

Application Number:	2022/0542/RM
Site Address:	Garage Court, Derwent Street, Lincoln
Target Date:	3rd September 2022
Agent Name:	DBL Architectural Design
Applicant Name:	Mr Joe Evans
Proposal:	Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of 4no. dwellings as required by outline planning permission 2022/0135/OUT

Background - Site Location and Description

Permission is sought for the erection of 4 dwellings on a parcel of land on Derwent Street. Derwent Street is situated off Carholme Road characterised by two storey terrace properties. The site is currently occupied by 18 single storey lock-up garages with outline permission granted for up to 4 dwellings.

Site History

Reference:	Description	Status	Decision Date:
2022/0135/OUT	Erection of 4no. dwellings (Outline with all matters reserved)	Granted Conditionally	24th March 2022

Case Officer Site Visit

Undertaken on 24/08/2022.

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
Upper Witham, Witham First District & Witham Third District	Comments Received

Highways & Planning	Comments Received
Environment Agency	Comments Received
West End Residents Association	No Response Received
Lincolnshire Police	Comments Received

Public Consultation Responses

Name	Address
Julie Lamb	
Mr Chris Gresham	32 Derwent Street Lincoln LN1 1SL
Mr Raymond Negus	21 Masefield drive, Upminster RM14 1AY
Liz And Simeon Clark	23 Derwent Street Lincoln LN1 1SL

Consideration

Principle of the Development

The principle of developing the site has been agreed by approving the Outline application for the sites use for residential development.

Visual Amenity and Design

All development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place.

The proposed dwellings are of a scale and mass in keeping with the other terraces on the street. The design reflects other properties with a pitched roof, bay window to the front, same scale fenestration and detailing. The proposal would have false chimney stacks to match adjacent properties which reflects well on the surrounding area. The properties would be constructed from a red brick to reflect the current materials used on site as well as many of the nearby residential properties. The proposal would be similar to some other new build properties on the opposite side of the street which have assimilated well into the streetscene.

The proposal would require the demolition of some existing single storey garages as well as a detached garage which sits at the front of the site. It is considered that the proposed

use would enhance the area overall and have a positive change to this area of land.

Impact on Neighbours

The amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development.

The occupants of 23 Derwent Street have queried whether the existing wall on the boundary of the site would be retained. The walls currently in place surrounding the site would be remain and made good in places if required.

They have also raised issues of noise during the construction phase and overlooking 23 Derwent Street. There would inevitably be noise during the construction phase, however this would be restricted to reasonable daytime hours as agreed with the Environmental Health Team. The applicants have indicated in their construction management plan that the working hours would be 08.00 hours -1630hours – Monday – Friday and 08.00 hours – 12 hours – Saturday.

In terms of overlooking, there would be a single obscure glazed window in the side elevation of the proposed dwelling so there would be no direct overlooking into the windows on the side elevation of no.23. There may be views from the proposed rear bedroom windows, towards the garden of no.23, however this is a normal relationship between properties in a built up residential area with dwellings to all boundaries.

In accordance with Policy LP26, it is not considered that the proposal would have any adverse impact on the residents of no.23 or on the other adjacent neighbours to the site. The proposed dwellings are of an appropriate height and mass and would not have adverse impact on overlooking, loss of privacy or loss of light.

Highways

The proposed development would provide one off street parking space for each property, this is in accordance with the conditions set out in the Outline permission.

Neighbours have commented that the provision of 4 off street parking spaces is insufficient and that the spaces reduce the area for cars turning at the end of the street. Whilst this area may have been used, informally, in the past for turning, it is not the public highway. The Highways Authority have assessed the application and have raised no objections to the proposed scheme and have not found the scheme to make the road unsafe.

Drainage and Flood Risk

The applicants submitted a Surface Water Drainage Strategy as well as a Flood Risk Assessment as part of the Outline consideration of the scheme the details of which were secured by condition at the time. The Planning Authority are therefore satisfied that these matters have been addressed and this application would have to be in accordance with those details.

Conclusion

The proposed development would be of an appropriate design and would assimilate well

into the streetscene. The proposal would have no adverse impacts on neighbours and would be an acceptable use in this location. The proposal therefore accords with national and local planning policy.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally

Conditions

Works to commence within 3 years

Works to be carried out in accordance with the plans

Hours of working restriction