

Application Number:	2023/0198/HOU
Site Address:	74 Carholme Road, Lincoln, Lincolnshire
Target Date:	18th May 2023
Agent Name:	None
Applicant Name:	Mr Tanzeel Rehman
Proposal:	Erection of single storey rear extension.

Background - Site Location and Description

The application property is 74 Carholme Road, a two storey terraced property. The application proposes the erection of single storey extensions to the existing property.

The application is brought before Planning Committee as it has more than 4 objections, including a written representation from Ward Councillor Lucinda Preston.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 7th June 2023.

Policies Referred to

- National Planning Policy Framework
- Policy S53 Design and Amenity

Issues

To assess the proposal with regard to:

1. National and Local Planning Policy
2. Principle of the development
3. Impact on the amenity of nearby properties
4. Design and impact on visual amenity
5. Highway safety, access and parking

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2023.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received

Environmental Health	Comments Received
West End Residents Association	Comments Received

Public Consultation Responses

Name	Address
Miss Sarah Jenkins	15 Queens Crescent Lincoln Lincolnshire LN1 1LR
Cllr Lucinda Preston	Cllr Lucinda Preston
Mr Joss Cope	76 Carholme Road Lincoln LN1 1ST
Mr John Bustin	65 Richmond Road Lincoln Lincolnshire LN1 1LH
Mr Robin Lewis	22 York Avenue Lincoln Lincolnshire LN1 1LL
Mr Andrew Ross	57 Arthur Taylor Street Lincoln Lincolnshire LN1 1TL
Mr Stephen Green	236 West Parade Lincoln Lincolnshire LN1 1LY

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.

The application is for alterations to a residential dwelling and therefore Policy S53 - Design and Amenity of the Central Lincolnshire Local Plan is relevant.

Policy S53 states that all development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.

Good design will be at the centre of every development proposal and this will be required to be demonstrated through evidence supporting planning applications to a degree proportionate to the proposal.

All development proposals will be assessed against, and will be expected to meet the required design and amenity criteria as identified within the policy. This criteria shall be discussed below.

2. Principle of the Development

The existing dwelling is occupied as a C4 HMO which permits up to 6 individuals to live within the property. The application proposes a single storey extension to the rear to accommodate expanded living space and officers may therefore principally consider the physical and visual impact of the extension upon the neighbouring properties. Written representations have questioned the use of this space, suggesting that it may in fact be used as an additional bedroom space. The case officer has subsequently confirmed with the applicant that the structure is intended to improve the layout of the property for its current use as a small HMO for 3-6 persons. Notwithstanding this, an extension to the property to accommodate an additional bedspace would not change the established use of the property, which could also make use of permitted development rights to extend without the need for planning permission.

The application has attracted a number of written representations objecting the proposal.

The officer's report will cover all of the material planning considerations raised throughout the application process. All representations are copied in full as part of your agenda. A number of other concerns have also been raised which are not within the remit of the planning process. Nonetheless, these points have been discussed to provide clarity for the members of the Planning Committee.

3. Impact on Amenity of Nearby Uses

The proposed extension would replace the existing single storey offshoot measuring approximately 10.7m in total length, the majority of the footprint at approximately 3.1m in width with a small element stretching across the entirety of the rear elevation. The new structure would have a single pitched roof measuring 2.5m at the eaves and 3.4m at the highest point as it adjoins the adjacent attached offshoot of no. 76 Carholme Road.

Whilst the total projection is significant, the majority of the off shoot is located on the boundary with the rear offshoot of No. 76 with a further approximately 3.8m projection beyond. As the extension is single storey and adds a minor projection beyond the existing, it is not considered that it would be unduly overbearing when viewed from No. 76, nor would it result in any significant loss of light. There are no windows proposed in the elevation facing No. 76 and therefore there would be no issues of overlooking to this neighbouring property.

To the opposite boundary the proposal would have a minimal extension positioned on the boundary line, reducing to an approximately 1.5m separation from proposed extension to side boundary. The structure would have a greater impact than existing; however, it is not considered that the new extension would be overbearing nor result in any harmful loss of light. The extension replicates the existing number of window openings to the side elevation and it is not therefore considered that overlooking to No. 72 would not be exacerbated beyond the current levels between these two neighbours.

A number of written representations have suggested that the extension would lead to an increase in noise, disturbance and potential anti-social behaviour in the locality. Whilst an enhancement of the existing living space and accommodation may potentially allow for a future increase in numbers within the existing property, the application to be considered is for a residential extension. A single storey extension for improved living accommodation would not therefore be considered to result in any harmful level of noise or disturbance within an existing residential area.

There are no other properties in the vicinity which would be physically 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 S53.

4. Design and the Impact on Visual Amenity

The single storey extension would provide a subservient addition to the dwelling that would be of a similar height and design to that of the existing and adjacent offshoots in the immediate area. The extension would be constructed from facing brickwork and concrete roof tiles white upvc windows and doors. The proposed materials would not result in any significant impact to the appearance of the dwelling or wider area, in accordance with policy S53 of the CLLP.

5. Highways & Parking

A number of written representations have also raised concerns on the additional potential strain on parking within the locality. Whilst the extension would enhance the accommodation for the existing property it would not alter its existing permitted use. Highways & Planning at Lincolnshire County Council have been consulted and confirmed that the proposed development would not be expected to have an unacceptable impact upon highway safety, 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.

6. Other Matters

Written representations have highlighted the marketing of the property as a 6 bed HMO on the applicant's website. The case officer has raised this in conversation with the applicant, who has since confirmed that the advertising used photographs of an existing, previously developed property as an example of what may be proposed at this property. The advertisement has since been taken down. Notwithstanding the above, Officers would reiterate that the property is an established C4 dwelling and can accommodate up to 6 individuals without a material change in its use.

The owner/occupant of the neighbouring dwelling at no. 76 Carholme Road has raised potential construction and party wall issues that may arise during the proposed work. These elements are not strictly planning matters, but have been passed onto the applicant for their information.

Conclusion

The proposals would not have a detrimental impact on the residential and visual amenity of neighbouring properties in accordance with policy S53 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Recommendation

That the application is Granted Conditionally.

Conditions

- 3 Years for implementation
- Accordance with approved drawings.