

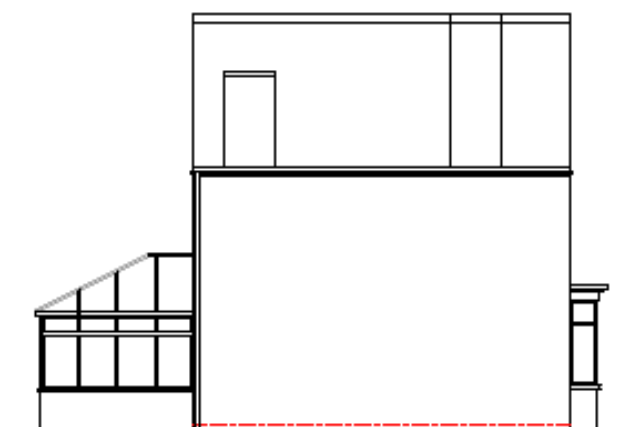
Plans

Site Location Plan



Elevations

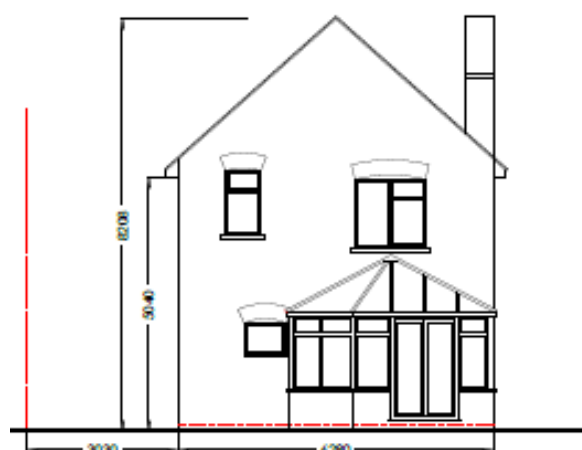




West (Side) Elevation - Proposed



South (Front) Elevation - Proposed



North (Rear) Elevation - Existing



East (Side) Elevation - Existing

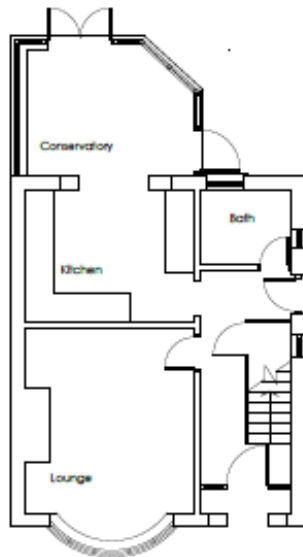


North (Rear) Elevation - Proposed

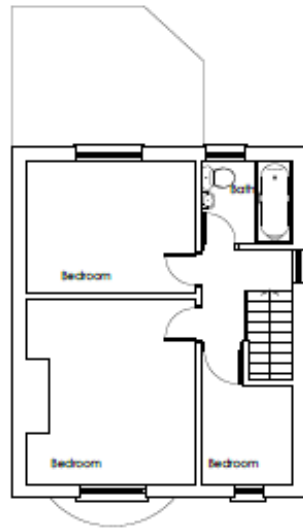


East (Side) Elevation - Proposed

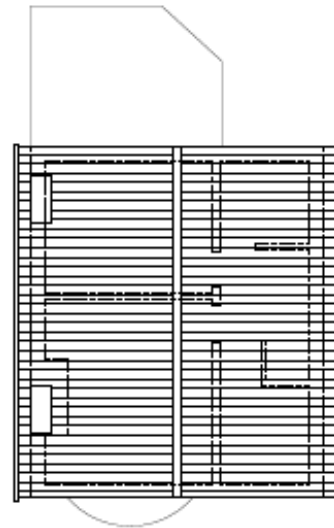
Floor Plans



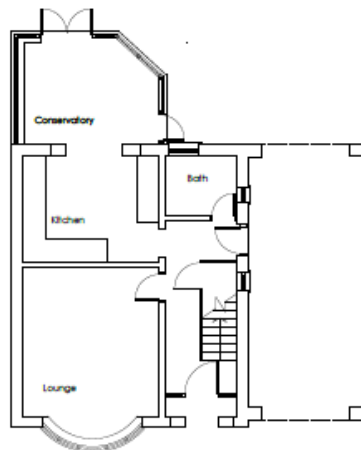
Ground Floor - Existing



First Floor - Existing



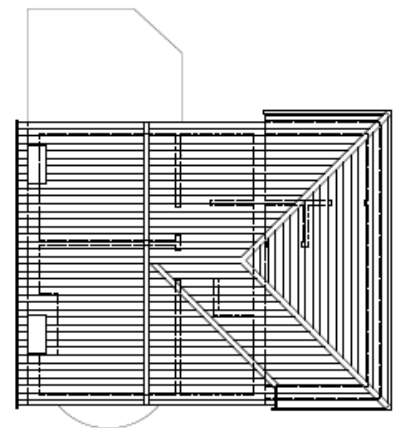
Roof Plan - Existing



Ground Floor - Proposed



First Floor - Proposed



Roof Plan - Proposed

Site Photos







Consultee Comments



Warren Peppard
Head of Development Management
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL
Tel: 01522 782070
developmentmanagement@lincolnshire.gov.uk

To: Lincoln City Council

Application Ref: 2022/0134/HOU

Proposal: Erection of a two storey side extension with car port at ground floor

Location: 152 Boutham Park Road, Lincoln, Lincolnshire, LN6 7TF

With reference to the above application received 18 February 2022

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Does not wish to restrict the grant of permission.

This proposal will have no impact on the highway or surface water flood risk.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage on all Major Applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the drainage proposals for this planning application.

NO OBS

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Case Officer:

Date: 21 February 2022

Sarah Heslam

for Warren Peppard
Head of Development Management

Dear Sir/Madam,

REFERENCE: 2022/0134/HOU

DEVELOPMENT: ERECTION OF A TWO STOREY SIDE EXTENSION WITH CAR PORT AT GROUND FLOOR

LOCATION: 152 BOULTHAM PARK ROAD, LINCOLN, LINCOLNSHIRE, LN6 7TF

Thank you for the opportunity to comment on the above application. The site is within the Upper Witham Internal Drainage Board district.

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.

- If soakaways are proposed the suitability of new soakaways, as a means of surface water disposal, should be to an appropriate standard and to the satisfaction of the Approving Authority in conjunction with the Local Planning Authority. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained. Should this be necessary this Board would wish to be reconsulted.
