

2022/0927/HOU– 54 Sibthorp Street, Lincoln, LN5 7SH

Consultation Responses

Customer Details

Name: Sibthorp Street Residents

Address: Sibthorp Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are a group of residents on Sibthorp Street and we all object to this building and the landlord's plans for the house.

This is a three-bed house that has already been turned into four bedrooms by using the downstairs lounge as a bedroom. The docs show that the landlord now wants to turn it into a six bed HMO (Ref. No: 2022/05378/IN Extension, Refurbishment and loft conversion to form 6 Bedroom HIMO).

The house has already been used for student rental for years but adding even more tenants is totally unacceptable. We don't want more students here. We are a quiet and respectable street and we want to maintain this character of our street as a place for respectable people and families. We don't want this student palace on our street and don't want our street and area turning into student town.

This landlord does not even live in the county. They obviously only care about making money and don't care about the impact on the character of our street and area.

The HMO permission for students should not have been granted in the first place and should not have been renewed without consulting local residents (why didn't council do this?)

We object to this building and the landlord's plans.

Customer Details

Name: Mr Aaron Swain

Address: Sibthorpe Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 1. Changes to dormer and rooflights are not in keeping with the rest of the houses on the street.

2. We applied for permission to have our ground floor adapted to be open plan in 1988. Permission was not given because apparently there is some sort of historical conservation order on the street preventing "extensive alterations" to interior and exterior. Property owner should be aware of this. It should have been mentioned in the legal paperwork when they purchased the house.

3. Impact on limited local amenities - parking. No parking on the odd-numbered side of the road due to yellow lines. No parking at the High Street end due to the Guildhall (spaces there have parking meters). No parking at the Nelthorpe Street end due to red lines (turning into Sibthorpe from Nelthorpe Street). Spaces are already limited, crowding more residents onto the street will have an impact. Unfair to existing residents for one house to claim so many spaces.

4. Violates local noise restrictions. This is a residential quiet area. Loud noise is not allowed at any time. Noise is not allowed at all after 10 pm. The neighbourhood will be disturbed by excessive noise while building is done. This is not essential work to maintain or preserve the house and not a commercial/development area. Additional residents will inevitably create more noise if the intention is to rent to students as is the trend. Check with Anti-Social Behaviour team for complaints figures re HiMOs in the area.

5. Council has a moral responsibility to protect vulnerable residents. The adjacent and nearest neighbours are elderly and should not be made to suffer months of extreme construction noise and dirt. Is this developer going to pay for the nearby houses to be cleaned externally or will residents have to pay?

Customer Details

Name: J Howson J Howson

Address: Sibthorp Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If this one house is going to have six tenants they could potentially be using up to six parking spaces on the street plus anyone that's visiting them.

It's bad enough we only have parking on one side of the road because it's too narrow. We don't have driveways and garages. Can't park at the top of the road because it's meters outside St Mary's. The end terraces can't park outside their houses because of being on the corner. I already have trouble getting a space outside my own home without adding more and more cars onto the street from HMOs.

Customer Details

Name: Mr Sotiris Yiakoumi

Address: 52 Sibthorp Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I strongly suggest contacting Anglian Water before approving or commencing this proposed construction as I believe that the main drains and main water supply for the properties at this end of Sibthorp Street run across the back yards and could potentially be damaged.

The outbuildings in the back yards are the original (outdoor) toilets from when the properties were constructed. My property still has an outdoor toilet and water supply in the outbuilding. The drains are over 100 years old now and I believe are already damaged by other neighbours attempting construction over the years so I believe it would be prudent to investigate before carrying out any work that could potentially cause further damage.

A former neighbour at number 56 who lived on the street for many years told me that a previous owner of the end-terrace property had attempted a similar extension to the proposed. This had to stop as they partially collapsed the main drain during the initial construction and caused sewage from all the nearby properties to backup and flood the back yards and rear passage leading to Nelthorpe Street. I think this was possibly in the 1960s-70s.

There have been similar occasions since I have lived on the street where issues with the drains have caused sewage to backup and seep into the rear passage. I believe Anglian Water had to dig in one of the back yards and draw out the accumulated waste.

The same neighbour told me that there was a historic issue with a damaged water main at number 54 that flooded their back yard and number 56. Similarly, he told me that number 50 had their outbuilding removed in order to repair a burst water main in their back yard that was flooding the adjoining yards and rear passage. There was also an occasion where water was leaking from a section of the main water supply at number 50 and caused considerable damage to our outbuilding.

The existing ground-floor bathroom on number 54 is already an extension to the original construction. It may be that they did not extend further due to the water supply and drains below or some other issue.

I can neither support nor object to the proposed construction as it does not appear to interfere with my own property as far as I can understand from the plans. I have chosen to comment as the owner of number 54 has only recently acquired the property and will not have the local knowledge mentioned above.

Given these historic issues, I suggest that it would be advisable to find out whether the proposed construction can be carried out without risking any further damage that would affect all the local properties as well as number 54.

Customer Details

Name: Mrs Shauna B

Address: Sibthorp Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hi, we live near this house but only found out about these plans yesterday when we spoke to our friends who also live on the street. Please can you pass on our comments to the Planning Officer in charge of this case and any other involved team. Thank you.

Like our neighbours, we are objecting for these following reasons –

This is a conservation area and the changes this developer wants to make are not in-line with the other houses on the street, especially the next door neighbour houses:

Extension at the back -

The shed at the back is an existing building so it can be renovated (as long as it stays within the same shape and dimensions) but the part that would join the shed to the main house changes the overall appearance and is not in-line with the other houses. One of the comments says number 54 has already had an extension to the back but that has rightly only been allowed in-line with the length of the houses next door. Any further extension violates conservation rules.

