

<b>Application Number:</b>	2022/0135/OUT
<b>Site Address:</b>	Land at Derwent Street, Lincoln, Lincolnshire
<b>Target Date:</b>	16th April 2022
<b>Agent Name:</b>	Globe Consultants Ltd
<b>Applicant Name:</b>	D Cullen & T Stepniewski
<b>Proposal:</b>	Erection of 4no. dwellings (Outline with all matters reserved)

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

Permission is sought for Outline permission for the principle of residential development for a parcel of land on Derwent Street. The site is currently occupied by 18 single storey lock-up garages with permission sought for up to 4 dwellings.

Derwent Street is situated off Carholme Road, a one way street, characterised by two storey terrace properties.

The application is brought to Planning Committee following a request from Cllr Neil Murray.

### **Site History**

No relevant site history.

### **Case Officer Site Visit**

Undertaken on 10<sup>th</sup> March 2022.

### **Policies Referred to**

- National Planning Policy Framework
- 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
Highways & Planning	Comments Received
Environment Agency	Comments Received
West End Residents Association	No Response Received
Lincolnshire Police	Comments Received
Upper Witham Internal Drainage Board	Comments Received

## **Public Consultation Responses**

Name	Address
Mr Simeon Clark	23 Derwent Street

## **Consideration**

### Principle of the Development

This application is seeking outline planning permission, with all matters reserved for subsequent consideration. As a result, the plans and drawings submitted in support of the application are all for indicative purposes only, with detailed matters relating to access, appearance, landscaping, layout, and scale to be established at the reserved matters stage. The plans submitted with the application demonstrate how 4 no. terraced dwellings could be accommodated on the site. This is not a final layout, and the application only seeks the principle of developing the site for up to 4 dwellings.

### Visual Amenity and Design

The design and layout of the proposed development would be the subject of a Reserved Matters application should Outline consent be granted. However indicative drawings submitted with the application show that a form of development, similar to adjacent properties, could be accommodated on the site. Two storey dwellings would be appropriate in this location and would accord with Local Plan Policy LP26.

### Residential Amenity and Impact on Neighbours

Given the proposed development would be in an established residential area, the principle of developing the site would be acceptable and in accordance with Local Plan Policy. When looking at the Reserved Matters application in the future the applicants would need

to consider how the properties are positioned on the site, and designed externally, to ensure that any impacts on existing neighbours are minimised.

At the time of writing this report one objection had been received from a neighbouring property. The concerns relate to:

- blocking sunlight from the living spaces
- loss of light and air
- demolition of the garages could damage the patio in the garden
- demolition of the garages could damage the tree at the end of our property
- loss of the wall/ garages to be knocked down and to be replaced with a fence
- overlooking
- parking

As previously stated, the application is only in outline with no design proposed for the dwellings. At Reserved Matters stage the applicants and planning authority would be able to work together to find a design which would limit impact on neighbours. The applicants could also enter into discussions with neighbours to find a suitable boundary treatment. Similarly, the methods and times of demolition and works on site would be controlled to minimise impact.

### Highways

The size of the plot shows that each of the proposed dwellings would have the benefit from adequate dedicated off-street parking provision, to ensure that the proposed development does not lead to any unacceptable impact upon highways safety. The impact of parking on Derwent Street has been raised by the Local Member. Therefore, it would be reasonable to include a condition that the Reserved Matters application would include 1 off street parking space per dwelling as a minimum.

The Highways Authority have raised no objections to the proposed development.

### Drainage

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. A Flood Risk Assessment is included in the Application that the IDB considers contains appropriate mitigation. The IDB have also recommended that 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.

### Flood Risk

The site is located in flood zone 2 of the Environment Agency's flood Map for Planning and is at risk of flooding from Fossdyke Canal and the River Trent in case of a breach. Depths in the 1% annual exceedance probability events with allowance for climate change would be relatively shallow (0.1-0.15m) and thus the proposed mitigation measures are considered satisfactory. The proposed development would meet the requirements of the National Planning Policy Framework if the mitigation measures as set out in the Flood Risk

Assessment are implemented on site. This could be controlled by condition.

### **Conclusion**

The principle of developing this site for residential development would be acceptable. The detailed design and technical matters would be considered at Reserved Matters stage, however sufficient information has been submitted at Outline to demonstrate that the site is capable of being developed.

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

Yes.

### **Recommendation**

That the application is Granted Conditionally.

### **Conditions**

- The development hereby permitted shall be begun either within three years of the date of this permission
- The development hereby approved shall be carried out in accordance with the drawings
- Off street parking provision
- Flood Risk Assessment
- Surface water drainage