

Statutory Consultees

Application number: 2022/0966/FUL

Application Type: Full

Location: 127 Yarborough Road, Lincoln, Lincolnshire, LN1 1HR

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:

The site is located in a sustainable area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport. As such, there is adequate parking provision for the proposed dwelling, therefore the proposal should not contribute to on street parking issues.

The proposal is for the erection of 1 dwelling with associated access off Carline Road, and it does not have an unacceptable impact on the Public Highway or Surface Water Flood Risk

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.

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Highway Condition 00

The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;

- the phasing of the development to include access construction;
- the on-site parking of all vehicles of site operatives and visitors;
- the on-site loading and unloading of all plant and materials;

- the on-site storage of all plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

Informatives:

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on our website, accessible via the following link:
<https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit our website via the following link: Traffic Management -
<https://www.lincolnshire.gov.uk/traffic-management>

The proposals will require an amendment to the parking bays located at the new access for the proposed dwelling. A contribution of £2800 will be required to amend the Traffic Regulation Order.

Officer's Name: Justine Robson

Officer's Title: Senior Development Management Officer

Date: 6 June 2023

John Lincolnshire Police

Comment Date: Mon 22 May 2023

No Objections.

Neighbour Comments Pre Revisions

Comment submitted date: Tue 20 Dec 2022

13 Carline Road Lincoln Lincolnshire LN1 1HL (Objects)

To whom it may concern

Planning Application Reference: 2022/O966/FUL

127 Yarborough Road, Lincoln, Lincolnshire, LN1 1HR

Erection of two dwellings with associated access off Carline Road

We wish to formally object to this planning application.

We live at number 13 Carline Road, almost opposite to the proposed development, and have done so for over thirty-five years. The proposed development appears not to have fully taken into account the substantial and varied impacts on the surrounding environment and properties, and we list our concerns.

Impacts on heritage

The proposed site lies within the Carline Road Conservation Area.(Lincoln No.8). The National Planning Policy Framework and relevant planning practice guidance, highlights that "Conservation areas are areas of special architectural or historic interest, whose character or appearance is considered to be desirable to preserve or enhance". On the northern side of Carline Road is a series of late Victorian/early Edwardian semi-detached villas running east to west. It is considered that the proposed development would not preserve or enhance the character or appearance of this part of the Conservation Area as statutorily required.

Impact on residential amenity

The proposed development will potentially harm certain amenities of our property.especially through adverse noise and disturbance during construction, loss of daylight to our front lower floor sitting rooms and removal of privacy to all front rooms including bedrooms. The Central Lincolnshire Local Plan 2017 specifically states that this would be contrary to Policy LP26 (Design and Amenity).

Design and visual impact

The proposed development of two dwellings on such a plot seem as if they are to be built close to the existing pavement, and to a considerable height, leading to a dominating and incongruous mass. Trees will be lost too.This backland

development does not minimise the impact on neighbours but creates adverse impacts as shown. Another key issue relating to this overdeveloped site is that of the proposed access points on Carline Road.

Impact on access on Carline Road, parking and safety

Access to the proposed development is from Carline Road. The development will result in more people living in the area, more traffic, potential increased risk of accidents and more cars needing parking on Carline Road. This will place a stress on the existing transportation and highway resources. As a result of the proposal, on-street vehicle parking will be compromised as current parking bays will be lost through the vehicle access points that will be required and the increased number of vehicles that will require on-street parking on the road. On-street parking facilities for residents are currently insufficient.

In conclusion, we wish you to consider the issues raised and seriously reconsider this planning application and its impacts as outlined. We wish to be notified should further plans be submitted.

Yours faithfully,

Michael Cowling and Deborah Clark
13 Carline Road
Lincoln
LN1 1HL

17 Carline Road Lincoln Lincolnshire LN1 1HL (Objects)

Comment submitted date: Thu 12 Jan 2023

Dear Sir,

I have just seen sight of your letter to a neighbour re a proposed development in this western end of Carline Road.

I object to your not having the courtesy to inform all residents in this specific area. My understanding is that you have an obligation so to do. Kindly confirm.

I do object to yet another development, proposing to squeeze 2 dwellings into the plot on the south side of the road. My reason is that, if allowed, this development would mean vehicular access into/from Carline Road at the narrowest part of this road, causing still further issues with traffic flow and parking. If you have visited the plot you will know that there is residents parking on the north side. We already have problems with the passage of larger vehicles and eg fire engines only just being able to get through, at the best of times. This

road is something of a rat-run during the "rush periods", let alone the school run, and parking twice a day for parents of children at St. Faiths. Vehicles from the plot exiting onto the road will, I suggest, increase the risk of accident, especially as more than a few vehicles exceed the speed limit.

If allowed I will assume that the new residents will be able to have residents parking permits ie up to 4. Residents parking is often a problem as the number of residents and cars has increased significantly since the Zones for residents and 2 Hours parking were established. Despite our regular requests for re-alignment nothing ever happens.

Please acknowledge this letter of objection.

15 Carline Road Lincoln Lincolnshire LN1 1HL (Objects)

Comment submitted date: Tue 10 Jan 2023

Re planning comments for 127 yarborough rd

To Whomever this may concern

We are the owners of 15 Carline rd. We believe there is a plan to build very close to our house. We were not sent any information about this and my neighbours forwarded me the information. Therefore we have had no time to make our comments and objections.

Please can you make an allowance for this and give us the opportunity to raise our concerns which will be inline with our neighbours at numbers 13, 11 and 9. We agree with their concerns and object to the dwellings being built

Yours Sincerely

Drs Caroline and Jamie Wardman

22 Carline Road Lincoln Lincolnshire LN1 1HL (Objects)

Comment submitted date: Wed 21 Dec 2022

To whom it may concern

Planning Application Reference: 2022/O966/FUL

127 Yarborough Road, Lincoln, Lincolnshire, LN1 1HR

Erection of two dwellings with associated access off Carline Road

We wish to formally object to this planning application.

We live at number 22 Carline Road, the lefthand semi-detached property adjacent to the proposed development. The proposed development appears not

to have fully taken into account the substantial and varied impacts on the surrounding environment and properties and will unbalance the street causing undue harm to the character and appearance of the conservation area.

Impacts on heritage

The proposed site lies within the Carline Road Conservation Area. (Lincoln No.8). The National Planning Policy Framework and relevant planning practice guidance, highlights that "Conservation areas are areas of special architectural or historic interest, whose character or appearance is considered to be desirable to preserve or enhance". On the northern side of Carline Road is a series of late Victorian/early Edwardian semi-detached villas running east to west, and to the east a semi-detached property of original architectural style and character, these also stand alone and are therefore more exposed, which would make the proposed alterations all the more prominent. It is considered that the proposed development would not preserve or enhance the character or appearance of this part of the Conservation Area as statutorily required.

Impact on environment and residential amenity

The natural environment impact plays an important role in decarbonisation, removing emissions from the atmosphere, the proposed removal of the large mature trees will have a negative impact in the City's ambitions to achieving carbon neutrality.

In addition the proposed development will harm certain amenities of our property, especially through increased noise pollution from Yarborough Road by the removal of the trees that provide an acoustic buffer, and the negative biodiversity impact by removal of the same (providing nesting for an owl), and the adverse noise and disturbance during the construction period. The Central Lincolnshire Local Plan 2017 specifically states that this would be contrary to Policy LP26 (Design and Amenity).

Design and visual impact

The proposed development of two dwellings on such a plot seem as if they are to be built close to the existing pavement, and to a considerable height, leading to a dominating and incongruous mass. The development does not minimise the impact on neighbours but creates adverse impacts as shown. Another key issue relating to this overdeveloped site is that of the proposed access points on Carline Road.

Impact on access on Carline Road, parking and safety

Access to the proposed development is from Carline Road. The development will

result in more people living in the area, more traffic, potential increased risk of accidents and more cars needing parking on Carline Road. This will place a stress on the existing transportation and highway resources. As a result of the proposal, on-street vehicle parking will be compromised as current parking bays will be lost through the vehicle access points that will be required and the increased number of vehicles that will require on-street parking on the road. On-street parking facilities for residents are currently insufficient.

In conclusion, we wish you to consider the issues raised with this planning application and its impacts as outlined. We wish to be notified should further plans be submitted.

Yours faithfully,

Steve and Alison Giles
22 Carline Road
Lincoln
LN1 1HL

7 Carline Road Lincoln Lincolnshire LN1 1HL (Objects)

Comment submitted date: Wed 21 Dec 2022

Dear Sirs

We are disappointed not to have been consulted on this planning application as we live close by and overlook the proposed development site.

We wish to object to the proposed development on the following grounds

Over intensive development of the site

Surely this is a site better suited to a single dwelling and we feel that the developer is trying it on by proposing two thin 4 story houses. The proposed dwellings look like they belong to an infill part of a terrace rather than houses on a single plot, and they are too tall.

Loss of trees within a conservation area

We feel that the trees currently on the site are worthy of retention and that the over intensive development effectively destroys their beneficial impact, we feel that the developer should come up with an less intensive scheme that retains some of the existing mature trees

Loss of car parking

The development will directly result in the loss of two on street residents parking spaces. The street is already under pressure and parking spaces are normally full as the residents parking is also used by people living in adjacent streets where parking is not available. The loss of two spaces will have a significant detrimental

impact.

We would question why the proposed properties should benefit from dedicated parking spaces at the expense of local residents who have no option but to park on street?

It would be better to have a single access point to the site, which would leave the two residents parking spaces on street and not introduce two new separate private driveways.

Overall we feel that the development of a single dwelling on this site could address these issues, could retain some of the trees and, would require only one access point without loss of residents parking. A single dwelling could be better designed and would sit better within the conservation area landscape.

The current proposal appears to be from a London based property developer designed in order to maximise profit from the site. Whilst this kind of intensive development might be the norm in London this site deserves much better and Lincoln should not settle for second best.

The site is on a hillside and is visible from a wide area, and as a prominent site within a conservation area we feel that the proposal falls short of the standards that the City of Lincoln Council should require for its development.

125 Yarborough Road Lincoln Lincolnshire LN1 1HR (Neutral)

Comment submitted date: Mon 19 Dec 2022

We reside at 125 Yarborough Road which adjoins, in part, the proposed development.