Dormer and Rooflights -

This design for an extended dormer is also not in-line with the other houses. It would feel like this is looming over the nearby back yards (invasion of privacy?) and really be unattractive.

Room sizes -

There is no way that small shed is big enough to meet modern minimum requirements for a bedroom, never mind a bedroom with an en suite bathroom in it. The attic room is fine as one bedroom but no way large enough for two with en suites and an access corridor. Obviously they want to use the dormer to make the new attic rooms bigger but those bedrooms will still be smaller than police cells!

Noise -

We all have a legal right to use our homes without being disturbed by others. The city Council has a responsibility to make sure our rights are upheld and the developer should also make sure that their property and tenants do not impact or disturb the neighbours (or even each other). The walls in these houses are really thin. For example, we have a couple next door to us and we can hear them talking through the wall, literally every word as if they are in our own lounge. Our daughter can hear them snoring at night!

Realistically, the tenants will spend most of the time in the lounge. Even if they are not partying every night, six people and their mates just talking/laughing normally is going to be loud. There is no way that many people are going to be quiet, even if they don't mean to be loud. It's not fair for the neighbours and they should not have to suffer in their own home.

The neighbour's comment mentions the developer is using Kingspan but that's no good, it's only for warmth. A bit of Kingspan and a plaster board isn't going to do anything to stop noise. Even if only one or two tenants are loud (or have loud mates coming round) it can have a huge effect on the neighbours. The developer will be doubling the existing number of tenants so should make sure that the property is properly soundproofed to stop the additional noise going through and prevent disturbing the neighbours and violating their legal rights.

The HIMO licence might give them permission for 'up to six tenants' but that doesn't mean six tenants can live in that house without being a problem.

Also, if any building work is happening, we think there should be restrictions on the working hours and days. There are elderly neighbours (including next door to and at the back of number 54) and people working from home, night shifts etc. It's not fair for them to suffer ten hours of building noise every day. People can't just leave home all day.

HIMO licence -

We think the city Council should reconsider the HIMO licence on this house. It seems like this has been treated as a renewal but it's a new landlord that is proposing changes to the house so should be treated as an entirely new application. The local residents were not given a chance to feedback as concerned/affected parties. The developer might not need the neighbours permission but they should have been allowed to voice their concerns. There was a history of the property being used as a HIMO by the previous owner but there was no effort to determine if there has been any negative effects on the neighbours or street as a consequence. Surely that would affect if it should be allowed to continue?

Also, this HIMO license has possibly been granted on the assumption that it would continue in the same way (three tenants). There is obviously going to be far more impact from six tenants than from three. There should have been some consideration if it would be suitable for this house to have six tenants in and what possible effects that could have on the neighbours and community. If this same landlord has other houses in the city (or there are other landlords with similar rental houses) then it's worth looking at those and seeing how local residents have been affected before renewing this licence. It would just have been a few letters to the neighbours asking if they have concerns to help inform the decision.

Comments on revised proposal

Customer Details

Name: Mr Sotiris Yiakoumi

Address: 52 Sibthorp Street Lincoln

Thank you for your letter requesting my comments on amended plans for 54 Sibthorp Street.

I have already expressed my concerns on the previous design. In brief, my concerns are related to the increased noise that will be coming through the shared walls due to the significant increase in tenants. The landlord is undertaking major renovation of the property and I feel should make adequate provision for soundproofing so that noise from the tenants does not impact my own home. Given the scale of the work, I think this will not be a significant inconvenience for the landlord and will prevent a lot of issues once the property is in use. Please can you refer to my previous comments where I have explained this fully.

I can see that other neighbours have raised objections and concerns, many of which had not occurred to me but certainly seem valid. I assume that the number of objections and their content will be considered in their own right so I need not repeat them myself. However, I do want to highlight the suggestion of limiting the days/hours of construction. I strongly support this as we and other immediate neighbours are usually at home and I think 60 hours a week of extreme building noise and vibrations is too much.

Thank you.

Consultee Details

Name: Mr Ian Wicks

Address: Directorate Of Development And Environmental Services, City Hall,
Beaumont Fee

Lincoln, Lincolnshire LN1 1DF

Email: Not Available

On Behalf Of: Environmental Health

Comments

I confirm that I have no objections or observations to make regarding this application.

LINCOLNSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Lincoln City Council
Application number: 2022/0927/HOU
Application Type: Householder
Proposal: Erection of single storey rear extension
Location: 54 Sibthorp Street, Lincoln, Lincolnshire, LN5 7SH

Response Date: 22 November 2022

This report includes the Substantive response of the Local Highway and Lead Local Flood Authority to a planning consultation received under the Development Management Order and includes details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement.

General Information and Advice

Outline applications and contributions

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

Application number: 2022/0927/HOU
Application Type: Householder
Location: 54 Sibthorp Street, Lincoln, Lincolnshire, LN5 7SH

Highway and Lead Local Flood Authority Report

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

Recommendation:

No Objections

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 would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Highway safety

The proposal is for a rear extension and it does not have an impact on the Public Highway or Surface Water Flood Risk.

Flood Risk and Drainage

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood risk 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 surface water flood risk and drainage proposals for this planning application.

Officer's Name: Laura Rowett
Officer's Title: Senior Development Management Officer
Date: 22 November 2022