

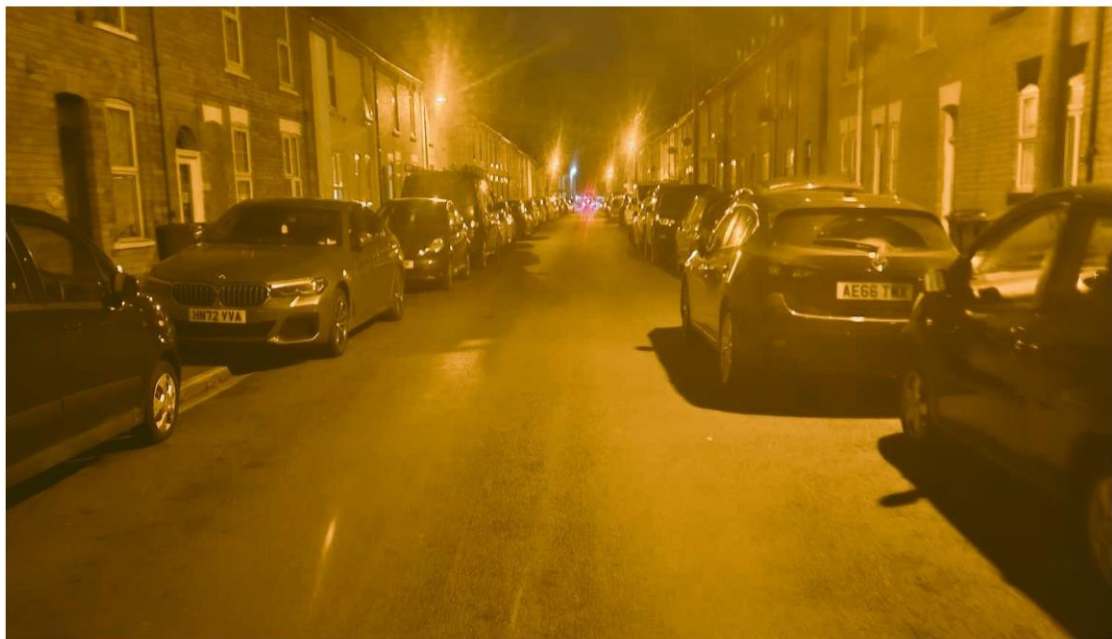
Update Sheet Planning Committee 4 October 2023

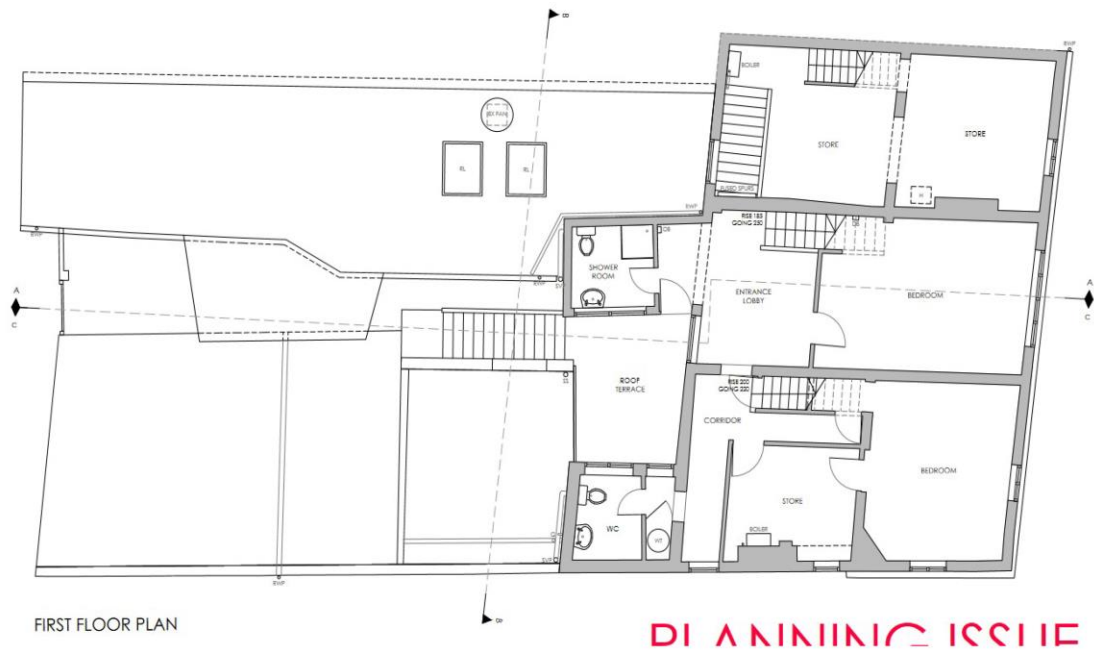
On behalf of Chris Tyers reference application 2023/0344/FUL



A view down Henley Street clearly showing the level of traffic and lack of available parking in the evening demonstrating extra parking pressures on Henley street is not a viable solution.

A 2nd image taken pointing towards the high street shows the issue continues all the way down Henley Street.





