



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

District: Lincoln City Council
Application number: 2023/0198/HOU
Application Type: Householder
Proposal: Erection of single storey rear extension
Location: 74 Carholme Road, Lincoln, Lincolnshire, LN1 1ST

Response Date: 11 April 2023

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.

Please note that although the Definitive Map and Statement proves the existence of any recorded rights of way, there may be further or higher rights that are not shown on this document that the County Council is not currently aware of. This would be especially relevant where the public has had informal access to the site or where there are references to routes across this in maps or other historic documents. As the County Council has received no application to recognise further rights of way affecting the site, no more informed guidance can be offered at this stage.

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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.

Comments:

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.

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

Officer's Name: Justine Robson
Officer's Title: Senior Development Management Officer
Date: 11 April 2023

Consultee Comments for Planning Application 2023/0198/HOU

Application Summary

Application Number: 2023/0198/HOU

Address: 74 Carholme Road Lincoln Lincolnshire LN1 1ST

Proposal: Erection of single storey rear extension.

Case Officer: null

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.

15th April 2023

Mr Kieron Manning,
Planning Department,
City of Lincoln Council,
City Hall,
LINCOLN LN1 1LA

Re: Planning application for 74 Carholme Road

Dear Mr Manning,

I am making an objection to the above planning application. Creating an extra room in this property would be inappropriate for the following reasons.

Firstly, this change would reduce the outdoor space of the property. This would affect the Victoria character of the house but would also have an adverse effect on those people living in the property. Linked to this, the living space of the property would be much closer to nearby properties. This would have an impact in terms of noise, especially if a window was open. The close proximity would also reduce privacy.

Secondly, the owner of the property has already advertised additional bedrooms on local property sites for the new academic year (September 2023 onwards). This raises the suspicion that this new room will not, in fact, be living space but another bedroom. Linked to this, we know that there is already a documented strain on parking availability in the area. It is possible that another occupant of this property would have a car and this would add to the parking issues already faced by residents in the vicinity as well as issues related to vehicular access for emergency vehicles and refuse lorries.

I am asking the planning committee to consider the impact of this development on residents in the West End and to refuse the planning application.

Yours sincerely,

Cllr Lucinda Preston,
Carholme ward, Lincoln City Council

Consultee Comments for Planning Application 2023/0198/HOU

Application Summary

Application Number: 2023/0198/HOU
Address: 74 Carholme Road Lincoln Lincolnshire LN1 1ST
Proposal: Erection of single storey rear extension.
Case Officer: null

Consultee Details

Name: Jayne Arnold
Address: 1 Tennyson Street, Lincoln, Lincolnshire LN1 1LZ
Email: Not Available
On Behalf Of: West End Residents Association

Comments

West End Residents Association strongly objects to this planning application.

Although it would appear to be seeking to create a utility room, this application is for a HMO with currently 4 bedrooms. WERA notes however that this property is currently being marketed on the Bricliving website as a 6 bedroom property available from August 2023.

It is flouting the spirit of Article 4, seeking only to increase the number of rooms available to a transient population who contribute little to our community, and frequently actually bring about harm and distress to local residents. This planning proposal would seek to build over most of the available garden that would have been able to be used by all the occupants of the house. This would also have an environmental impact in reducing the greenery which provides oxygen and a habitat for wildlife and birds. This would also make it less likely that his property could be returned to be a family home, should it be sold at some point in the future.

We are also very concerned about the impact that this proposed development would have on its immediate neighbours, as well as those who would be impacted at a greater radius by an increase in night-time noise, rubbish left in gardens, wheelie bins left on pavements and the potential increase in the number of vehicles attempting to park in the evenings.

We strongly object to this planning application that is seeking, by stealth, to open a loophole around Article 4 that would be of great detriment to our area.

Written Representations

Comments for Planning Application 2023/0198/HOU

Application Summary

Application Number: 2023/0198/HOU

Address: 74 Carholme Road Lincoln Lincolnshire LN1 1ST

Proposal: Erection of single storey rear extension.

Case Officer: null

Customer Details

Name: Miss Sarah Jenkins

Address: 15 Queens Crescent Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a HMO property in a residential area. I object on the grounds of additional noise this will bring to the area, the issues these HMO properties add to already problematic car parking issues in the area. The plans are building over a garden, thereby reducing biodiversity and decreasing soaking of rainwater.