We are concerned about this suggested development on the following grounds: –

a. The density of the intended development in this area is much greater than the urban environment around it. There has been a recently built detached dwelling erected on the neighbouring property and this proposed development is two semi-detached dwellings being built on a similar sized area of land right against the recently built property. This will have a detrimental effect to the Carline Road area which along this stretch is composed of detached period dwellings on the North-side.

b. We have concerns about the proposed density of development in this area on a geologically unstable slope which risks substantially undermining our rear boundary and poses a risk to our property's West side more generally if there was a major collapse.

c. The proposed development will substantially overlook our garden. This follows the risk of being overlooked from the proposed development at 123 Yarborough Road (your Ref 2022/0804/FUL) in addition to the overlooking from the recent development in the garden of 129 Yarborough Road.

d. The intrusive noise of development in an otherwise quiet residential area compounded by the ongoing disturbance caused by the development at 123 Yarborough Road.

We should be grateful if you could take these representations into account when considering this application

Yours Sincerely,

Teian and Heather Butcher

Planning Application Number: 2022/0966/FUL

Description of proposal: Erection of 2 dwellings with associated access off Carline Road.

Location of proposal: 127 Yarborough Road Lincoln Lincolnshire LN1 1HR

Dear Sir/Madam,

Re: Formal objection to planning application

Thank you for notifying us of the planning application that has been submitted to City of Lincoln Council, reference 2022/0966/FUL, for a proposed development of 2no. dwellings including access at the land adjacent to our property, adjacent to Carline Road.

As the owners and occupiers of The Garden House, 24C Carline Road, and being the closest residents directly affected by these proposals, we have considered the plans in detail. Having done so, we would like to register our strong objection to these plans.

Set out below are the key issues that we consider would have a direct and negative impact on the amenity and enjoyment of our own property, as well as further material planning matters that relate to the content of the application and that we consider have been omitted from the documents submitted by the applicants.

Appended to this letter are the elevation and floor plans for our dwelling granted in 2018 (2018/0547/FUL) so you can understand the impact on our property. We would also be willing to accommodate a site visit, should the officer wish to visit our property to assess the impacts noted below.

The key considerations are:

1. Residential Amenity
2. Design and Visual Impacts
3. Impacts on Heritage
4. Minerals
5. Trees
6. Other matters

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (CLLP) (adopted in April 2017); and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Residential Amenity

Policy LP26 of the CLLP states that *“The amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development”*.

Policy LP26 details the specific amenity considerations that must be considered as part of the determination. The policy states that all applicants must show how these matters have been taken into account. The criteria relevant to this application, and that directly impact on our own property include;

- m. Compatibility with neighbouring land uses;*
- n. Overlooking;*
- o. Overshadowing;*
- p. Loss of light*
- r. Adverse noise and vibration*

The considerations of policy LP26 accord with the National Planning Policy Framework (NPPF) which, at paragraph 130(f), seeks to ensure that development provides a high standard of amenity for existing and future users. As such, policy LP26 should be attributed full weight in the determination of this application.

Taking these in turn, whilst the proposed use (residential) is compatible, the impact will result in a loss of enjoyment of our outdoor space, which will become totally compromised by the scale of development along our southern boundary.

Overlooking

The separation between the proposed northern elevation and our shared boundary is c.1.1m. The separation distance between the proposed northern elevation and the southern elevation of our dwelling is c.3.8m at its closest point.

The plot 2 includes a second-floor window on the northern elevation that provides direct outlook towards our dwelling (the same arrangement is mirrored on the southern elevation towards No.24 Carline Road). This window will serve a bedroom and is not proposed to be obscurely glazed and as such will allow clear, unobstructed views towards our first-floor terrace, primary side garden area and second floor dressing room window.

The proposed dwellings also include 2no. Juliet balconies each, at ground and first floor level and a second floor walk out balcony each. Given the angle of the proposed dwellings, the position of the Juliet balconies at plot 2 would allow opportunities for views into our rear amenity area. In particular, the balcony at second floor level would allow opportunities for unobstructed overlooking towards our property and garden. The overlooking impacts associated with balconies are increased over standard windows due to the element of 'lingering' that balconies encourage.

Overall, the proposed arrangement would provide clear unobstructed views towards our first-floor terrace, primary side garden area and second floor dressing room window. The issue is exacerbated by the change in site levels. It is our view that the proposed development would compromise the private use of several areas of within our dwelling and garden to the unduly detrimental harm of the amenities we presently enjoy.

Although not impacting on our property, a separation of 9m from the rear elevation to the rear boundary is also not a sufficient separation distance to prevent overlooking over adjacent properties, particularly given the change in site levels. Whilst I note this is over the applicant's land, the NPPF is clear that the considerations apply to existing and **future users** (emphasis added).

Overshadowing and Loss of Light

No information is submitted in the form of daylight studies to demonstrate the likely overshadowing impacts. As a result of the orientation of the site and the proximity of the northern elevation of Plot 2 to our boundary, the proposed dwellings have the potential to cause significant overshadowing over our dwelling and garden area.

Located directly to the south of our dwelling is a first-floor terrace, an area where we regularly enjoy morning coffee and evening meals. This area will be the closest area of our dwelling to the proposed site. The south-eastern elevation of our dwelling also contains the only window serving 'bedroom 2' and a window serving 'bedroom 4', both at ground floor level. The main entrance to our dwelling is also situated on the south-eastern elevation at first floor level. The space between our dwelling and the shared boundary is an area of garden space which we regularly use as it benefits from privacy from the road and surrounding dwellings.

There is a significant change in levels along Carline Road and this can be viewed on the applicant's street elevation drawing (figure 1). It is quite clear that the application dwellings are situated on substantially higher land than my property. As stated above, the separation distance to our shared boundary is c.1.1m and the separation distance to the southern elevation of our dwelling is c.3.8m. The height from ground level to the front of the dwelling is c.9.2m (ridge) and c.5.2 (eaves) and from ground level to the rear of the dwelling the height is c.11.9m (ridge) and c.8m (eaves).

The elevation shown in figure 2 below will be experienced from c.1.1m from our shared boundary.

Figure 1 – Street Scene Elevation



Figure 2 – Proposed Side Elevation (plot 2)



Side Elevation - Plot 2

Specifically, we would like to emphasise that our ground floor bedrooms, terraced area and side garden, will be severely impacted through a loss of light if this development is allowed. Even in the summer months, the southern side of our property will clearly lose considerable light and will be mainly in shadow. We therefore consider that it should be a requirement of the planning process (and this application) to demonstrate robustly that this impact can be suitably mitigated. We strongly contend that it cannot.

When considering cumulatively, the positioning of the development to the boundary, the proximity to our dwelling, the height of the proposal and the change in levels, the proposal would result in a significantly oppressive and overly dominant structure when viewed from our side garden area, first floor terrace and the habitable windows located on our south-eastern elevation. The proposed development would sit in close proximity to our site boundary to such an extent that there would be a sense of enclosing, overbearing and loss of light over our property.

Such an arrangement would significantly impact on our internal accommodation, particularly ground floor windows and garden area.

Adverse noise and vibration

Owing to the significant ground works required to ensure land stability and change ground levels we consider that the construction phases will lead to prolonged disturbance given the close proximity of the proposed works to our own property.

The proposed driveway is also located in close proximity to the shared boundary with our side garden and as such the parking of vehicles and car doors closing will likely cause some additional noise disturbance which currently does not exist.

The proposed dwellings would also have access to very limited useable external space. The site levels show that the gardens are to be tiered which significantly restricts their useability.

Overall, for the reasons set out above, we believe that the proposed development would have significant adverse impacts on our proposed living accommodation and amenity space to the unduly detrimental harm of the amenities we presently enjoy. The proposal is therefore contrary to policy LP26 and the provisions of the NPPF.

Design and Visual Impacts

Policy LP26 seeks to ensure development respects the existing topography, landscape character and identity, and relates well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths. Policy LP17 seeks to protect and enhance the intrinsic value of our landscape and townscape.

These policies accord with the NPPF which makes clear that creating high quality places is fundamental to what the planning and development process should achieve. The NPPF at paragraph 134, advises that permission should be refused for development of poor design that fails to reflect local design policies and government guidance on design.

The National Design Guide, at paragraph 20, 21 and 22 provides guidance on the 'Components for good design'. Good design involves careful attention to important components of places this includes (but not exclusively), the context for places and buildings. Furthermore, good design comes about through making the right choices at all levels, including (but not exclusively), the layout, the form and scale of buildings and their appearance.

The National Design Guide introduces ten characteristics to form a well designed place including 'context'. "Context is the location of the development and the attributes of its immediate, local and regional surroundings". In relation to context, well-designed places integrate into their surroundings so they relate well to them and are influenced by and influence their context positively.

The proposed development consists of a pair of semi-detached two-storey dwellings. The site is located between our property and our current neighbours at 24 Carline Road, adjacent to the highway and adjoined directly to the west by the property/garden of 127 Yarborough Road. The existing plot width measures c.14.5m, the buildings together measure c.12.35m wide leaving just 1.1m either side to the shared boundaries.

Our dwelling in particular contains ample spacing to either side boundary and is sited centrally within the plot. As such, there is currently a sense of spacing between dwellings to the south side of Carline Road. This sense of separation would be completely diminished by the proposed development which would lead to a terracing effect in the streetscene.

By virtue of the plot size and the large footprint of the proposed dwellings, the proposal would appear to result in an overly cramped and dense arrangement. Such an arrangement would appear overdeveloped in its setting.

With consideration to the requirements of LP26, it is considered that the proposed development, owing to its dense and overdeveloped site layout would fail to relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths. Such an arrangement would have a harmful negative impact on the character of the area and the streetscape, contrary to policy LP26 and the high-quality design aspirations contained within the NPPF and the National Design Guide.

Impacts on Heritage

The site lies within Carline Road Conservation Area. A Conservation Area is defined in the NPPG as "*an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*".

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Policy LP25 of the CLLP advises that development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.

The policy goes on to advise that in instances where a development proposal would affect the significance of a heritage asset, as is the case here, the applicant will be required to undertake the following, in a manner proportionate to the asset's significance:

- describe and assess the significance of the asset, including its setting, to determine its architectural, historical or archaeological interest; and
- identify the impact of the proposed works on the significance and special character of the asset; and
- provide clear justification for the works, especially if these would harm the significance of the asset or its setting, so that the harm can be weighed against public benefits.

This requirement for a 'heritage statement' is also a requirement of the NPPF, at paragraph 194. The application should not be determined until a suitable 'heritage statement' has been provided to allow the LPA to fully assess the impacts of the proposed development on the character and appearance of the Conservation Area.

