

<b>Application Number:</b>	2022/0760/HOU
<b>Site Address:</b>	8 Thurlby Crescent, Lincoln, Lincolnshire
<b>Target Date:</b>	23rd November 2022
<b>Agent Name:</b>	Heronswood Design Ltd
<b>Applicant Name:</b>	Mr Andrew Brown
<b>Proposal:</b>	Erection of a single storey side and rear extension

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

The application proposes the erection of a single storey side and rear extension. The application property is 8 Thurlby Crescent a two storey semi-detached property.

The site is located within a well-established residential area.

The site is not located in a conservation area and there are no listed buildings surrounding the site.

The application is brought to Planning Committee as the property is Council owned.

### **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 proposal with regard to:

- Planning policy
- Effect on visual amenity
- Effect on residential amenity
- Effect on Highway Safety

### **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**

#### **Planning Policy**

Policy LP26 'Design and Amenity' is permissive of alterations to existing buildings provided the siting, height, scale, massing and form relate well to the site and surroundings, and duly reflect or improve on the original architectural style of the local surroundings; and use appropriate high quality materials, which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability. In relation to both construction and life of the development, 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.

#### **Residential Amenity**

No comments have been received as part of the consultation process.

The proposal would sit 3.3 metres from the side, western boundary with 6 Thurlby Crescent, which is defined by an approximately 1.8 metre high close boarded timber fence. The proposal would project 3.3 metres from the rear elevation of the application property. Given the existing boundary treatment, the relatively modest single storey protection and the height of the proposal, officers do not consider that it would appear unduly overbearing or result in an unacceptable degree of loss of light. The facing elevation has a bathroom window within it this by its nature would be obscure glazed and with the existing boundary treatment this would ensure that there were no issues of overlooking or loss of privacy.

The boundary with 10 Thurlby Crescent is defined by an approximately 1.8 metre high timber fence. The extension would be located 1.5 metres from the side eastern boundary. Given the separation distance, modest projection and orientation of the proposal, officers do not consider that the extension would appear unduly overbearing or result in an unacceptable degree of loss of light. The facing elevation has a bedroom window proposed within it however the existing boundary treatment would ensure there are no issues of overlooking or loss of privacy.

To the rear are 7 and 9 Barkston Gardens, the extension would be located at its closest 12.8 metres from the boundary. Given the separation distance and single storey nature of the proposed extension there would be no issues of loss of light or creation of an overbearing structure. Whilst openings are proposed in the facing elevation the approximately 2 metre high would ensure there was no issues of overlooking.

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, in accordance with the Central Lincolnshire Local Plan Policy LP26.

### Visual Amenity

The extension would measure 4.16 metres deep x 6.17 metres wide with a pitched roof, 3 metres high to the top of the flat roof. The proposed development has been designed to both complement and contrast with the architectural style of the application property. The form of the proposed development complements that of the existing house, but the use of some contemporary design elements such as a flat roof with parapet and render would result in a distinctly modern addition to the property. Officers are satisfied that the scale, design and position of the proposed development is appropriate and proportionate to the host dwelling. It is therefore considered that the proposal would not have a detrimental impact on the visual amenity of the property or the wider area in accordance with the Central Lincolnshire Local Plan Policy LP26.

### Highway Safety

Lincolnshire County Council as Highway Authority has assessed the application and has raised no objections to the proposal. Therefore based on this advice it is considered that the proposal would not be detrimental to highway safety or traffic capacity.

### **Central Lincolnshire Local Plan Review**

Review of the Central Lincolnshire Local Plan commenced in 2019. The 1st Consultation Draft ("Reg 18") of the Local Plan was published in June 2021, and was subject to public consultation. Following a review of the public response, the Proposed Submission Draft ("Reg 19") of the Local Plan was published in March 2022, and was subject to a further round of consultation. On 8th July 2022, the Local Plan Review was submitted to the Planning Inspectorate in order for it to commence its examination.

The Draft Plan may be a material consideration, where its policies are relevant. Applying paragraph 48 of the NPPF, the decision maker may give some weight to relevant policies within the submitted "Reg 19" Plan, with the weight to be given subject to the extent to which there may still be unresolved objections to those policies (the less significant the unresolved objections, the greater the weight that may be given).

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

No.

### **Financial Implications**

None.

### **Legal Implications**

None.

### **Equality Implications**

None.

## **Conclusion**

The proposed extension is appropriately designed and would not cause unacceptable harm to the character and appearance of the area nor the amenities of all existing and future occupants of neighbouring properties, in accordance with Policy LP26 'Design and Amenity' of the Central Lincolnshire Local Plan and 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