

Application Number:	2023/0520/HOU
Site Address:	29 Severn Street, Lincoln, Lincolnshire
Target Date:	16th September 2023
Agent Name:	None
Applicant Name:	Mr Tanzeel Rehman
Proposal:	Erection of single storey side and rear extension.

Background - Site Location and Description

Application is for a single storey rear extension at this semi-detached dwelling.

The application is brought before Planning Committee as it has received more than 4 objections.

The site is located on the South side of Carholme Road on a street of high density, traditional red brick, bay fronted, semi-detached and terraced, 2 storey dwellings.

The property is located outside of the local West Parage and Brayford Conservation Area.

The site is located within Flood Zone 2.

No pre application advice has been sought on the proposal.

Planning History

From the 1st March 2016 a city-wide Article 4 Direction removed permitted development comprising the change of use from a use falling within Class C3 (dwellinghouses) to a use falling within Class C4 (house in multiple occupation) (HMO).

Planning permission was granted June this year for a 'Change of use from Existing HMO (Class C4) to flexible use between HMO (Class C4) and Dwelling (Class C3)' (2023/0193/C4). Officers were satisfied that the applicant's evidence demonstrated on the balance of probability that the property had a lawful historic use as an HMO, meeting the normal tests that would be applied for the granting of a Certificate of Lawful Use.

This permission was conditioned so that the C4 (Houses in Multiple Occupation) use is permitted to change from C4 to C3 (Dwellinghouses) and back again to C4 without the need for a further application for planning permission for an unlimited number of times for a period limited to ten years from the date of the permission.

The dwelling can therefore be occupied as a C4 HMO which permits up to 6 individuals to live within the property.

Site History

Reference:	Description	Status	Decision Date:
2023/0193/C4	Change of use from Existing HMO (Class C4) to flexible use between HMO (Class C4) and Dwelling (Class C3).	Granted Conditionally	21st June 2023

Case Officer Site Visit

Undertaken on 19th September 2023.

Policies Referred to:

- Policy S6 Design Principles for Efficient Buildings
- Policy S53 Design and Amenity
- National Planning Policy Framework

Issues

- Local and National Planning Policy
- Visual Amenity
- Residential Amenity
- Highway Safety 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
Environment Agency	Comments Received

Public Consultation Responses

Name	Address
Mr David Coulbeck	31 Severn Street Lincoln Lincolnshire LN1 1SJ
David Coulbeck	31 Severn Street Lincoln Lincolnshire LN1 1SJ

Mr Mike Cancedda	45 West Parade Lincoln Lincolnshire LN1 1PF
Ms Valerie Edwards	137 Angelica Road Lincoln Lincolnshire LN1 1BE
Mr Robin Lewis	22 York Avenue Lincoln Lincolnshire LN1 1LL

Consideration

Principle of Development

The proposed floor plan indicates that the extension will enable the reconfiguration of the internal arrangement of the existing accommodation and the provision of a 'play room'.

The proposed layout plan shows 3 bedrooms on the 1st floor and no bedrooms on the ground floor. The layout plans show the extension will provide additional space within the rear living/kitchen/dining area and a shower room. The front room (traditionally the lounge) is proposed as a separate playroom.

The existing and proposed floor plans would therefore indicate that the number of bedrooms was remaining the same.

Written representations have questioned the use of this space, suggesting that it may in fact be used as an additional bedroom space for a HMO and thereby circumventing the Article 4 direction.

The application proposes a single storey extension to the rear to accommodate expanded living space and officers may therefore principally consider the physical and visual impact of the extension upon the neighbouring properties.

The property already has the benefit of a flexible use between a C4 dwelling and a HMO. The number of bedrooms shown on the plans is 3. This application therefore is for a single storey extension to the rear and should be evaluated as such.

Effect on Residential Amenity

Policy S53 Design and Amenity is relevant. Development proposals should *"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;"*

Objections received also relate to the potential for an increase in the transient population and the resulting effect for the on- street parking, increased noise and rubbish. Also, potential damage to the existing sewers, and potential damage to existing boundary

fencing

The application property adjoins to 27 Severn Street, while 31 Severn Street is located to the south. At the rear of the site is 30 and 32 Derwent Street.