Policy LP25 sets out specific requirements for development proposals within a conservation area. The policy states:

"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. Proposals should:

- j. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;*
- k. Retain architectural details that contribute to the character and appearance of the area;*
- l. Where relevant and practical, remove features which are incompatible with the Conservation Area;*
- m. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and lot widths of the existing built environment;*
- n. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;*
- o. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against."*

This area of the conservation area, particularly to the north side of Carline Road is characterised by elevated two-storey dwellings, largely double fronted with bay windows. The materials are uniform and consist of red brick sat beneath slate roofs. The dwellings also display a range of architectural detailing. There is also a strong sense of frontage enclosure by virtue of the extent of frontage brick walling. The brick walls that front the street are a defining feature of the character and appearance of the area.

In the absence of an appropriate heritage statement, it is not possible to ascertain the full impacts of the proposed development or understand why the design approach has been adopted.

However, in our view, as stated within the preceding section, the proposal would fail relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths. The proposed development would also lead to a further removal of the fronting brick wall to provide additional access. Such an alteration would remove an additional element of historic enclosure within the conservation area.

The proposal would certainly therefore not preserve or enhance the character or appearance of the conservation area as required by the statutory duty and would fall contrary to policy LP25 and the provisions of the NPPF.

Minerals

The application site lies within a Limestone Mineral Safeguarding Area (MSA). Policy M11 of the LMWLP seeks to ensure that developments do not prevent the exploitation of mineral deposits as an economic resource within identified MSAs without adequate justification. Within MSAs proposals for non-minerals development should be accompanied by a Minerals Assessment, unless the development falls within one of the exemptions to the Policy. As the appropriate authority, Lincolnshire County Council should be consulted before any planning approval is given for non-exempt developments in MSAs.

The application type does not fall within one of the exemptions to the policy and therefore a minerals assessment is required. A minerals assessment has not been submitted with the application. Therefore, it cannot be shown that the proposed development would not sterilise mineral resources. As such, the proposal does not accord with policy M11 of the LMWLP.

Trees

The findings of the Tree Survey are noted. We support the retention of the frontage trees that lie within the highway. However, the report does not appear to consider the impact of 'pruning pressure'. The frontage trees are a significant feature in the conservation area, but given the proximity of frontage dwelling, the trees will be

under further pressure to be removed. Such additional development would likely lead to the loss of these trees in the conservation area. A similar relationship has occurred outside No's. 22/24 Carline Road, and these frontage trees have now been removed. If such a relationship occurs at the application site, it will further increase the visibility of these dwellings and the exacerbate the issues in relation to the impact on the character and appearance of the conservation area.

Other matters

Moving Forward

Whilst we do not object to the principle of development on this site, unfortunately we believe the current development falls short on various technical planning matters. These matters are set out in the preceding sections of this objection letter.

We would welcome revisions to the scheme which include a reduction to the number of dwellings, a reduction in size and additional separation to our shared boundary.

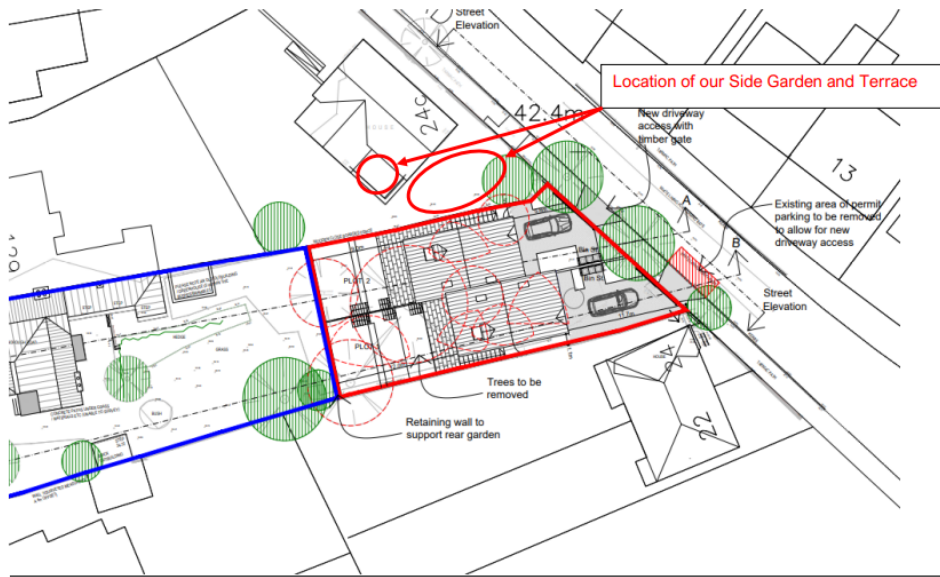
In accordance with 'Wheatcroft Principles'¹ we would expect to be formally re-consulted were additional information/plans to be submitted to allow further consideration of the outstanding matters.

Yours faithfully

Peter and Jayne Gray
The Garden House
24C, Carline Road
Lincoln
LN1 1HL

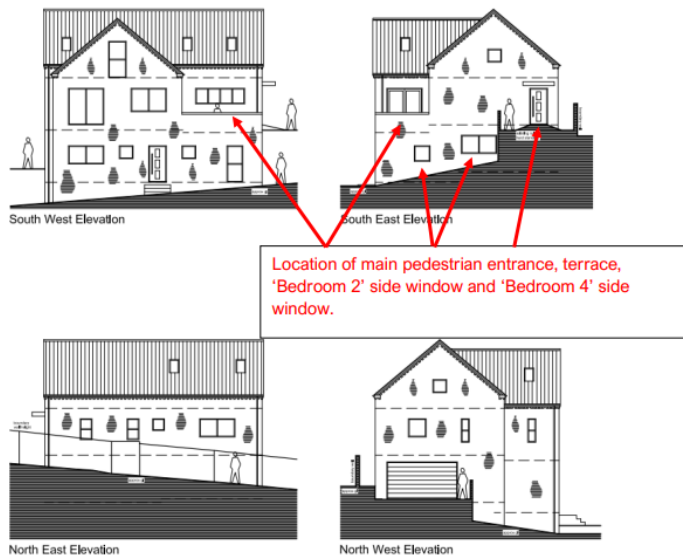
¹ Bernard Wheatcroft Ltd v SSE [JPL, 1982, P37]. This decision has since been confirmed in Wessex Regional Health Authority v SSE [1984] and Wadehurst Properties v SSE & Wychavon DC [1990] and Breckland DC v SSE and T. Hill [1992].

Appendix A - 2022/0966/FUL – Proposed Site Plan²



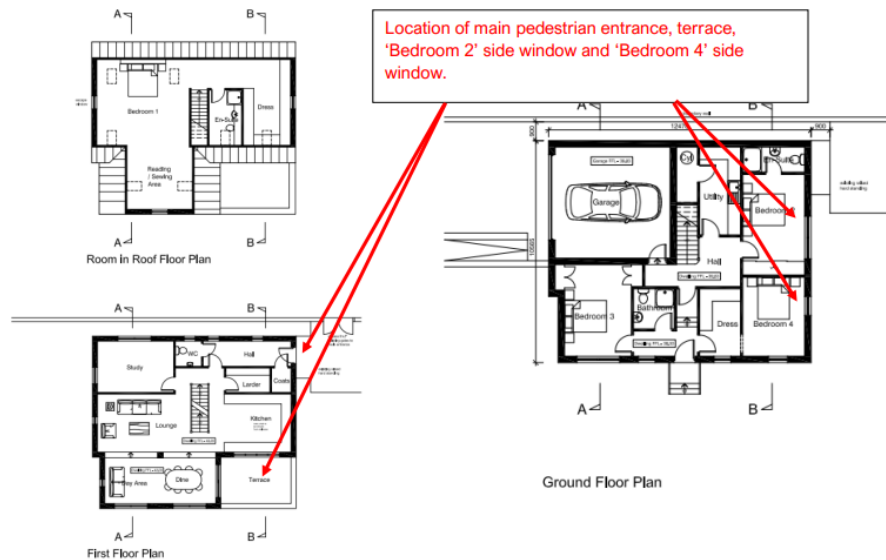
² Source: <https://development.lincoln.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RLPDVGJFLW900>

Appendix B - 2018/0547/FUL – Proposed Elevations³



³ Source: <https://development.lincoln.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P7S64EJFFPX00>

Appendix C - 2018/0547/FUL – Proposed Floor Plans⁴



⁴ Source: <https://development.lincoln.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P7S64EJFFPX00>

Planning Application Number: 2022/0966/FUL

Description of proposal: Erection of two dwellings with associated access off Carline Road.

Location of proposal: 127 Yarborough Road, Lincoln, LN1 1HR

Dear Sir/Madam,

Re: Formal objection to planning application

Thank you for notifying us of the planning application that has been submitted to City of Lincoln Council, reference 2022/0966/FUL, for a proposed development of two dwellings fronting on to Carline Road.

We are the owner-occupiers of 9 Carline Road, a property *directly opposite the proposed development*. Having considered these extraordinary plans in detail, we would like to register the strongest possible objection to them.

We provide details below of the key issues that would have a direct and negative impact on our own property, as well as further planning matters that relate to the content of the application and that we consider have been omitted from the documents submitted by the applicants.

We would welcome a site visit, should the officer wish to visit to assess the facts noted below.

The key considerations are:

1. Residential Amenity
2. Design and Visual Impacts
3. Impacts on Heritage
4. Minerals
5. Trees
6. Other matters

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (CLLP) (adopted in April 2017); and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Residential Amenity

Policy LP26 of the CLLP states that *“The amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development”*.

Policy LP26 details the specific amenity considerations that must be considered as part of the determination. The policy states that all applicants must show how these matters have been taken into account. The criteria relevant to this application, and that directly impact on our own property include;

- m. Compatibility with neighbouring land uses;*
- n. Overlooking;*
- o. Overshadowing;*
- p. Loss of light*
- r. Adverse noise and vibration*

The considerations of policy LP26 accord with the National Planning Policy Framework (NPPF) which, at paragraph 130(f), seeks to ensure that development provides a high standard of amenity for existing and future users. As such, policy LP26 should be attributed full weight in the determination of this application.

