

<b>Application Number:</b>	2023/0240/FUL
<b>Site Address:</b>	34 Eastbourne Street, Lincoln, Lincolnshire
<b>Target Date:</b>	13th June 2023
<b>Agent Name:</b>	None
<b>Applicant Name:</b>	Mr Andrew Brown
<b>Proposal:</b>	Installation of doors to existing car port to create communal bin store.

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

The application property is a block of Council flats located on the corner of Eastbourne Street and Winn Street. The wider block forms 3 flats at 34, 36 and 38 Eastbourne Street which is a two storey building with a double open car port within a section of the ground floor.

The application proposes the installation of two sets of doors to the existing openings to form an internal communal bin store and storage area.

The application is before Planning Committee as the Council are the applicants and owners of the properties.

### **Site History**

No relevant site history.

### **Case Officer Site Visit**

Undertaken on 14th 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. Impact on the amenity of nearby properties
3. Design and 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 2023.

## **Statutory Consultation Responses**

Consultee	Comment
Highways & Planning	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.

The application is for external alterations to existing dwellings 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. Impact on Amenity of Nearby Uses

The application proposes the installation of two external louvred doors and associated panelling within the existing openings facing Eastbourne Street. The alterations would seek to install heavy duty aluminium frames & double doors with louvre vents to allow air flow, securing the area from public access. The works would facilitate the use of the space as a communal bin store for the surrounding properties which currently gain access from the rear of the building. The space is also suggested to be used as ancillary storage for council owned property and services.

The alterations would not create any new structure and the proposed doors would fit within the existing openings, ensuring that there would be no physical impact upon neighbouring properties. The ancillary use as storage and bin store may have some minimal impact upon the occupants of the associated properties, however, the type of use and level of activity expected would not be considered to result in any significant level of noise or disturbance.

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.

## 3. Design and the Impact on Visual Amenity

The proposed framework would be constructed from heavy duty Aluminium and solid timber core panels faced with GRP. The doors and surrounding frame panelling would be finished in a dark grey colour. It is considered that the infill of this space would result in a very minimal visual change to the overall premises and the alterations would not result in any significant impact to the appearance of the dwellings or wider area, in accordance with policy S53 of the CLLP.

## 4. Highways & Parking

Highways & Planning at Lincolnshire County Council have been consulted and requested confirmation that the proposed doors would not overhang or impede the highway. Whilst it is assumed that the proposals would not impact the highway, a further request for information has gone to the applicant and a subsequent Highways response shall be added to the update sheet and confirmed prior to the grant of permission.

## **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.