

<b>Application Number:</b>	2022/0385/HOU
<b>Site Address:</b>	17 Hamilton Road, Lincoln, Lincolnshire
<b>Target Date:</b>	13th July 2022
<b>Agent Name:</b>	Rob Bradley Building Design Ltd
<b>Applicant Name:</b>	Mr C Fletcher and Ms S Harrison
<b>Proposal:</b>	Erection of a single storey side and rear extension

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

The application is for the erection of a single storey extension to the rear of 17 Hamilton Road, which also sits to the side of an existing two storey rear off-shoot. The proposed plans also include details of a loft conversion and the installation of rooflights to the rear and front roof slopes, although these works do not require the benefit of planning permission.

The circa 1890s application property is a two storey semi-detached dwelling located on the south side Hamilton Road. The property is adjoined to 19 Hamilton Road to the west with 15 Hamilton Road beyond the opposite side, east boundary. To the rear of the site is the garden of 22 St. Catherines Grove.

The property is located within the St. Catherines Conservation Area.

The application is being presented to Members of the Planning Committee as the applicant is an employee of the authority.

### **Site History**

No relevant site history.

### **Case Officer Site Visit**

Undertaken on 9th June 2022.

### **Policies Referred to**

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

### **Issues**

- Visual Amenity and Character and Appearance of the Conservation Area
- Residential Amenity

### **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**

### Visual Amenity and Character and Appearance of the Conservation Area

There is an original two storey off-shoot to the rear of the property, in between this and the boundary sits an existing conservatory. The proposed extension would replace the conservatory, in-filling the gap up to the west boundary with the adjoining semi, 19 Hamilton Road.

The extension would have the same projection as the off-shoot, measuring 4.6m deep x 3m wide. It would be constructed with bricks to match the existing dwelling with black aluminium framed windows and bi-fold doors to the rear elevation. The flat fibreglass roof would have a slight overhang and would incorporate a black UPVC roof lantern. The proposal is similar to the neighbouring extension at 19 Hamilton Road; this structure also in-fills the gap up to the boundary and is of flat roof design with roof lantern and full height glazing to the rear elevation.

Officers have no objection to the scale of the single storey structure and consider that it would sit comfortably on the dwelling. The bricks will match the existing dwelling although the design of the extension is clearly a modern addition. However, officers have no objection in principle to this approach and consider that the structure would complement the property, in the same way as the extension to the neighbouring no. 19.

There are no public views of the rear of the site, but in any case, officers are satisfied that proposal would sympathetically complement the architectural style of the property and local surroundings, in accordance with Central Lincolnshire Local Plan (CLLP) Policy LP26.

Accordingly, officers are also satisfied that the character and appearance of the conservation area would be preserved, in accordance with CLLP Policy LP25.

### Residential Amenity

The proposal would sit adjacent to the side, west boundary with 19 Hamilton Road. The neighbour's extension sits adjacent to the boundary with the boundary beyond defined by an approximately 2m high brick wall and then an approximately 1.7m high fence.

The proposal would not project beyond the neighbour's extension, and it is therefore not considered that there would be any issues of the structure appearing overbearing or resulting in loss of light. Any overlooking from the bi-fold doors proposed within the rear elevation would be mitigated by the boundary treatment.

Similarly, to the above relationship, the proposal would not project beyond the applicant's existing off-shoot, and therefore would not appear unduly overbearing or cause loss of light to the occupants of 15 Hamilton Road to the east. The boundary with this property is defined by an approximately 1.2m high wall with a number of trees and shrubs extending above this. Officers do not consider that the proposal would introduce a substantially different or harmful level of overlooking towards this property.

There would be no impact on the occupants of 22 St. Catherines Grove to the rear given the position of the applicant's existing outbuilding adjacent to the boundary.

There are no other properties in the vicinity which would be affected by the proposal and officers are therefore satisfied that the development would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy. The proposal would therefore be in accordance with CLLP Policy LP26.

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

No.

### **Conclusion**

The scale and design of the proposed extension is acceptable and would complement the original architectural style of the property and surrounding area, preserving the character and appearance of the conservation area. The proposal would also not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy. The application would therefore be in accordance with the requirements of CLLP Policies LP25 and LP26 and guidance within the National Planning Policy Framework.

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

Yes.

### **Recommendation**

That the application is Granted Conditionally subject to the following conditions:

- Time limit of the permission
- Development in accordance with approved plans