Taking these in turn, whilst the proposed use (residential) is compatible, the impact will result in a loss of enjoyment of our own property, which will be seriously compromised by the proposed scale of development *directly opposite* the proposed development. There would also be an overall adverse effect on the amenity of Carline Road as a whole, including exacerbation of an already acute parking problem and increased hazard to vehicles and people in the road.

Loss of sunlight

It is to noted here that 9 Carline Road (our property) lies to the north-north-east of the proposed development. Thus, in general terms, the development is in direct line with the sun for a considerable part of the day at any time of year. Calculations of the position of the sun and its viewing angle from both our ground floor and first-floor windows indicate the following:

- Between November 15th and March 5th, the sun would no longer be visible from our ground-floor windows and front garden due to the height of the proposed development, a reversal of the beneficial sunlight conditions pertaining currently. The hours of obscuration would of course vary according to the date; but as a general indication, in the latter part of this period, the sun would not be visible until close to sunset; in the earlier part of the aforementioned period, not visible at all. This constitutes a serious loss of sunlight, which will affect day-to-day use and enjoyment of the downstairs rooms and the cost of heating them, in addition to the serious impact on the enjoyment of our front-garden where we spend a considerable

portion of our leisure time in both summer and winter tending the garden. Of course the existing trees have some small shadowing effect but this is insignificant compared to the impact of solid brick edifices of the height proposed.

- Between December 15th and February 15th the sun would no longer be visible from our first-floor windows; this is less serious than the aforementioned effect on the garden and ground-floor but nevertheless represents a significant loss of sunlight.

Loss of horizon

At present the view of the horizon around the countryside to the south-west of Lincoln from the first-floor windows of our property is unobstructed and represents a considerable enjoyment. The proposed development would entirely obstruct this view.

Loss of parking space

The background to the following is the historic and continuing difficulty for residents to find a parking space within a reasonable distance from their house.

It is understood that the proposed development would remove one residents' parking space. There are 28 parking spaces available. In Carline Road alone, between the north-west end of the turning to Belle-Vue Terrace and the T-junction with Yarborough Road, there are 14 houses that depend entirely on the residents' parking allocation. Each house is permitted two permits. A large number of residents' permits are also issued to residents and tenants of houses on Yarborough Road and beyond (I have no way of knowing how many, but a conservative estimate, based on the number of cars usually parked that are not owned by any Carline Road resident, is 15. Making another conservative estimate that half the houses on Carline Road actually make use of two permits, the number of relevant passes allocated to residents is:

- Carline Road dwellings using two passes: 7 (so 14 passes in all)
- Carline Road dwellings using one pass: 7
- Non-Carline Road dwellings using one pass: 15

Total passes = $14 + 7 + 15 = 36$

So the result is that there are 28 parking spaces available but 36 possible vehicles requiring them. This would explain why parking is a perpetual difficulty for residents. My wife and I are both 79, and whilst being fit enough for our age, we would expect, given the amenity to be expected of the area, not to have to walk a great distance to our one car. But, regardless of age, it is reasonable for any resident to expect that the benefit of paying for a parking pass is to be able to park conveniently and without undue difficulty.

The loss of one space would exacerbate the present situation. Clearly there should be more spaces available, not less. In particular, since the lost space is one that we frequently use, it being opposite our house, we would suffer serious loss of amenity.

Adverse noise and vibration

Owing to the significant ground works required to ensure land stability and change ground levels we consider that the construction phases will lead to prolonged disturbance given the proximity of the proposed works to our own property.

The proposed driveway is also located opposite our property and as such the parking of vehicles having to reverse in to the proposed two gateways, a difficult and potentially dangerous manoeuvre given that cars are constantly parked opposite (ie on the north-east side of the road), together with the noise of car doors closing, will likely cause some additional noise disturbance which currently does not occur.

Overall, for the reasons set out above, we believe that the proposed development would have significant adverse impacts on our proposed living accommodation and amenity space to the unduly detrimental harm of the amenities we presently enjoy. The proposal is therefore contrary to policy LP26 and the provisions of the NPPF.

Design and Visual Impacts

Policy LP26 seeks to ensure development respects the existing topography, landscape character and identity, and relates well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths. Policy LP17 seeks to protect and enhance the intrinsic value of our landscape and townscape.

These policies accord with the NPPF which makes clear that creating high quality places is fundamental to what the planning and development process should achieve. The NPPF at paragraph 134, advises that permission should be refused for development of poor design that fails to reflect local design policies and government guidance on design.

The National Design Guide, at paragraph 20, 21 and 22 provides guidance on the 'Components for good design'. Good design involves careful attention to important components of places this includes (but not exclusively), the context for places and buildings. Furthermore, good design comes about through making the right choices at all levels, including (but not exclusively), the layout, the form and scale of buildings and their appearance.

The National Design Guide introduces ten characteristics to form a well designed place including 'context'. "Context is the location of the development and the attributes of its immediate, local and regional surroundings". In relation to context, well-designed places integrate into their surroundings so they relate well to them and are influenced by and influence their context positively.

The proposed development consists of a pair of semi-detached two-storey dwellings. The site is located between 24a and 24 Carline Road, adjacent to the highway and adjoined directly to the west by the property/garden of 127 Yarborough Road. The existing plot width measures c.14.5m, the buildings together measure c.12.35m wide leaving just 1.1m either side to the shared boundaries.

Currently there is a sense of spacing between dwellings to the south side of Carline Road. This sense of separation would be completely diminished by the proposed development which would lead to a terracing effect in the street-scene.

By virtue of the plot size and the large footprint of the proposed dwellings, the proposal would appear to result in an overly cramped and dense arrangement. Such an arrangement would appear overdeveloped in its setting.

With consideration to the requirements of LP26, it is considered that the proposed development, owing to its dense and overdeveloped site layout would fail to relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths. Such an arrangement would have a harmful negative impact on the character of the area and the streetscape, contrary to policy LP26 and the high-quality design aspirations contained within the NPPF and the National Design Guide.

Impacts on Heritage

The site lies within Carline Road Conservation Area. A Conservation Area is defined in the NPPG as *"an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance"*.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Policy LP25 of the CLLP advises that development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.

The policy goes on to advise that in instances where a development proposal would affect the significance of a heritage asset, as is the case here, the applicant will be required to undertake the following, in a manner proportionate to the asset's significance:

- describe and assess the significance of the asset, including its setting, to determine its architectural, historical or archaeological interest; and
- identify the impact of the proposed works on the significance and special character of the asset; and
- provide clear justification for the works, especially if these would harm the significance of the asset or its setting, so that the harm can be weighed against public benefits.

This requirement for a 'heritage statement' is also a requirement of the NPPF, at paragraph 194. The application should not be determined until a suitable 'heritage statement' has been provided to allow the LPA to fully assess the impacts of the proposed development on the character and appearance of the Conservation Area.

Policy LP25 sets out specific requirements for development proposals within a conservation area. The policy states:

"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.

Proposals should:

- j. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;*
- k. Retain architectural details that contribute to the character and appearance of the area;*
- l. Where relevant and practical, remove features which are incompatible with the Conservation Area;*
- m. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and lot widths of the existing built environment;*
- n. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;*
- o. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against."*

This area of the conservation area, particularly to the north side of Carline Road is characterised by elevated two-storey dwellings, largely double fronted with bay windows. The materials are uniform and consist of red brick sat beneath slate roofs. The dwellings also display a range of architectural detailing. There is also a strong sense of frontage enclosure by virtue of the extent of frontage brick walling. The brick walls that front the street are a defining feature of the character and appearance of the area.

In the absence of an appropriate heritage statement, it is not possible to ascertain the full impacts of the proposed development or understand why the design approach has been adopted.

However, in our view, as stated within the preceding section, the proposal would fail relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths. The proposed development would also lead to a further removal of the fronting brick wall to provide additional access. Such an alteration would remove an additional element of historic enclosure within the conservation area.

The proposal would certainly therefore not preserve or enhance the character or appearance of the conservation area as required by the statutory duty and would fall contrary to policy LP25 and the provisions of the NPPF.

Minerals

The application site lies within a Limestone Mineral Safeguarding Area (MSA). Policy M11 of the LMWLP seeks to ensure that developments do not prevent the exploitation of mineral deposits as an economic resource within identified MSAs without adequate justification. Within MSAs proposals for non-minerals development should be accompanied by a Minerals Assessment, unless the development falls within one of the exemptions to the Policy. As the appropriate authority, Lincolnshire County Council should be consulted before any planning approval is given for non-exempt developments in MSAs.

The application type does not fall within one of the exemptions to the policy and therefore a minerals assessment is required. A minerals assessment has not been submitted with the application. Therefore, it cannot be shown that the proposed development would not sterilise mineral resources. As such, the proposal does not accord with policy M11 of the LMWLP.

Trees

The findings of the Tree Survey are noted. We support the retention of the frontage trees that lie within the highway. However, the report does not appear to consider the impact of 'pruning pressure'. The frontage trees are a significant feature in the conservation area, but given the proximity of frontage dwelling, the trees will be under further pressure to be removed. Such additional development would likely lead to the loss of these trees in the conservation area.

Other matters

Moving Forward

Whilst the proposal to build on this plot is entirely out of place and should not go ahead at all, we believe, even if it were acceptable in principle, that the current development proposal falls short on various technical planning matters. These matters are set out in the preceding sections of this objection letter.

Our recommendation to the Council is that this development is not to be permitted at all. As a second line of argument, if the scheme were to go ahead at all, there must be revisions which should include a reduction to the number of dwellings, a reduction in size, particularly height.


In accordance with 'Wheatcroft Principles'¹ we would expect to be formally re-consulted were additional information/plans to be submitted to allow further consideration of the outstanding matters.

¹ Bernard Wheatcroft Ltd v SSE [JPL, 1982, P37]. This decision has since been confirmed in Wessex Regional Health Authority v SSE [1984] and Wadehurst Properties v SSE & Wychavon DC [1990] and Breckland DC v SSE and T. Hill [1992].

Yours faithfully

Peter and Liz Came
9, Carline Road
Lincoln
LN1 1HL

Belmont
11 Carline Road
Lincoln
LN1 1HL



18 December 2022

Dear Sir/Madam,

Consultation on planning application reference 2022/0966/FUL

127 Yarborough Road, Lincoln, LN1 1HR - Erection of two dwellings with associated access off Carline Road

I refer to your letter of 28 November 2022 regarding the above.

I am writing on behalf of my parents, Howard and Mavis Eve, who have lived directly opposite the application site for over fifty years.