Comments for Planning Application 2023/0198/HOU

Application Summary

Application Number: 2023/0198/HOU

Address: 74 Carholme Road Lincoln Lincolnshire LN1 1ST

Proposal: Erection of single storey rear extension.

Case Officer: null

Customer Details

Name: Mr John Bustin

Address: 65 Richmond Road Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object on the grounds of the following .

Additional parking will cause disruption in an already over crowded area .

Poor infrastructure in area around rainwater dispersal . See flooding of road etc .

Reduction of biodiversity grass area impacting on area .

Low water pressure already periodically evident will again due to demand cause further problems for current residence .

Comments for Planning Application 2023/0198/HOU

Application Summary

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Address: 74 Carholme Road Lincoln Lincolnshire LN1 1ST

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Case Officer: null

Customer Details

Name: Mr ANDREW ROSS

Address: 57 Arthur Taylor Street, Lincoln, Lincolnshire LN1 1TL

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: More and more buildings going up, spoiling this area and cramming more work in this beautiful area. Car parking is crazy round this area and if another tenant came with a car, it adds to the problem. Infrastructure is a big problem down here, the Dr's are rammed full and although one person make not make a lot of difference, please look to see how many houses down here have been altered for letting rooms. This would be opposite the Council flats on Carr Street, Already from this row of houses is many Students, who have parties and cause noise. We are being cramped in this area.

Comments for Planning Application 2023/0198/HOU

Application Summary

Application Number: 2023/0198/HOU
Address: 74 Carholme Road Lincoln Lincolnshire LN1 1ST
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Case Officer: null

Customer Details

Name: Mr Joss Cope
Address: 76 Carholme road Lincoln

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:

Comment: The proposed plans show the extension being built on my property with a double skin wall replacing the current party wall in the garden. The proposed plans do not make any reference to getting a party wall agreement, which will be required, and has not happened yet.

The proposed extension would also require building foundations on my property. I am concerned about my property being damaged due to the extension being built. The existing kitchen extension for both houses is period in nature and I believe they require each other to remain structurally sound. This is evident in the furthest room of the extension, whereby there is only a single skin wall between the two properties.

As shown on the advert on the Bric living website, the property is being advertised as a 6 bed, yet the planning permission states it will be 4. Regardless, the increased living space proposed may mean that the number of residents in the property increases, which will increase noise. A further concern is that there will not be adequate parking spaces for more residents. Currently, cars are sometimes parked on the grass behind the property rather than in the designated bays, implying there are insufficient number of spaces currently for the residents in the area.

The plans show that the height of the party wall will increase by over a metre from the current wall, which I feel is excessive.

There is also no mention of the trees, both in my garden and the patch of grass immediately next to the garden of 74 Carholme Road.

Comments for Planning Application 2023/0198/HOU

Application Summary

Application Number: 2023/0198/HOU

Address: 74 Carholme Road Lincoln Lincolnshire LN1 1ST

Proposal: Erection of single storey rear extension.

Case Officer: null

Customer Details

Name: Mr Robin Lewis

Address: 22 York Avenue, Lincoln Lincoln LINCORN

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application is for an extension comprising a 'utility' room and shower according to the plans. However this is currently a 4 bed HMO but is being advertised on the Bricliving website as a 6 bed property available from Sept this year. It is therefore clear that the planning application does not reflect the true intent of plans for the property. I also understand that the landlord of this property built a similar extension in Avondale Street to provide further accommodation and did not even apply for planning permission for this. The same landlord has also made a similar application at 45 Newland St West which also shows an additional 'utility' room.

These applications would clearly result in a further increase in the already densely populated West End resulting in the potential for further noise and anti-social behaviour issues together with yet more pressure on car parking space which is at an absolute premium in the West End.

For these reasons I ask the Planning Committee to reject this application and also the one for 45 Newland St West

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Application Summary

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Case Officer: null

Customer Details

Name: Mr Stephen Green

Address: 236 West Parade Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If this is an extension to a HMO as it reads, the properties in the area are already maintained to a poor standard. Continuing to increase property sizes that will not be maintained is not required. Properties in the area should be transitioning to family homes, increasing the student accommodation at the university was approved on the premise the local area would transition to family properties. - I assume.

Thanks.