheme, both in terms of reducing the scale and improving the appearance, have been detailed. Officers are of the opinion that the additions are appropriate and sympathetic, and will facilitate the investment and re-use of the property. This is welcomed as are the proposals to replace the windows and doors within the main dwelling with like-for-like timber replacements. Joinery details for these will be conditioned on any grant of consent. Conditions will also require samples of materials and more information in relation to windows, doors, fascias and barge boards and other architectural detailing of the extensions to ensure that the finish of these structures is of a high quality.

Officers also have no objection to the widening of the access. Details of the finish of the wall/replacement brick pier will be required by condition.

The form and design of the extensions are therefore considered to be appropriate, which would respect the existing building and character of the area. The alterations and refurbishment works to the existing building would be an enhancement, improving the original architectural style of the surroundings and adding to the overall quality of the area, as required by CLLP Policy LP26 and the NPPF.

The development would also enhance the character and appearance of the conservation area, as required by CLLP Policy LP25 and paragraph 190 of the NPPF.

Residential Amenity

Officers are satisfied that the proposed use as flats is appropriate for the building and wider context, which is predominantly residential with a number of properties also subdivided into flats. Concerns relating to noise and disturbance associated with the use have been raised by neighbours, particularly due to the increase in occupancy. It should be noted that there has been an overall reduction in the number of units proposed as part of the application process, and officers do not consider that the level of development would create undue issues of noise or disturbance. The City Council's Pollution Control (PC) Officer has also raised no objections in this respect.

With regard to the proposed 2½ storey extension, the rear, north west corner of this would be located adjacent to the boundary with 30-32 Sewell Road. While this is a close relationship to the boundary the extension would be located over 17m from no. 30-32. Officers do not consider that the 2½ storey structure would appear unduly overbearing, and the potential impact is mitigated to a large degree by the position of a number of mature trees adjacent to the boundary, within the neighbour's garden. The trees would also reduce the impact of the loss of sunlight, which in any case would be limited to late morning only.

With regard to overlooking, again, officers consider that the trees would be of benefit but nonetheless revisions have been requested to the design to ensure that there is no undue impact during the winter months. A first floor window within the side, west elevation, which would have been closest to the boundary, has been removed. The other window to this same bedroom is within the rear gable, and this has been designed to be chamfered so the outlook from here would be to the north east, away from the garden of no. 30-32. There are two other windows within the gable end of another section of the rear extension, however, these serve the communal staircase so there are no concerns of overlooking from here. Any other windows within the 2½ extension are a sufficient distance from the boundary and no. 30-32 to ensure that the privacy of the neighbouring occupants is not compromised.

The proposed first floor rear extension would be located 3.5m from the boundary with 30-32 Sewell Road, and over 24m from this neighbouring property. Given that this is a relatively minor addition, and it is set back behind a section of the building with a closer relationship, officers do not consider that it would appear unduly overbearing or result in an unacceptable degree of loss of light. A bedroom and kitchen window are proposed at first floor, although this would not introduce a new level of overlooking in this location. There would be no impact on this neighbouring property from the link extension, which includes a small balcony within the rear, due to its position. Officers are therefore satisfied that the residential amenities of the occupants of 30-32 Sewell Road would not be unduly harmed by the development through overlooking, loss of the light or the creation of overbearing structures.

There would be no impact from the extensions on the occupants of 9 Lindurm Terrace, with the closest relationship being over 7m between the minor first floor extension and the west boundary of the site. It is not considered that this proposal would appear overbearing or result in loss of light. No new windows are proposed in the side elevation of this first floor extension or the facing side elevation of the existing property, so there would be no new issues of overlooking.

The occupant of 9 Eastcliff Road has raised concerns regarding overlooking, a point reiterated by Cllr. Smalley. The application property is located over 29m from the boundary with 9 Eastcliff Road, which sits beyond the rear garden of the neighbouring 9 Lindum Terrace. Officers accordingly do not consider that this property would be overlooked or unduly impacted by the development.

Car parking is proposed to the front of the property, adjacent to the west boundary with 9 Lindum Terrace, which is defined by an approximately 1.8m high fence. Further parking is proposed to the rear of the site, which would sit adjacent to the approximately 1.6m high wall and fence, which defines the boundary with 30-32 Sewell Road. Officers are satisfied that these boundary treatments would mitigate any unduly harmful issues that may be associated with these parking areas.