Whilst Mr and Mrs Eve do not object in principle to the development of this site, they wish to **formally object** to the proposed development on the following grounds:

1. Impact on residential amenity –significant loss of light

The large scale and form of the proposed dwellings would significantly reduce daylight to two principal habitable rooms of their property (front sitting room and dining room). This would be contrary to Policy LP26 (Design and Amenity) of the Central Lincolnshire Local Plan 2017.

A daylight and sunlight assessment should be provided to confirm the extent of harm to residential amenity which would be caused by loss of light. The proposals should be amended to mitigate against any loss of light incurred by the current design.

2. Impact on residential amenity – adverse noise and disturbance during construction

The submitted Land Stability Statement acknowledges that the application site is in an area known for ground instability/slippage and recognises that piling foundations will need to be undertaken using bored concrete piles. Piling has the potential to cause significant and prolonged impacts on residential

amenity by way of noise and disturbance. This would be contrary to Policy LP26 (Design and Amenity) of the Central Lincolnshire Local Plan 2017.

A Construction Noise and Vibration Method Statement and Management Plan should be provided, which should be reviewed and confirmed as acceptable by the Council's Environmental Health Officer. This should set out the procedure for all construction activities (including piling), and identify noise and vibration control measures, using Best Practicable Means of noise control.

3. Poor design and overdevelopment of the site

The design, scale and bulk of the dwellings proposed would overly dominant and out of character with existing development, when viewed from Carline Road, particularly when viewed from the east. This would be contrary to Policy LP26 (Design and Amenity) of the Central Lincolnshire Local Plan 2017

An additional street elevation should be provided from the east, to confirm the dominance of the buildings. Appropriate mitigation should be taken, by way of a reduction in the building height and depth.

4. Impact on highway safety

Two new accesses onto Carline Road are proposed. The introduction of additional access points onto this high traffic highway would increase the risk of accidents. This would be contrary to Policy LP13 (Accessibility and Transport) of the Central Lincolnshire Local Plan 2017.

5. Inadequate car/cycle parking provision

The proposed application would result in the loss of existing residential on-street car parking bays, and does not provide an appropriate level of on-site car parking.

No provision is made for the safe and secure parking of bicycles within the site - the proposed garage dimensions (5.8m by 3.2m) are not of a sufficient size to accommodate a family sized car and bicycle storage.

By failing to ensure appropriate vehicle and cycle parking provision is made for prospective residents, the application is contrary to Policy LP13 (Accessibility and Transport) of the Central Lincolnshire Local Plan 2017.

Summary

The application proposals as submitted raise a number of matters of concern, as set out above. In addition, inadequate information has been provided to enable a full and proper planning assessment of the impacts. It is therefore an expectation that the scheme as submitted will be refused, or significant amendments made. It is an expectation that I would be re-notified should further plans be submitted.

Yours faithfully,

Philippa Kelly

Philippa Kelly (nee Eve), BSc (Hons), MSc, DipTP, MRTPI

On behalf of:

Mrs Mavis Eve and Mr Howard Eve
11 Carline Road
Lincoln
LN1 1HL

CC (by email):

Carholme Ward Councillors:
Neil Murray, Lucinda Preston, Emily Wood

Neighbour Comments Post Revisions

Planning Application Number: 2022/0966/FUL

Description of proposal: Erection of 1 dwelling with associated access off Carline Road (REVISED PLANS).

Location of proposal: 127 Yarborough Road Lincoln Lincolnshire LN1 1HR

Dear Sir/Madam,

Re: Formal objection to revised planning application

Thank you for your letter dated 16th May 2023 notifying us that revised plans have been submitted to City of Lincoln Council regarding planning application 2022/0966/FUL. There are several amendments to the application, including the quantum and description of development.

It is disappointing to see that the revised proposals address only a few of the outstanding matters raised during the original consultation. Having reviewed the revised plans, we would like to register our strong objection to these revised plans.

Set out below are the key issues that we consider relevant to the determination of this revised application. Appended to this letter are the elevation and floor plans for our dwelling granted in 2018 (2018/0547/FUL) so you can understand the impact on our property.

The key considerations relevant to the revised plans are:

1. Sustainability & Climate Change
2. Biodiversity Net Gain
3. Residential Amenity
4. Design and Visual Impacts
5. Impacts on Heritage
6. Minerals
7. Other matters

Due to the significant delay in submitting revised plan, a new development plan is now in place. The Development Plan comprises the provisions of the Central Lincolnshire Local Plan (CLLP) (adopted in April 2023); and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016). Planning law requires that applications for planning permission must be determined in accordance with the development plan (at the time of making the decision), unless material considerations indicate otherwise.

Sustainability & Climate Change

The planning system is tasked with supporting the transition to a low carbon future in a changing climate. It is directed, by Government policy in the NPPF, to shape

places in ways that contribute to “radical reductions” in greenhouse gas emissions, minimise vulnerability and improve resilience. As part of that, it is tasked with supporting renewable and low carbon energy and associated infrastructure.

The CLLP introduces a visionary approach to ensure that development proposals contribute to reducing emissions, help mitigate against climate change and help society adapt to a changing climate.

An ‘Energy Statement’ is required by policy S7 of the CLLP to accompany ALL planning application for residential development unless covered by an ‘exceptional basis clause’. The site is not covered by exceptional basis clause.

An Energy Statement is required to confirm the requirements of Policy S6 (Design Principles) and confirm that the development proposal:

1. Can generate at least the same amount of renewable electricity on-site (and preferably on-plot) as the electricity they demand over the course of a year, such demand including all energy use (regulated and unregulated), calculated using a methodology proven to accurately predict a building’s actual energy performance; and
2. To help achieve point 1 above, target achieving a site average space heating demand of around 15-20kWh/m²/yr and a site average total energy demand of 35 kWh/m²/yr, achieved through a ‘fabric first’ approach to construction. No single dwelling unit to have a total energy demand in excess of 60 kWh/m²/yr, irrespective of amount of on-site renewable energy production. (For the avoidance of doubt, ‘total energy demand’ means the amount of energy used as measured by the metering of that home, with no deduction for renewable energy generated on site).

The energy statement provided does not include calculations of the regulated and unregulated energy use of the proposed building nor the space heating demand and total energy demand for the building.

As such, insufficient information has been provided to demonstrate that the proposed dwelling can generate at least the same amount of renewable electricity on-site as the electricity they demand over the course of a year.

The energy statement also fails to substantiate how the design principles of S6 have been incorporated into the proposed design, it is evident that many have not.

Policy S12 states to minimise impact on the water environment all new dwellings should achieve the Optional Technical Housing Standard of 110 litres per day per person for water efficiency as described by Building Regulation G2. Policy S12 also includes a series of water management measures to be included with all residential development. The revised plans are silent in relation to policy S12 and in the absence of sufficient information, it is not possible to ascertain what measures are in place to meet the water efficiency and sustainable water management measures of policy S12.

Overall, on the basis of the information provided, the proposed development fails to meet the required standards for sustainable design and assist with contribution to the transition to a low carbon future.

Overall, the proposed development is therefore contrary to policy S6, S7, S12 and S20 of the CLLP and the high design aspirations of the NPPF.

Biodiversity Net Gain (BNG)

Consistent with the general provisions of the Environment Act, CLLP policy S61 specifies an approach whereby all qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development.

S61 specifies that 'all development proposals, unless specifically exempted by Government, must provide clear and robust evidence for biodiversity net gains and losses in the form of a biodiversity gain plan, which should ideally be submitted with the planning application (or, if not, the submission and approval of a biodiversity gain plan before development commences will form a condition of any planning application approval)'.

The proposed development is not exempt from the requirement of providing BNG.

In the 'Ecology' section of the 'Design and Access Statement', the following is stated:

"Sufficient vegetation to be retained so as not to significantly alter the ecology of the area".

There is no further commentary provided and in the absence of any evidence it is not possible to ascertain how at least a 10% measurable biodiversity net gain will be achieved through this proposal. The retention of 'sufficient' vegetation does not appear to have been informed or calculated using Natural England's Biodiversity Metric and as such it is not clear what % net gain 'sufficient' vegetation retention will create.

As such, the proposed development is contrary to policy S61 of the CLLP.

Residential Amenity

Our previous objection letter provided commentary in relation to the impact on our amenity. The revised proposal has addressed the overlooking concerns from the side window, however, the proposed revisions do not sufficiently address the concerns in relation to loss of enjoyment of our indoor and outdoor space as a result of the size and mass of the development along our southern boundary.

As such, we still feel that that the proposed development would have significant adverse impacts on our living accommodation and amenity space to the unduly detrimental harm of the amenities we presently enjoy.

Policy S53 provides a clear set of standards and considerations under ten themes that need to be deliberated when designing and making decisions on all schemes across Central Lincolnshire.

The ten themes are as follows:

1. Context
2. Identity
3. Built form
4. Movement
5. Nature
6. Public spaces
7. Uses
8. Homes and buildings
9. Resources
10. Lifespan

Within the 'Homes and Buildings' theme, the policy is clear that all development proposals will not result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light or increase in artificial light or glare.

The considerations of policy S53 accord with the National Planning Policy Framework (NPPF) which, at paragraph 130(f), seeks to ensure that development provides a high standard of amenity for existing and future users.

Overlooking

The proposed dwelling still contains 2no. Juliet balconies, at ground and first floor level. The position of the Juliet balconies would still allow opportunities for elevated views into our first-floor terrace and rear amenity area. The overlooking impacts associated with balconies are increased over standard windows due to the element of 'lingering' that balconies encourage.

Overall, the proposed arrangement would provide clear elevated views from the proposed balconies towards our first-floor terrace and rear amenity space. The issue is exacerbated by the change in site levels. It is our view that the proposed development would compromise the private use of several areas of within our dwelling and garden to the unduly detrimental harm of the amenities we presently enjoy.

