

Application Number:	2022/0784/HOU
Site Address:	20 Avondale Street, Lincoln, Lincolnshire
Target Date:	26th January 2023
Agent Name:	Awake Architects Ltd
Applicant Name:	Mr Tanzeel Rehman
Proposal:	Erection of single storey side and rear extension (Retrospective) (Revised Drawing).

Background - Site Location and Description

The application proposes the erection of single storey extensions to the existing property. The application property is 20 Avondale Street a two storey terraced property with additional accommodation in the roof.

The property has the benefit of a Certificate of Lawful use for its use as a House in Multiple Occupation (HMO) for up to 6 occupants (C4). The use of the property would remain as a HMO. The application is made retrospectively as works were completed without planning permission. Recent works to the property also include internal renovation and the conversion of the loft with a rear dormer window, these are permitted development and do not form part of this application.

The application is brought before Planning Committee at the request of Councillor Smalley and Councillor Christopher.

Site History

Reference:	Description	Status	Decision Date:
2021/1051/CLE	Continued use of property as a House in Multiple Occupation (Class C4) (Application for Certificate of Lawfulness). (Re-submission)	Granted	21st January 2022

Case Officer Site Visit

Undertaken on 17th November 2022.

Policies Referred to

- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

To assess the proposal with regard to:

- National and Local Planning Policy
- Impact on Residential Amenity
- Impact on Visual Amenity
- 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
Councillor Martin Christopher	Comments Received
Councillor Clare Smalley	Comments Received
Highways & Planning	Comments Received

Consideration

Planning Policy

Policy LP26 'Design and Amenity' of the Central Lincolnshire Local Plan (CLLP) 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.

Impact on Residential Amenity

The property has an existing offshoot and the proposal extends this creating a full width extension projecting 3.1 metres. The proposal also includes an extension to the end of the existing off shoot projecting 3 metres. The majority of the off shoot is located on the boundary with No. 22 Avondale Street which has a matching off shoot. The extension projects 3 metres beyond this although given the single storey nature and minor projection, it is not considered that the extension is unduly overbearing when viewed from No. 22, nor would loss of light to No. 22 be unduly compromised. There are no windows proposed in the elevation facing No. 22 and therefore there would be no issues of overlooking to this neighbouring property.

Similarly, it is not considered that the extensions are overbearing on the other neighbouring property No. 18 Avondale Street. There is a new window which would replace an existing window on the side facing No.18 resulting in the same number of windows as the current situation. It is therefore considered that overlooking to No. 18 would not be exacerbated beyond the current levels between these two neighbours.

Neighbouring properties were consulted on the proposal and no objections have been received from these properties. Objections have been received from Councillor Smalley and Councillor Christopher and these are attached in full to the report. There are concerns from both Councillors that the extension will lead to an increase in occupants at the property. It is noted that a dormer window has been added recently as part of a loft conversion which has created an additional two bedrooms although this was permitted development. The property remains to be a lawful C4 use which allows up to 6 unrelated people to live at the property.

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

Impact on Visual Amenity

The proposal has been constructed from brick and tiles to match that of the existing property. It is considered that the palette of materials is appropriate although given the extensions are positioned to the rear, they do not have an impact on the wider area.

It is considered the proposed extensions would complement the original architectural style of the property in accordance with CLLP Policy LP26.

Effect on Highway Safety

The Lincolnshire County Council as Highway Authority has assessed the application and has raised no objections to the proposal. It is considered that the proposal would not be detrimental to highway safety or traffic capacity.

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

No.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposed extensions are 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.