A number of the objectors and Cllr. Smalley have raised concern regarding noise and disturbance during construction works. Officers have noted this concern and also the comment of the City Council's PC Officer, which states that there is potential for noise from construction to neighbouring uses, particularly during noise sensitive hours. While this is not a material planning consideration officers would propose that the PC Officers suggested condition to restrict the hours of construction be applied to any grant of consent.

There are no other neighbouring properties that would be unduly affected by the development. Officers are therefore satisfied that neither the use of the buildings nor the proposed extensions would cause harm to the amenities which neighbouring occupants may reasonably expect to enjoy, in accordance with CLLP Policies LP26 and LP37.

With regard to the amenities of future occupants, officers consider that the proposed units can be comfortably accommodated within the extended and converted buildings. The floor area of the flats is acceptable when considered against the Nationally Described Space Standard guidance. Each bedroom and kitchen/living area would be served by windows and/or rooflights. Officers therefore consider this to be an appropriate conversion, which makes good use of the existing structure, and would provide an acceptable level of amenity for future occupants, in accordance with CLLP Policies LP26 and LP37.

Access, Parking and Highway Matters

The site will utilise the existing access from Lindum Terrace, the width of which is proposed to be increased to 6m so that it is suitable for two way traffic in and out of the site. This will provide access to 20 car parking spaces, one per unit, located both to the front and rear of the site.

Objections from neighbours raise concern regarding parking, considering that the number of spaces is insufficient and will lead to further on-street parking. The increase in the volume of traffic also presents highway safety concerns with regard to visibility when exiting the site, which is located close to a sharp bend. Cllr. Smalley also raises concerns that there are too many flats, and the parking is inadequate, creating additional traffic and on-street parking issues in the area.

Lincolnshire County Council (LCC) as Local Highway Authority has considered the application and has raised no objections. They consider the site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport. Future residents of the development will not be reliant on the private car and therefore parking is

not essential for this proposal, however, some level of parking is provided within the limits of site. The 20 spaces were considered to be acceptable for the original proposal, for 6no. two bedroom and 27no. one bedroom flats. Following the receipt of the revised plans, which changes the number and type of flats to 16no. two bedroom and 4no. one bedroom flats, the LCC has confirmed that their comments remain unchanged.

The LCC has also advised that the widening of the existing access onto Lindum Terrace is appropriate for the minor increase in traffic movements associated with this development. No objections are raised in terms of highway safety, and they note that the change of use will not adversely affect the public highway. Accordingly, the LCC do not wish to restrict the grant of planning permission.

Officers are therefore satisfied that highway matters have been appropriately considered by the LCC in their professional capacity. The site is in a location where travel can be minimised and the use of sustainable transport modes maximised, in accordance with CLLP Policy LP13.

Trees

A row of five mature Lime trees located adjacent to the front boundary wall are to be retained. A smaller Sycamore behind these, towards the east boundary, is to be removed. A further tree at the south west corner of the site is also proposed to be removed to allow for the access to be widened. All other trees on site are to be retained. Some of the objectors have raised concern regarding the loss of trees, considering that they are a unique and integral part of this area and should be maintained.

The City Council's Arboricultural Officer has visited the site and, at his request, a tree constraints plan, tree protection plan and Arboricultural Method Statement have been submitted during the application process. He has raised no objection to the removal of the two trees, which would have minimal impact on the amenity provided by the remaining Lime trees. The removal of the trees has also previously been approved as part of the 2016 application. Some minor works are proposed to the retained trees, including the removal of over-extended branches and Ivy, which is causing issues for the trees. These maintenance measures are therefore welcomed.

The submitted method statement details how the proposed tarmac parking areas will be integrated without compromising the root protection areas of trees. Details of these root protection areas also provided in plan form, both in relation to on site trees and those adjacent on neighbouring land. On the basis of this information the Arboricultural Officer has confirmed that there is no objection to the application subject to a condition requiring the works to be undertaken in accordance with the submitted method statement and tree protection plan.