Overshadowing and Loss of Light

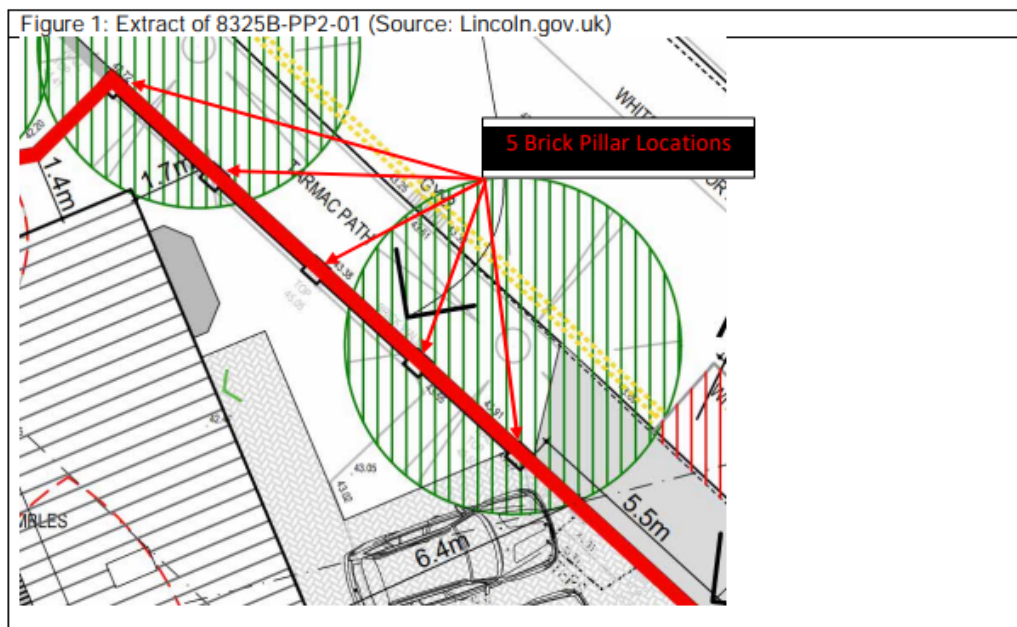
The separation between the proposed northern elevation and our shared boundary is c.1.4m at the front of the building, extending to c.3m to the rear of the building.

Although the additional separation distance is noted, the proposed dwelling remains directly to the south of our dwelling and primary side garden area.

No information is submitted in the form of daylight studies to demonstrate the likely overshadowing impacts. As a result of the orientation of the site and the proximity of the northern elevation to our boundary, the proposed dwelling still has the potential to cause significant overshadowing over our dwelling and garden area.

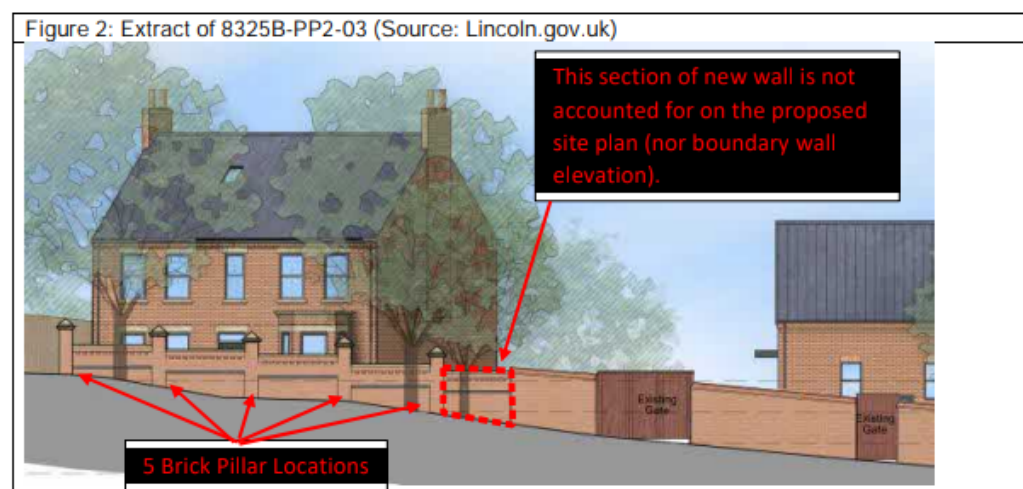
Upon further review it is quite clear that the street elevation plan (Drawing 8325B-PP2-03) is incorrect and misrepresents the relationship between the application site and our property (either that or the proposed site plan and boundary wall details are incorrect).

An extract of Drawing 8325B-PP2-01 is provided below which shows the location of the five brick pillars of the new boundary wall.



In comparison, an extract of 8325B-PP2-03 is provided below which also depicts the 5no. brick pillars. However, this plan also shows an extra section of wall which does not align with the proposed site plan (nor the boundary elevation drawing) because it would extend beyond the red line of the application site. As such, this extra section of wall provides an additional visual separation of c.2m on the 'Street Elevation' drawing. This completely misrepresents the proposed relationship between the application site and our dwelling, which, in fact, will be located substantially closer to our boundary than shown.

It is also questionable if the proposed dwelling is accurately located given the position in relation to the final brick pillar (again comparing 8325B-PP2-01 and 8325B-PP2-03).



Located directly to the south of our dwelling is a first-floor terrace, an area where we regularly enjoy morning coffee and evening meals. This area will be the closest area of our dwelling to the proposed site. The south-eastern elevation of our dwelling also contains the only window serving 'bedroom 2' and a window serving 'bedroom 4', both at ground floor level. The main entrance to our dwelling is also situated on the south-eastern elevation at first floor level. The space between our dwelling and the shared boundary is an area of garden space which we regularly use as it benefits from privacy from the road and surrounding dwellings.

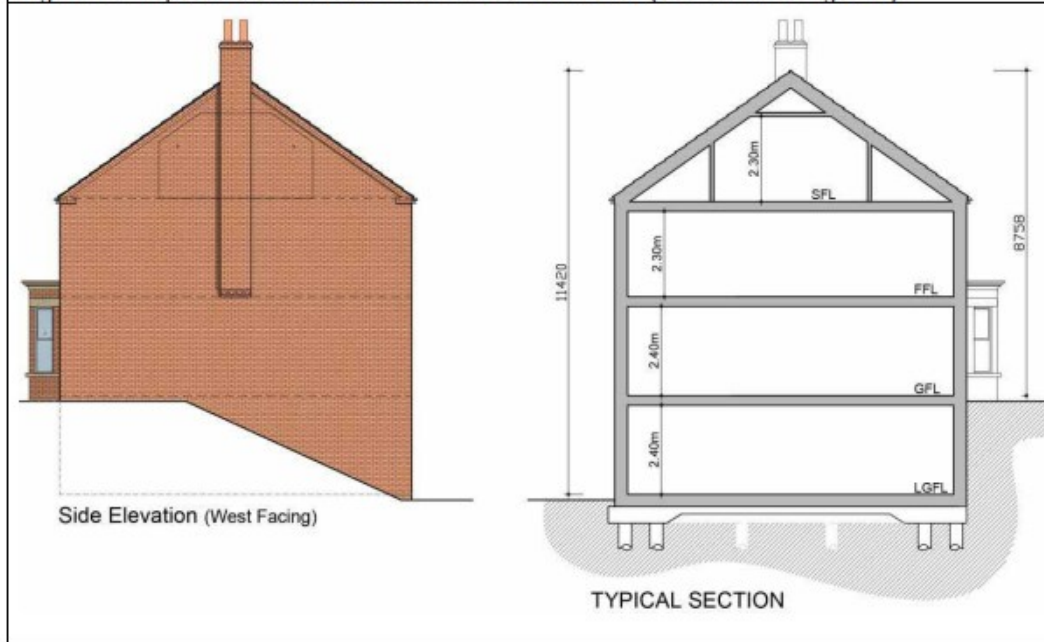
There is a significant change in levels along Carline Road and this can be viewed on the applicant's street elevation drawing (figure 3). It is quite clear that the application dwellings are situated on substantially higher land than my property. As stated above, the separation distance to our shared boundary is c.1.4m at the front of the building, extending to c.3m to the rear of the building. The height from ground level to the front of the dwelling is c.8.7 (ridge) (reduced from c.9.2m) and c.5.2 (eaves) and from ground level to the rear of the dwelling the height is c.11.4m (ridge) (reduced from c.11.9m) and c.8m (eaves).

The elevation shown in figure 4 below will be experienced from between c.1.4m and c.3m from our shared boundary.

Figure 3 – Street Scene Elevation Extract of 8325B-PP2-03 (Source: Lincoln.gov.uk)



Figure 4 – Proposed Side Elevation Extract of 8325B-PP2-02 (Source: Lincoln.gov.uk)



Specifically, we would like to emphasise that our ground floor bedrooms, terraced area and side garden, will be severely impacted through a loss of light if this development is allowed. Even in the summer months, the southern side of our property will clearly lose considerable light and will be mainly in shadow. We therefore consider that it should be a requirement of the planning process (and this application) to demonstrate robustly that this impact can be suitably mitigated. We strongly contend that it cannot.

When considering cumulatively, the positioning of the development to the boundary, the proximity to our dwelling, the height of the proposal and the change in levels, the revised proposal would still result in a significantly oppressive and overly dominant structure when viewed from our side garden area, first floor terrace and the habitable windows located on our south-eastern elevation. The proposed development would sit in close proximity to our site boundary to such an extent that there would be a sense of enclosing, overbearing and loss of light over our property.

Such an arrangement would significantly impact on our internal accommodation, particularly ground floor windows and garden area.

Adverse noise and vibration

Within the 'Uses' theme of policy S53, the policy is clear that all development proposals will not result in adverse noise and vibration taking into account surrounding uses nor result in adverse impacts upon air quality from odour, fumes, smoke, dust and other sources.

Owing to the significant ground works required to ensure land stability and change ground levels we consider that the construction phases will lead to prolonged disturbance given the close proximity of the proposed works to our own property.

The proposed dwellings would also have access to very limited useable external space. The site levels show that the gardens are to be tiered which significantly restricts their useability.

Overall, for the reasons set out above, we believe that the proposed development would have significant adverse impacts on our proposed living accommodation and amenity space to the unduly detrimental harm of the amenities we presently enjoy. The proposal is therefore contrary to policy LP53 and the provisions of the NPPF.