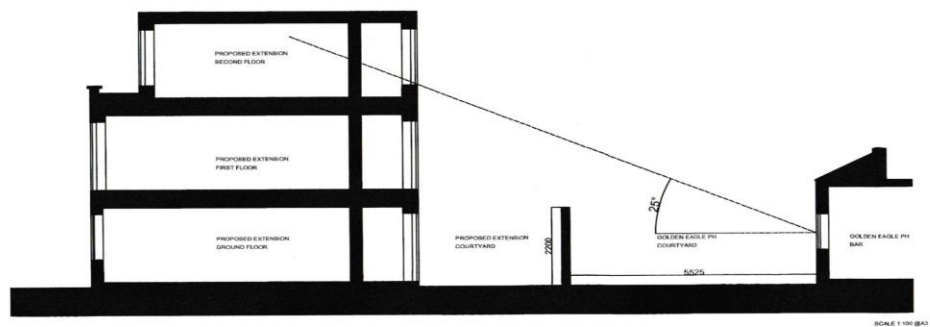
As can be seen in the current plans, all current bedrooms located above the phoenix restaurant are high street facing,





Photos clearly showing the sun we receive through our only source of natural light into the pub area and how it will be totally blocked by the proposed development, the level of natural light we currently receive, makes the pub a bright and pleasant area, also allowing us to operate without the use of artificial light helping us to keep overheads down.





A detailed calculation of factual light loss into the public house from the proposed development

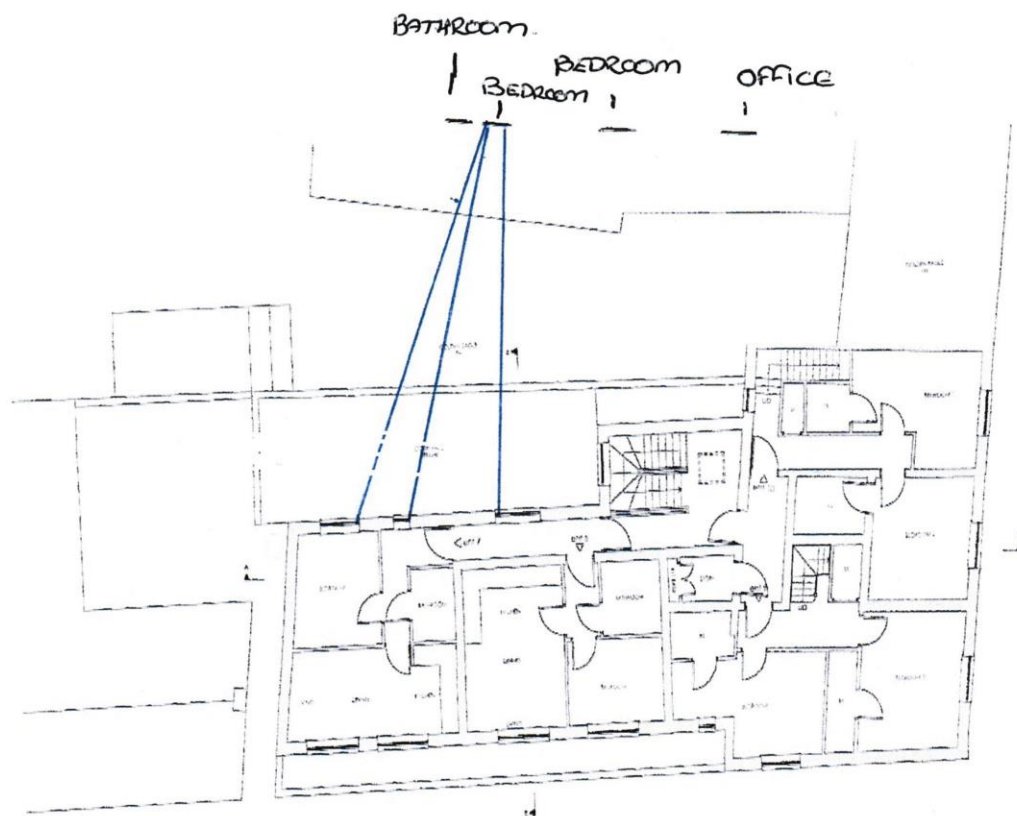
An image below showing the high use of our outdoor area the proposed development would bring the windows of a living area/kitchen closer to the boundary wall resulting in being virtually directly above this area resulting in potential annoyance to the resident leading to complaints about the associated noise with having crowds of people below their window.





Images from our popular weekly Monday night open mic event, an event which attracts a large number of performers and music lovers, due to high attendance the outside area is in heavy use again causing potential issues do to the previously mentioned close proximity windows, we also regularly require ventilation via our only windows and our sole entrance/exit is also in very close proximity of the windows of the proposed development.





This image depicts the close proximity of facing windows, the main concern being the bedroom of my 12yr old daughter, the opposed bedroom window is a mere 23 degree angle at a calculated distance of 12.5m where a fairly standard recommendation is 21m to maintain privacy,

29 Severn Street

Proposed Energy Saving Measures from the Applicant

Re: 29 Severn Street, Lincoln, LN1 1SJ



Tanzeel Rehman <tee@bridliving.co.uk>
To: Alex Leatherland

You forwarded this message on 02/10/2023 14:25.



Tue 26/09/2023 20:41

Idox CICO

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Hi Alex,

We will:

- improving the thermal efficiency of the building with enhanced insulation measures to the fabric of the building.
- installing high efficient windows and doors throughout.
- installing low energy lighting throughout.
- improving the EPC grade of the property. We will achieve a C EPC.

Thanks,
Tanzeel Rehman
Director

