

Application Number:	2023/0239/HOU
Site Address:	45 Newland Street West, Lincoln, Lincolnshire
Target Date:	25th August 2023
Agent Name:	None
Applicant Name:	Mr Tanzeel Rehman
Proposal:	Erection of single storey side and rear extension.

Background - Site Location and Description

The application proposes the erection of single storey extensions to the existing property. The application property is 45 Newland Street West, a two storey mid terraced house in multiple occupation.

The property has the benefit of a Certificate of Lawful use for its use as a House in Multiple Occupation (HMO) for up to 6 occupants (C4). The use of the property would remain as a HMO.

Site History

Reference:	Description	Status	Decision Date:
2022/0731/CLE	Continued use of property as a House in Multiple Occupation (Class C4). (Application for Certificate of Lawfulness).	Granted	6th October 2022

Case Officer Site Visit

Undertaken on 26th June 2023.

Policies Referred to

- Policy S53 Design and Amenity
- National Planning Policy Framework

Issues

To assess the proposal with regard to:

- National and Local Planning Policy
- Impact on Residential Amenity
- Impact on Visual Amenity
- Highway Safety, Access and Parking

Consultations

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

Statutory Consultation Responses

Consultee	Comment
West End Residents Association	Comments Received
Highways & Planning	Comments Received

Public Consultation Responses

Name	Address
Miss Sarah Jenkins	15 Queens Crescent Lincoln Lincolnshire LN1 1LR
Miss Becky Hodgins	47 Newland Street West Lincoln Lincolnshire LN1 1QQ
Mr Andrew Ross	57 Arthur Taylor Street Lincoln Lincolnshire LN1 1TL

Consideration

Planning Policy

Paragraph 11 of the revised NPPF outlines that decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

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

Representations

Neighbouring properties were consulted on the proposal and 4 objections were received. Concerns raised in the objections relate to overshadowing from the extension itself, increased parking pressures from additional tenants, additional noise and loss of garden.

Objections are attached in full.

There are concerns that the extension will lead to an increase in occupants at the property, however, the property remains to be a lawful C4 use which allows up to 6 unrelated people to live at the property.

Impact on Residential Amenity

The property has an existing offshoot measuring 2.9 metres wide and 5.3 metres long. The proposal would measure the full width of the house for 3 metres then 3.6 metres wide for an 8.4 metre projection. The proposal therefore projects 6.1 metres further than the existing offshoot.

The majority of the off shoot is located on the boundary with No. 43 Newland Street West which has a matching existing off shoot. The extension would have a mono-pitched roof sloping up towards the boundary with No. 43 and the roof height would be 2.9 metres on the boundary. Given the single storey nature of the proposal it is not considered that the extension would be unduly overbearing when viewed from No. 43, nor would loss of light to No. 43 be unduly compromised. There are no windows proposed in the elevation facing No. 43 and therefore there would be no issues of overlooking to this neighbouring property.

With regard to impact on No. 47, the proposed 3 metres full width projection is positioned on the boundary with No. 47, before it steps in by 1.5 metres. Whilst the proposal has a substantial projection from the original rear elevation, the majority of the extension has a separation from the boundary with a roof which slopes away from No. 47. Taking account of the separation and the extension's single storey scale, it is not considered that the extension would be overbearing on the other neighbouring property No. 47 Newland Street West. There are new windows within the extension facing the boundary with No. 47 although windows are already present in the existing offshoot facing this boundary. It is therefore considered that overlooking to No. 47 would not be unduly exacerbated beyond the current levels between these two neighbours.

There are no other properties in the vicinity which would be affected by the proposal it is therefore considered that the development would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy, in accordance with CLLP Policy S53.

Impact on Visual Amenity

The proposal would be constructed from brick and tiles to match that of the existing property. The palette of materials would be appropriate although given the extension would be positioned to the rear, it would not have an impact on the wider area.

It is considered the proposed extension would complement the original architectural style of the property in accordance with Central Lincolnshire Local Plan Policy S53.

Effect on Highway Safety

Lincolnshire County Council as Highway Authority has assessed the application and has raised no objections to the proposal. It is considered that the proposal would not be detrimental to highway safety or traffic capacity.

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

No.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposed extension would be appropriately designed and would not cause unacceptable harm to the character and appearance of the area nor the amenities of all existing and future occupants of neighbouring properties, in accordance with Policy S53 'Design and Amenity' of the Central Lincolnshire Local Plan and the National Planning Policy Framework

Application Determined within Target Date

Yes -with extension of time.

Recommendation

That the application is granted conditionally.

Standard Conditions

- 01) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 02) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the drawings listed within Table A below.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.