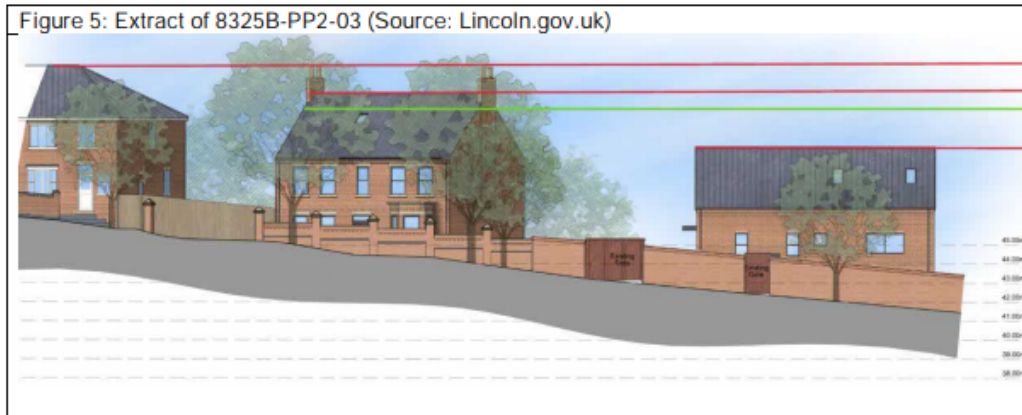
Design and Visual Impacts

As stated above, policy S53 introduces ten themes to be considered in making planning decisions. These themes follow the National Design Guide which was referred to in our previous objection.

In relation to design, it is notable that the proposed development has been reduced from 2no. dwellings to 1no. dwelling.

The proposed dwelling will be c.8.7m in height viewed from the front elevation which still does not conform to the differing building heights along Carline Road. Although the proposal attempts to replicate some traditional proportion, the property is simply too deep which requires a greater roof mass and height.

See Figure 5 below, which depicts a representation of the respective roof heights of adjacent properties (notwithstanding the aforementioned drawing error). The proposed building is closer to the height of No.24 which is on substantially higher ground. The green line as depicted is equidistant between the height of the two neighbouring dwellings and would indicate a suitable transition that should be achieved on this site.



Despite the reduction in the number of dwellings, the overall developed form of the building is largely unchanged. The proposed footprint of the development has only been reduced from c.11m x c.12m to c.9.5m x c.10.2m which, in relative terms, provides an additional separation to each boundary of c.400mm. As such, our comments in relation to the plot width and the overdeveloped nature of the site remain relevant.

Our dwelling in particular contains ample spacing to either side boundary and is sited centrally within the plot. As such, there is currently a sense of spacing between dwellings to the south side of Carline Road. This sense of separation would be completely diminished by the proposed development which would lead to a terracing effect in the streetscene.

By virtue of the plot size and the large footprint of the proposed dwelling, the proposal would appear to result in an overly cramped and dense arrangement. Such an arrangement would appear overdeveloped in its setting.

With consideration to the requirements of S53, the 'Built Form' theme requires development to be appropriate for its context and its future use in terms of its building types, street layout, development block type and size, siting, height, scale, massing, form, rhythm, plot widths and gaps between buildings. It is considered that the proposed development, despite the revisions, owing to its excessive height, dense and overdeveloped site layout would fail to relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form, plot widths and gaps

between buildings. Such an arrangement would have a harmful negative impact on the character of the area and the streetscape, contrary to policy S53 and the high-quality design aspirations contained within the NPPF and the National Design Guide.

Impacts on Heritage

The addition of the 'Heritage Statement' is noted and it is pleasing that the submission (after nearly 6 months) provides a document to meet the basic standards for a planning application with heritage interest.

The applicant has been provided with substantial time extension to provide a document to meet the requirements of paragraph 194 of the NPPF and policy S57 of the CLLP. Given that such a delay was required it is disappointing that the submitted heritage statement does not engage with the necessary policy or statutory tests, nor best practice guidance from Historic England.

The NPPF is clear that the level of detail should be proportionate to the assets' importance and no more than is sufficient **to understand the potential impact of the proposal on their significance**. As a minimum the relevant historic environment record should have been consulted and the **heritage assets assessed using appropriate expertise** where necessary (my emphasis added).

The first notable error is that the heritage statement quotes out of date planning policy, notably LP25, which has been replaced by S57. On the basis of such an omission, the findings of the statement must be questioned from the outset.

The statement also fails to properly assess the potential impact of the proposal on the character and appearance of the Conservation Area. It is therefore not possible to assess whether the relevant heritage professional considers that the proposed development would preserve, enhance or cause harm to the character and appearance of the Conservation Area.

It is considered that the proposed development, despite the revisions, owing to its excessive height, dense and overdeveloped site layout would fail to preserve and would cause lasting harm to the character and appearance of the Conservation Area. The harm to the significance of the Conservation Area would amount to 'less than substantial'. Paragraph 202 of the NPPF sets out that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, as is the case here (despite the inaccurate findings of the heritage statement), this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The public benefits of this proposal are limited to the economic benefits associated with the construction phases of the development and the minor boost to the LPA's housing supply. The other benefits of this proposal are strictly private relating to the

applicant. Private benefits of the applicant do not weigh in favour of the application and do not amount to 'public benefits'.

Given the limited public benefits of the proposal, these would be far outweighed by the unacceptable and lasting harm caused to the setting of the Conservation Area. The proposal is therefore contrary to policy S57 of the CLLP, the provisions of the NPPF and the statutory duty (Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

Minerals

The application remains silent on mineral safeguarding. Lincolnshire Minerals and Waste Local Plan (adopted June 2016) forms part of the statutory development plan to which planning decision should be made in accordance with unless material considerations indicate otherwise.

The application site lies within a Limestone Mineral Safeguarding Area (MSA). Policy M11 of the LMWLP seeks to ensure that developments do not prevent the exploitation of mineral deposits as an economic resource within identified MSAs without adequate justification. Within MSAs proposals for non-minerals development should be accompanied by a Minerals Assessment, unless the development falls within one of the exemptions to the Policy. As the appropriate authority, Lincolnshire County Council should be consulted before any planning approval is given for non-exempt developments in MSAs.

The application type does not fall within one of the exemptions to the policy and therefore a minerals assessment is required. A minerals assessment has not been submitted with the application. Therefore, it cannot be shown that the proposed development would not sterilise mineral resources. As such, the proposal does not accord with policy M11 of the LMWLP.

Other matters

Proposed Internal Layout/Use

The proposal has been reduced to provide 1no. dwelling and as such a revised internal layout has been provided. The proposed layout provides communal living accommodation on the lower ground floor, 6no. identified bedrooms, 5no. bathrooms/en-suites, a ground floor study and separate living area (both similar in size to a double bedroom) and a first-floor dressing room (also similar in size to a double bedroom).

The internal layout is as such that with minimal subdivision, multiple individual units or communal units could be established. The LPA should establish if the intended purpose of the building is for use as a HMO.

Moving Forward

Whilst we maintain that we do not object to the principle of development on this site, unfortunately the revised plans remain contrary to the development plan and still fall short on various technical planning matters. These matters are set out in the preceding sections of this objection letter.

Given the length of time it has taken to get to this stage with a scheme that remains unacceptable, the planning application should be refused as it is contrary to policies S6, S7, S12, S20, S53, S57, and S61 of the CLLP, policy M11 of the LMWLP, the provisions of the NPPF and Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours faithfully



Planning Application Number: 2022/0966/FUL, Revised Application

Description of proposal: Erection of one dwellings with associated access off Carline Road.

Location of proposal: 127 Yarborough Road, Lincoln, LN1 1HR

Dear Sir/Madam,

Re: Formal objection to revised planning application

Thank you for notifying us of the revised planning application that has been submitted to City of Lincoln Council, reference 2022/0966/FUL, for a proposed development of one dwelling fronting on to Carline Road.

We are the owner-occupiers of 9 Carline Road, a property *directly opposite the proposed development*. Having considered this revised plans in detail, we would like to register the strongest possible objection to them.

Set out below are the key issues that we consider relevant to the determination of this revised application. The key considerations relevant to the revised plans are:

1. Proposed internal layout and use
2. Sustainability & Climate Change
3. Biodiversity Net Gain
4. Impacts on Heritage
5. Minerals

Due to the significant delay in submitting revised plan, a new development plan is now in place. The Development Plan comprises the provisions of the Central Lincolnshire Local Plan (CLLP) (adopted in April 2023); and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016). Planning law requires that applications for planning permission must be determined in accordance with the development plan (at the time of making the decision), unless material considerations indicate otherwise.

Proposed Internal Layout/Use

The original proposal has been modified: it proposes the provision of one new dwelling. A revised internal layout has been provided.

The proposed layout blatantly provides accommodation which cannot credibly be seen as that intended for one household –namely: six bedrooms and five bathrooms plus sundry 'dressing-rooms' similar in size to a double bedroom. It is transparently clear that this dwelling is designed for change of use to multiple occupancy which could readily be achieved with a minimum of alteration and sub-division.

This is not only blatantly and cynically deceitful but also, if allowed to go forward, would radically change the style and traditional aspects of the road. It would, moreover, impose entirely unacceptable additional demand for parking spaces when the road is already over-stretched in that respect (see our previous objection letter for detailed up-to-date data on numbers of cars and parking spaces) and create additional traffic hazard with local vehicles turning and reversing on a road regularly used as a through-route by fast-moving vehicles.

The points made in the above paragraphs alone render the revised application entirely unacceptable. However, for completeness, the subsequent sections are included to set out objections based on the remaining four bullet points delineated on page 1.

Sustainability & Climate Change

The planning system is tasked with supporting the transition to a low carbon future in a changing climate. It is directed, by Government policy in the NPPF, to shape places in ways that contribute to "radical reductions" in greenhouse gas emissions, minimise vulnerability and improve resilience. As part of that, it is tasked with supporting renewable and low carbon energy and associated infrastructure.

The CLLP introduces a visionary approach to ensure that development proposals contribute to reducing emissions, help mitigate against climate change and help society adapt to a changing climate.

An 'Energy Statement' is required by policy S7 of the CLLP to accompany ALL planning application for residential development unless covered by an 'exceptional basis clause'. The site is not covered by exceptional basis clause.

An Energy Statement is required to confirm the requirements of Policy S6 (Design Principles) and confirm that the development proposal:

1. Can generate at least the same amount of renewable electricity on-site (and preferably on-plot) as the electricity they demand over the course of a year, such demand including all energy use (regulated and unregulated), calculated using a methodology proven to accurately predict a building's actual energy performance
2. To help achieve point 1 above, target achieving a site average space heating demand of around 15-20kWh/m²/yr and a site average total energy

demand of 35 kWh/m²/yr, achieved through a 'fabric first' approach to construction. No single dwelling unit to have a total energy demand in excess of 60 kWh/m²/yr, irrespective of amount of on-site renewable energy production. (For the avoidance of doubt, 'total energy demand' means the amount of energy used as measured by the metering of that home, with no deduction for renewable energy generated on site).

