

Consultation responses 29 Severn Street 2023/0520/HOU

From: LN Planning <LNplanning@environment-agency.gov.uk>
Sent: 20 September 2023 14:39
To: Technical Team (City of Lincoln Council)
Subject: RE: Consultation on Planning Application 2023/0520/HOU

Categories: Milly

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Dear Planning Officer,

The proposal can be classified as 'minor development' in relation to flood risk and does not appear to fit any other criteria on our consultation checklist, 'When to consult the Environment Agency'. It was therefore not necessary to consult us.

Advice on flood risk mitigation for minor development can be found at <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>

However, if you believe you do need our advice, please call me on the number below.

Kind regards,
Danielle Maclean-Spencer

Planning advisor | Environment Agency | Sustainable Places | Lincolnshire and Northamptonshire Area Direct email:

Consultee Comments for Planning Application 2023/0520/HOU

Application Summary

Application Number: 2023/0520/HOU
Address: 29 Severn Street Lincoln Lincolnshire LN1 1SJ
Proposal: Erection of single storey side and rear extension.
Case Officer: null

Consultee Details

Name: Mr Ian Wicks
Address: Directorate Of Development And Environmental Services, City Hall, Beaumont Fee
Lincoln, Lincolnshire LN1 1DF
Email: Not Available
On Behalf Of: Environmental Health

Comments

I confirm that I have no objections or observations to make regarding this application.

Application number: 2023/0520/HOU
Application Type: Householder
Location: 29 Severn Street, Lincoln, Lincolnshire, LN1 1SJ

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:

This proposal will have no impact on the public highway.

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.

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.

Officer's Name: Becky Phillips-Melhuish
Officer's Title: Growth Manager (Planning Advice)
Date: 10 August 2023

Comments for Planning Application 2023/0520/HOU

Application Summary

Application Number: 2023/0520/HOU

Address: 29 Severn Street Lincoln Lincolnshire LN1 1SJ

Proposal: Erection of single storey side and rear extension.

Case Officer: null

Customer Details

Name: Not Available

Address: 137 Angelica Road Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am unconvinced that the play room proposal is a genuine attempt to enhance the property as a family home. It is, rather, designed to add a further living space to a potential HMO

....

There are currently more than enough such properties in this area of Lincoln.

Comments for Planning Application 2023/0520/HOU

Application Summary

Application Number: 2023/0520/HOU

Address: 29 Severn Street Lincoln Lincolnshire LN1 1SJ

Proposal: Erection of single storey side and rear extension.

Case Officer: null

Customer Details

Name: Not Available

Address: 22 York Avenue, Lincoln Lincoln LINCOLN

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The applicant in this case will be well known to the Planning Committee members and has history in other properties of building extensions shown on the plans as 'utility rooms' but which will almost certainly be used as additional bedrooms to maximise rental income.

The extension in this case is to provide a 'playroom' and I believe it is extremely unlikely that this will prove to be its actual use.

Since Article 4 was introduced the spread of HMOs in the West End, which was having a massive impact on population density, has largely been successfully halted. However this particular landlord is now circumventing the ethos of Article 4 by extending existing HMOs using questionable planning tactics.

I therefore ask that the Planning Committee now takes a stand against this type of application and refuses it

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Address: 29 Severn Street Lincoln Lincolnshire LN1 1SJ

Proposal: Erection of single storey side and rear extension.

Case Officer: null

Customer Details

Name: Not Available

Address: 31 Severn Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: 1) My concern in regard to vehicle parking is that many of the properties on Severn Street are multiple occupancy therefore there is very limited on-street parking.

2) The main sewage and waste water pipe from numbers 31 and 33 Severn Street join into the waste water and sewage pipe at the rear of Number 29 Severn Street. From there it runs into Severn Street.

My major concern is if there is any accidental damage or disruption to the flow of this pipe, it would cause major disruption and sewage and waste water problems, consequently numbers 31 and 33 would have no toilet or washing facilities!!

3) Any accidental damage to the side fencing, which Number 31 have paid for, would be the responsibility of the owner of Number 29 Severn Street.

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Case Officer: null

Customer Details

Name: Not Available

Address: 31 Severn Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: My concerns are as follows...

- 1) I am concerned about the limited on- street parking, especially as a number of other properties in the Street are multiple occupancy...
- 2) The main sewage and rainwater pipe, for house numbers 31 and 33, runs behind the properties and run into the sewage pipe at the rear of Number 29. This then runs into Severn Street. My concern is that any accidental damage, or other works to this pipe will cause major problems with discharge of sewage and waste water from properties 31 and 33.
- 3) An

Comments for Planning Application 2023/0520/HOU

Application Summary

Application Number: 2023/0520/HOU

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Proposal: Erection of single storey side and rear extension.

Case Officer: null

Customer Details

Name: Not Available

Address: 45 west parade Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this new way of increasing the number of letting rooms to go around the article 4 direction. I wish the planning would take a bit more of a hands on approach to this kind of applications

Consultee Comments for Planning Application 2023/0520/HOU

Application Summary

Application Number: 2023/0520/HOU

Address: 29 Severn Street Lincoln Lincolnshire LN1 1SJ

Proposal: Erection of single storey side and rear extension.

Case Officer: null

Consultee Details

Name: Jayne Arnold

Address: 1 Tennyson Street, Lincoln, Lincolnshire LN1 1LZ

Email: Not Available

On Behalf Of: West End Residents Association

Comments

The community spirit and neighbourliness that we have in this area are largely due to the number of families here who care passionately about contributing towards a safe, pleasant and caring community. They also maintain their Victorian properties to a high standard, in keeping with the aims of the original architects.

However, this planning application, would seem to want to contribute nothing towards these ideals and to be only about personal gain. It is flouting the spirit of Article 4, seeking only to increase the number of rooms available to a transient population who contribute little to our community, and frequently actually bring about harm and distress to local residents.

WERA considers it unlikely that a landlord would go to all the effort and expense of building an extension merely to provide a playroom, should this property happen to be rented out to a family as a Class C3. Any increase in rent would be minimal, particularly taking into consideration that the lounge/diner/kitchen space total square area will have been reduced, and be therefore less appealing. If it should be found that no family wants to rent the property, and it reverts to category Class C4 then the "playroom" would highly likely be rented out as an extra HMO bedroom. This would then hugely increase the rental income for the property, as it will now contain 4 bedrooms instead of three. [NB this mis-leading labelling of the bedrooms as Room1, Room 2, Room 2, on the attached plans has also been noted].

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

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

Jayne Arnold

Chair, West End Residents Association