Archaeology

The application includes an Archaeological Desk Based Assessment (DBA), produced in support of the 2016 application for the medical village, which was a significantly larger scheme than now proposed. At the time of the previous application the City Archaeologist considered the DBA and was satisfied that sufficient work had been undertaken to determine the archaeological potential of the site. He advised that an evaluation excavation undertaken at the time did not reveal any archaeological features. It was

therefore considered highly unlikely that development of the site would encounter archaeological remains and as such no further work was required.

This current proposal has been discussed with the City Archaeologist and he has confirmed that, on the basis of the previous findings, no further works would be required with regard to archaeology. Historic England has raised no objections to the application in this respect.

Officers are therefore satisfied that the proposal would meet the requirements of CLLP Policy LP25 and section 16 of the NPPF.

Surface Water and Foul Drainage

Anglian Water has advised that the preferred method of surface water disposal would be to a sustainable drainage system (SuDS). They consider that the current level of information submitted is not sufficient to demonstrate this, but have raised no objections to the application subject to a condition to require the submission of a surface water management strategy.

In their response the LCC as Lead Local Flood Authority has stated that they do not consider surface water drainage will be affected by these proposals, as they are a change of use of existing buildings. Accordingly, they have no objection to the application in this respect.

The Upper Witham Drainage Board has no comments on the application, as the development does not affect the interests of the board.

With regard to foul drainage Anglian Water has advised that there will be sufficient capacity for the development. No objections are therefore raised to the application subject to a condition requiring the submission of a scheme for on-site foul water drainage works.

Officers are therefore satisfied that proposed development would meet the requirements of CLLP Policy LP14.

Other Matters

Sustainable Transport

The proposed development would include off street parking and the City Council's PC Officer has recommended that the applicant be required to incorporate appropriate electric vehicle recharge points into the development, in line with the recommendations of CLLP Policy LP13 and paragraph 112 of the NPPF. Cllr. Smalley also noted that the parking spaces should offer electric vehicle recharge points. A condition requiring the submission of a scheme will be attached to any grant of permission.

An additional point raised by Cllr. Smalley is that cycle storage should be provided, which is available for residents to the west of the site adjacent to the proposed bin store.

Bats

A bat survey and bat method statement undertaken in 2016 has submitted as part of the application. A response from the Lincs Bat Group has advised that the report is outdated.

An informative will be applied to any grant of consent to highlight to the developer that all bat species found in the U.K. are protected under the Conservation of Species and Habitats Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). They should ensure that no bats are present prior to and during works and undertake any surveys or remedial works as required by the Regulations and Act in consultation with Natural England.

Design and Crime

A response from Lincolnshire Police has been received, raising no objections to the application. The letter, including their crime prevention recommendations, has been forwarded to the agent for their information.

Conclusion

The conversion of the property to flats is acceptable in this location. The renovation and external works to the property are welcomed, which would enhance its historic character. The design and scale of the extensions are considered to be acceptable and would complement the original architectural style of the property and surroundings. The proposals would therefore also enhance the character and appearance of the conservation area. Neither the use nor the external works would cause undue harm to the amenities of neighbouring properties, and the development would provide an appropriate level of amenity for future occupants. The site is in an accessible location, also providing cycle and car parking.

A S106 agreement will secure financial contributions towards delivering new and improving existing infrastructure. Matters relating to highways, trees, archaeology and surface and foul water drainage have been appropriately considered by officers and the relevant statutory consultees, and can be dealt with as required by condition. The proposals would therefore be in accordance with the requirements of CLLP Policies LP1, LP2, LP9, LP11, LP12, LP13, LP14, LP25, LP26 and LP37 as well as guidance within the NPPF.

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

Yes.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally subject to the following conditions with delegated authority granted to the Planning Manger to secure the financial contributions through a S106 agreement:

- Time limit of the permission
- Development in accordance with approved plans
- Samples of materials
- Details of windows, doors and other architectural detailing for the extensions
- Joinery details for replacement windows and doors in the existing building
- Finish of wall/replacement brick pier to widened access
- Surface water drainage management strategy
- Foul water drainage scheme
- Works in accordance with Arboricultural Method Statement and tree protection plan
- Electric vehicle charging scheme
- Hours of construction
- Reporting of any unexpected contamination