

Application Number:	2022/0077/HOU
Site Address:	59 Hawthorn Road, Lincoln, Lincolnshire
Target Date:	1st April 2022
Agent Name:	RJM Design Studio
Applicant Name:	Mr S Smith
Proposal:	Erection of single storey rear extension

Background - Site Location and Description

Permission is sought for the erection of a single storey rear extension to 59 Hawthorn Road. The host property is a semi-detached red brick and render property situated on the north side of Hawthorn Road.

The application is brought before committee as the applicant is related to a City Council employee.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 17th March 2022.

Policies Referred to

- Central Lincolnshire Local Plan
- Policy LP26: Design and Amenity

Issues

- Principle of Development
- Impact on Neighbours
- Visual Impact
- 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

Public Consultation Responses

No responses received.

Consideration

Principle of Development

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

Visual Impact

Planning permission is sought to erect a single storey rear extension. The extension would be finished in render with a flat roof. It would be of a scale in keeping with the original house. The existing traditional conservatory would have to be demolished to allow the proposed extension to be constructed on a slightly larger footprint.

It is therefore considered that the proposal would accord with local plan policy LP26.

Impact on Neighbours

The proposed extension would have a flat roof and be single storey. The proposal would have no adverse impact on the neighbour as there would be no overlooking or loss of light. The proposed extension would have no greater impact than the existing conservatory and as such would be in accordance with local plan policy.

The neighbours have raised no objections.

Technical Matters

The Highways Authority have raised no objections.

Conclusion

The proposed development would have no adverse impact on neighbours and would be an appropriate design for the existing dwelling and the surrounding area. Therefore, the proposal accords with national and local planning policy.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally.

Conditions

- Development to commence within 3 years
- Development to be carried out in accordance with the submitted plans