

<b>Application Number:</b>	2022/0761/HOU
<b>Site Address:</b>	4 Finningley Road, Lincoln, Lincolnshire
<b>Target Date:</b>	23rd November 2022
<b>Agent Name:</b>	Mr David Holman
<b>Applicant Name:</b>	Mr Paul Aitchison
<b>Proposal:</b>	Erection of a single storey detached garage and installation of 1.8 metre fence to front elevation

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

The application property is a two storey detached dwelling located towards the end of south side of Finningley Road. The application proposes the erection of a single storey detached garage and the installation of a 1.8m high close boarded fence to the side/front elevation.

The property currently benefits from boundary walls and railings to the frontage, which are said to be removed to accommodate access to the existing driveway and proposed garage.

The application is presented before Planning Committee as the applicant is related to a City of Lincoln Council employee.

### **Site History**

No relevant site history.

### **Case Officer Site Visit**

Undertaken on 16th November 2022.

### **Policies Referred to**

- Policy LP26 Design and Amenity
- National Planning Policy Framework

### **Issues**

To assess the proposals with regard to:

1. Accordance with National and Local Planning Policy
2. Impact on amenity of neighbouring properties
3. Impact on visual amenity
4. Highway safety, access and parking

### **Consultations**

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018.

## **Statutory Consultation Responses**

Consultee	Comment
Highways & Planning	No Objections
Environmental Health	No Comments

## **Public Consultation Responses**

No responses received.

## **Consideration**

### 1. Accordance with National and Local Planning Policy

Paragraph 11 of the NPPF outlines that decisions should apply a presumption in favour of sustainable development.

For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 130 states that planning decisions should ensure that developments:

- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 134 states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Paragraph 67 states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere as a result of development. When taking into account the minor nature of this householder application it should be demonstrated that:

- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed

The application is for development at a residential property, therefore the following policies within the Central Lincolnshire Local Plan are entirely relevant.

*Policy LP1: A Presumption in Favour of Sustainable Development*

When considering development proposals, the Central Lincolnshire districts will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Planning applications that accord with the policies within the Local Plan should be approved without delay, unless material considerations indicate otherwise.

*Policy LP26: Design and Amenity*

The following design principles within Policy LP26 would be pertinent with the development.

- a. Make effective and efficient use of land;
- c. Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;
- d. Not result in the visual or physical coalescence with any neighbouring settlement;
- f. Incorporate and retain as far as possible existing natural and historic features such as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures;
- g. Incorporate appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area;
- h. Provide well designed boundary treatments, and hard and soft landscaping that reflect the function and character of the development and its surroundings;
- i. Protect any important local views into, out of or through the site;
- j. Duly reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;
- k. Use appropriate, high quality materials which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability;
- l. Ensure public places and buildings are accessible to all: this should not be limited to physical accessibility, but should also include accessibility for people with conditions

such as dementia or sight impairment for example.

Policy LP26 further states that 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. Proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in relation to both the construction and life of the development:

- m. Compatibility with neighbouring land uses;
- n. Overlooking;
- o. Overshadowing;
- p. Loss of light;

## 2) Impact on Amenity of Neighbouring Properties

The proposed garage would be located to the southwest corner of the plot, measuring approximately 6065mm wide and 6065mm in depth with a pitched roof measuring approximately 2500mm to the eaves and 4000mm in total height. The structure would measure approximately 1000mm from the southern boundary with no. 2 Finningley Road at its closest point, increasing to approximately 3300mm towards the corner of the plot. The footprint of the proposal would also leave a spacing of approximately 1000mm to the front boundary, adjacent to the neighbour's driveway to accommodate a new gate and passageway. A new 1.8m close boarded fence would be situated on this section of boundary, replacing some of the existing leylandii hedge. The neighbouring property at no. 2 Finningley Road would measure approximately 8.5m from the boundary line creating a total separation of approximately 9.5m at its closest point.

Officers consider that the separation from neighbouring properties ensures that the single storey structure would not appear as an overbearing structure, nor create any overshadowing towards the dwelling. As it is single storey there would also be no opportunity to overlook with the existing substantial leylandii hedge mitigating much of the views of the proposed structure. It is noted that this existing hedge is not protected and could be removed at any time in the future. Nonetheless, boundary treatment up to 2m in height may be erected under permitted development and it is not considered that the structure would be harmful in any case, maintaining the privacy of the neighbouring dwelling.

As the garage would be located a substantial distance from any other neighbouring dwellings officers consider that the proposal would not therefore result in any unduly harmful impacts upon residential amenity.

## 3) Impact on Visual Amenity

With regard to the location of the proposed garage, whilst outbuildings are generally positioned to the side and rear of dwellings, in this particular scenario the plot is situated within the corner and has a somewhat unusual relationship with no. 2. Whilst the footprint of the garage would partially front the host property at no. 4 Finningley Road, officers would not consider that it would look out of character, taking into account the plot shape and its location within the wider street and estate.

Finningley Road consists of a large mixture of property types, designs and materials with no single consistent approach. In this particular instance the proposed garage would have a standard pitched roof gabled design using materials to match the host property. The outbuilding would also replicate detailing from the main property, including verge stretcher courses and brick corbels ensuring a close match to the host dwelling.

Is it therefore considered, on balance, that the positioning of the detached garage would not look out of place, nor result in any unduly harmful impact upon visual amenity and street scene.

#### 4) Highway Safety, Access, Parking & Surface Water Drainage

Highways and Planning have been consulted as the local highways authority and confirmed that they have no objections to the proposal on the grounds of highway safety, access or parking.

### **Conclusion**

The proposal would not be considered to have any unduly harmful impact upon residential or visual amenity, ensuring that the development would accord with local planning policy and the National Planning Policy Framework.

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

Yes.

### **Recommendation**

That the application is granted conditionally.

### **Recommended Conditions**

1. Development to commence within three years
2. Development in accordance with the approved drawings