The proposed extension is relatively small. The current 8.1m length of the existing projection will be extended by 1m to create a total length of 9.1m and will be slightly wider than at present by approx. 40cm. The extension will be constructed in brickwork with upvc windows, and a flat roof finished in felt and reinforced plastic roof.

The adjoining semi no 27 Severn Street has extended at the rear with a timber conservatory style extension which backs onto the side boundary with the application site. The new single storey extension will extend just past the rear of this neighbouring structure but is not considered detrimental in relation to an overbearing structure or loss of light.

Some afternoon sunlight may be lost to the rear garden, however given that the proposal is for a single storey extension with a flat roof and does not occupy the entirety of the rear garden, I do not consider the effect is sufficiently harmful to warrant a refusal.

The rear projection will also be extended in width across the rear elevation by 1.7m towards the side boundary, for a length of 3m from the rear elevation. This element of the extension will be set in from the side boundary with no 31 Severn Street by 1.1m. The boundary is marked by an existing fence which is in excess of 2m in height.

The neighbouring property at no 31 has also extended at the rear in a similar manner with a conservatory extension to infill the area between the rear elevation and towards the side boundary with the application site.

The proposed extension will be single storey with a flat roof and located behind the existing 2m high fence. It is not considered therefore that the extension will appear overbearing or enclosing. The conservatory at no 31 is located on the south side of the proposed extension and therefore no light will be obscured.

Two windows will be installed within the side elevation facing towards no 31 Severn Street. One will be within the existing side elevation of the dwelling and another within the side elevation of the extension. Given the existing 2m high fence, no overlooking will occur from these ground floor windows over and above the existing relationship.

Whilst an enhancement of the existing living space and accommodation may potentially allow for a future increase in numbers within the existing property, the application to be considered is for a residential extension. A single storey extension for improved living accommodation would not therefore be considered to result in any harmful level of noise or disturbance within an existing residential area.

It should also be noted that similar extensions were approved recently at South Parade, and 74 Carholme Road, which was granted planning permission at Committee in June this year.

Visual Amenity

S53 is relevant. *"All development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local*

character, landscape and townscape, and supports diversity, equality and access for all."

Proposals should "Relate well to the site, its local and wider context and existing characteristics", "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 "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, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme"

The proposed extension is located at the rear of the property where public views are limited. The site is not located within a conservation area.

Whilst the extension is constructed with a flat roof, this echoes the current flat roofed rear projection on the property and also helps to lessen any impact on neighbours. The extension will be constructed in brick and upvc windows to match the existing. It is considered therefore that the proposed extension will not be detrimental to visual amenity and is in accordance with the provisions of S53.

Flood Risk

This site is located within Flood Zone 2.

The Environment Agency was consulted, and has advised that as the proposal is classed as a 'minor development' it is not necessary to consult the Agency on this application.

The submitted proposed layout plan clearly shows that none of the ground floor rooms are to be used as a bedroom. As this application is for the erection of an extension to the rear of the property, the City Council as LPA, cannot control the layout or use of the ground floor. An informative should however be included on the permission advising that no bedrooms should be provided on ground floor as the property is located within Flood Zone 2.

Parking

A number of written representations have also raised concerns on the additional impact for on street parking within the locality.

Whilst the extension would enhance the accommodation for the existing property it would not alter its existing permitted use. The Highway Authority has been consulted and confirmed that the proposed development would not be expected to have an unacceptable impact upon highway safety, 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.

Reducing Energy Consumption.

Policy S13 Reducing Energy Consumption in Buildings of the CLLP relates to extensions to existing buildings, seeking opportunities to enhance the energy efficiency of buildings.

The policy advises that extensions to existing residential properties should seek to

incorporate energy saving measures where possible and appropriate. A request has been made to the applicant as to what measures can potentially be incorporated into the build.

Application Negotiated either at Pre-Application or during Process of Application

No.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposals would not have a detrimental impact on the residential amenities of neighbouring properties or the visual amenity of the wider area, in accordance with policy S53 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted conditionally.

Standard Conditions

- 1) Development commenced within 3 years.
- 2) In accordance with the approved plans