The energy statement provided does not include calculations of the regulated and unregulated energy use of the proposed building nor the space heating demand and total energy demand for the building.

As such, insufficient information has been provided to demonstrate that the proposed dwelling can generate at least the same amount of renewable electricity on-site as the electricity they demand over the course of a year.

The energy statement also fails to substantiate how the design principles of S6 have been incorporated into the proposed design, it is evident that many have not.

Policy S12 states to minimise impact on the water environment all new dwellings should achieve the Optional Technical Housing Standard of 110 litres per day per person for water efficiency as described by Building Regulation G2. Policy S12 also includes a series of water management measures to be included with all residential development. The revised plans are silent in relation to policy S12 and in the absence of sufficient information, it is not possible to ascertain what measures are in place to meet the water efficiency and sustainable water management measures of policy S12.

Overall, on the basis of the information provided, the proposed development fails to meet the required standards for sustainable design and assist with contribution to the transition to a low carbon future.

Overall, the proposed development is therefore contrary to policy S6, S7, S12 and S20 of the CLLP and the high design aspirations of the NPPF.

Biodiversity Net Gain (BNG)

Consistent with the general provisions of the Environment Act, CLLP policy S61 specifies an approach whereby all qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development. S61 specifies that 'all development proposals, unless specifically exempted by Government, must provide clear and robust evidence for biodiversity net gains and losses in the form of a biodiversity gain plan, which should ideally be submitted with the planning application (or, if not, the submission and approval of a biodiversity gain plan before development commences will form a condition of any planning application approval)'.

The proposed development is not exempt from the requirement of providing BNG. In the 'Ecology' section of the 'Design and Access Statement', the following is stated:

"Sufficient vegetation to be retained so as not to significantly alter the ecology of the area".

There is no further commentary provided and in the absence of any evidence it is not possible to ascertain how at least a 10% measurable biodiversity net gain will be achieved through this proposal. The retention of 'sufficient' vegetation does not appear to have been informed or calculated using Natural England's Biodiversity Metric and as such it is not clear what % net gain 'sufficient' vegetation retention will create.

As such, the proposed development is contrary to policy S61 of the CLLP.

Impacts on Heritage

The addition of the 'Heritage Statement' is noted and it is pleasing that the submission (after nearly 6 months) provides a document to meet the basic standards for a planning application with heritage interest.

The applicant has been provided with substantial time extension to provide a document to meet the requirements of paragraph 194 of the NPPF and policy S57 of the CLLP. Given that such a delay was required it is disappointing that the submitted heritage statement does not engage with the necessary policy or statutory tests, nor best practice guidance from Historic England.

The NPPF is clear that the level of detail should be proportionate to the assets' importance and no more than is sufficient **to understand the potential impact of the proposal on their significance**. As a minimum the relevant historic environment record should have been consulted and the **heritage assets assessed using appropriate expertise** where necessary (my emphasis added).

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It is considered that the proposed development, despite the revisions, owing to its excessive height, dense and overdeveloped site layout would fail to preserve and would cause lasting harm to the character and appearance of the Conservation Area. The harm to the significance of the Conservation Area would amount to 'less than substantial'. Paragraph 202 of the NPPF sets out that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, as is the case here (despite the inaccurate findings of the heritage statement), this

harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The public benefits of this proposal are limited to the economic benefits associated with the construction phases of the development and the minor boost to the LPA's housing supply. The other benefits of this proposal are strictly private relating to the applicant. Private benefits of the applicant do not weigh in favour of the application and do not amount to 'public benefits'.

Given the limited public benefits of the proposal, these would be far outweighed by the unacceptable and lasting harm caused to the setting of the Conservation Area. The proposal is therefore contrary to policy S57 of the CLLP, the provisions of the NPPF and the statutory duty (Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

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The application type does not fall within one of the exemptions to the policy and therefore a minerals assessment is required. A minerals assessment has not been submitted with the application. Therefore, it cannot be shown that the proposed development would not sterilise mineral resources. As such, the proposal does not accord with policy M11 of the LMWLP.

Concluding remarks

Given the length of time it has taken to get to this stage with a scheme that remains unacceptable, the planning application should be refused as it is contrary to policies S6, S7, S12, S20, S53, S57, and S61 of the CLLP, policy M11 of the LMWLP, the provisions of the NPPF and Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours faithfully



Belmont
11 Carline Road
Lincoln
LN1 1HL

Email: [REDACTED]

07 June 2023

Dear Sir/Madam,

Further consultation on planning application reference 2022/0966/FUL

127 Yarborough Road, Lincoln, LN1 1HR - Erection of one dwelling with associated access of Carline Road

Thank you for your recent letter regarding the above.

Having reviewed the revised documents, Mr and Mrs Eve wish to **formally object** to the proposed development on the following grounds:

1. Impact on residential amenity – significant loss of light

The large scale and form of the proposed building would significantly reduce daylight to two principal habitable rooms of their property (front sitting room and dining room). This would be contrary to Policy S53 (Design and Amenity) of the Central Lincolnshire Local Plan 2023.

A daylight and sunlight assessment should be provided to confirm the extent of harm to residential amenity which would be caused by loss of light. The proposals should be amended to mitigate against any loss of light incurred by the current design.

2. Impact on residential amenity – adverse noise and disturbance during construction

The updated Land Stability Statement acknowledges that the application site is in an area known for ground instability/slippage and recognises that piling foundations will need to be undertaken using bored concrete piles. Piling has the potential to cause significant and prolonged impacts on residential amenity by way of noise and disturbance. This would be contrary to Policy S53 (Design and Amenity) of the Central Lincolnshire Local Plan 2023.

A Construction Noise and Vibration Method Statement and Management Plan should be required, which should be reviewed and confirmed as acceptable by the Council's Environmental Health Officer. This should set out the procedure for all construction activities (including piling), and identify noise and vibration control measures, using Best Practicable Means of noise control.

3. Inadequate car/cycle parking provision

The Council's adopted Car Parking Standards (as set out in Table A2.1 of the Central Lincolnshire Local Plan 2023) requires three car parking spaces to be provided for 5+ bedroom dwellings. The amended scheme indicates that two car parking spaces are to be provided on-site. This would be below the provision required by adopted standards for a property of this size

The proposals would also result in the loss of existing residential on-street car parking bays. This, in combination with the shortfall of on-site parking spaces to be provided, would exacerbate parking problems in the immediate vicinity of the application site.

By failing to deliver well considered parking (including suitable electric vehicle charging points) in accordance with the parking standards set out in Appendix 2 of the adopted Local Plan, the proposals would be contrary to Policy S53 (Design and Amenity) of the Central Lincolnshire Local Plan 2023.

Summary

The application proposals as amended continue to raise numerous matters of concern, as set out above. On the basis that the scheme fails to comply with the adopted Local Plan, the proposals should be refused planning permission.

Yours faithfully,

Philippa Kelly

Philippa Kelly (nee Eve), BSc (Hons), MSc, DipTP, MRTPI

On behalf of:

Mrs Mavis Eve and Mr Howard Eve
11 Carline Road
Lincoln
LN1 1HL

13 Carline Road Lincoln Lincolnshire LN1 1HL (Objects)

Comment submitted date: Tue 06 Jun 2023

To whom it may concern

This is the second objection we have made regarding this application. We therefore request that attention is paid to our earlier comments objecting to this proposal, submitted in an email dated Tuesday 20/12/22. We feel that a number of the points made then, still apply now. In particular possible contraventions of planning policies, building scale and height, density of development, highway safety, heritage impact in the area, to name but a few. It seems that there remain issues still to be answered and resolved, and mention is again made of some of these below.

This proposed 'backland' development is not in keeping with the character of the surroundings, in particular the northern side of Carline Road, both in terms of the pattern of development and design of the proposed house. There will be a substantial negative heritage impact to this area.

There will be loss of trees, loss of light to a degree and privacy will be compromised. The design whilst showing some modifications to the original proposal is still a substantial building which is only reduced marginally in overall size to the original proposal.

Safe access onto Carline Road and adequate parking is debatable. This is a road with a high pedestrian footfall, a busy road to all manner of traffic, and currently an inadequate number of resident parking bays in this immediate area. The proposed building will add to these very real issues and concerns of safety, congestion and on street parking facilities.

We therefore continue to object to the revised proposal for this building as outlined in our two emails relating to this application.

Yours sincerely

Michael Cowling and Deborah Clark

125 Yarborough Road Lincoln Lincolnshire LN1 1HR (Objects)

Comment submitted date: Fri 02 Jun 2023

We reside at 125 Yarborough Road which adjoins, in part, the proposed development. This is our second set of objections to the proposed development at the rear of 127 Yarborough Road prompted by the revised plans submitted on 15/05/2023.

On the 19/12/2022 we submitted our objections to the initial planning application for two dwellings and we ask that these further comments be read with our earlier submission.

We are concerned about this suggested development on the following grounds: –

a. The density of the intended, and recent development, in this area is much greater than the urban environment around it. There has been a recently built, large, detached dwelling erected on the intended site's neighbouring property and this proposed development is also very substantial. Furthermore, the proposed detached dwelling is being built on a comparatively small footprint of land right up against the recently built property on the South side of Carline Road. For its size the intended property has hardly any garden. This will have a detrimental effect on the Carline Road area which along this stretch is composed of well-spaced, detached, architecturally consistent period dwellings on the North-side.

b. We have concerns about the intended substantial size of this further development being built on a geologically unstable slope which risks substantially undermining our rear boundary and poses a risk to our property's Western side. The revised intended development appears to be even more substantial than the previous proposed development of two smaller dwellings. We also question the local housing needs such a large dwelling will meet, though of course that is a consideration for the planning authority and not residents.

c. The proposed development with its intended three rear stories will substantially overlook our garden. This follows the risk of being overlooked from the proposed development at 123 Yarborough Road (your Ref 2022/0804/FUL) and this will be in addition to the overlooking resulting from the recent development in the garden of 129 Yarborough Road.

d. The arboreal report reveals that a substantial number of trees are to be felled if this development proceeds and we will lose the overlooking protection that these trees provide also environmentally this will be an avoidable general loss of important tree stock within the local area.

e. The intrusive noise of development in an otherwise quiet residential area compounded by the ongoing disturbance caused by the development at 123 Yarborough Road.

We should be grateful if you could take these further representations into account when considering this further application.

Yours Sincerely,

Tea and Heather Butcher