- 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.
- Any discharge into a water course will require a consent from the Board under the Land Drainage Act.

Regards,

Richard Wright
Operations Engineer

*Witham First District Internal Drainage Board
Witham Third District Internal Drainage Board
Upper Witham Internal Drainage Board
North East Lindsey Drainage Board*

Four independent statutory Land Drainage and Flood Risk Management Authorities working in partnership.

www.witham3idb.gov.uk

Neighbour Comments

150 Boultham Park Road Lincoln Lincolnshire LN6 7TF (Objects)

Comment submitted date: Fri 25 Feb 2022

I have concerns regarding this proposed extension as follows:-

1. The Mains Drain. Presently 152 BPR (Boultham Park Road) drain runs into my drain/manhole on my property and in recent years this has become blocked on numerous occasions backing up into 152BPR. With the proposed extension having an En-suite this will potentially increase the pressure on the drain. There needs to be provisions for a manhole and a redirection of the drain into the main sewer on the property of 152 BPR being made – I object to the new extension running into my drain and manhole.
2. The plans look to show the extension to be right to the boundary of the property adjacent to 150 BPR, which is not an issue as such; however, it would mean that the gutter, soffit and part of the roof would encroach onto 150 BPR. Therefore should I wish to build an extension at some time in the future it would become an issue. If the extension is in line with the garage at the rear of 152 BPR then it possibly would not become an issue, there may be enough room for the gutter and roof to sit in the dividing air space.
3. The gable end of my current single storey extension has 3 x vents; I would need reassurance that I have access to them as and when necessary.

I suggest that an on-site meeting between all relevant parties is convened at the earliest opportunity to discuss the plans further and to reach an agreement if possible.

150 Boultham Park Road Lincoln Lincolnshire LN6 7TF (Objects)

Comment submitted date: Mon 28 Feb 2022

In addition to my first objections/observations, having re-examined the plans it would appear that the supporting Pillar at the rear of the extension will be partly on my property or will butt up / be very near to my single storey extension at 150 BPR. This means the footings on my extension will potentially be disturbed and undermined.