

Application Number:	2023/0238/FUL
Site Address:	Mary Sookias House, Cecil Street, Lincoln
Target Date:	20th June 2023
Agent Name:	None
Applicant Name:	Mr Andrew Brown
Proposal:	Alterations of existing porch entrances with heavy duty aluminium frame system and removal of brick work feature and installation of heavy duty aluminium window frames with top louvre ventilation.

Background - Site Location and Description

The application proposes replacement of two existing entrance porches and decorative brickwork above to the rear of Mary Sookias House. The building is occupied as flats.

The building is positioned between terraced properties fronting Cecil Street. The site is located within the Cathedral and City Centre Conservation Area No. 1.

The application is brought before Planning Committee as it has been submitted and is owned by the City of Lincoln Council.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 15th June 2023.

Policies Referred to

- Policy S53 Design and Amenity
- Policy S57 The Historic Environment
- National Planning Policy Framework

Issues

- Policy context and principle
- Visual amenity and Impact on the Conservation Area
- Residential amenity
- Highways 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

Public Consultation Responses

No Responses Received

Consideration

Policy Context and Principle

Central Lincolnshire Local Plan (CLLP), Policy S53 'Design and Amenity' covers all new development. The policy permissive of alterations to existing buildings providing they achieve a high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all. Extensions should reflect or improve on the original architectural style of the local surroundings or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style and should not result in harm to people's amenity either within the proposed development or neighbouring through overlooking, overshadowing, loss of light or increase in artificial light or glare.

Policy S57 seeks to protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire. Development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting.

Visual Amenity and Character and Appearance of the Conservation Area

The proposal would replace the existing porches and brickwork above with a aluminium frame system. The porches are positioned to the rear of the building and face into the rear garden of the site. The aluminium framing would provide a more hardwearing solution to the existing situation in terms of future maintenance.

Given its position, and appropriate design, officers have no objection to the proposal. The proposal would only be visible from the rear garden of the flats and therefore it is not considered that it would cause harm to the character of the locality, in accordance with Policy S53 of the CLLP.

Accordingly, it is also considered that the proposal would preserve the character and appearance of the conservation area, as required by CLLP Policy S57 and the duty contained within Section 72 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990.

Residential Amenity

Officers are 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 CLLP Policy S53.

Highways and Parking

Lincolnshire County Council as Local Highway Authority has raised no objection to the application. It is considered that the proposals would not result in an unacceptable impact on parking or highway safety. The application would meet the requirements of S53 in this respect.

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

No.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The alteration to the porches would not cause unacceptable harm to visual amenity, residential amenity or highway safety, in accordance with the relevant policies of the National Planning Policy Framework and Central Lincolnshire Local Plan.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally

Standard Conditions

- 1- Development shall be started within 3 years.
- 2- Development shall be carried out in accordance with the submitted drawings.