

Consultation Responses

West End Residents Association

Comment Date: Mon 18 Sep 2023

West End Residents Association are very concerned about the impact that this proposed development would have on its immediate neighbours in terms of reducing their available light, increasing the amount of overlooking they would be subjected to, as well as an increase in noise they might be subjected to by having the exterior wall and back door of 15 Fleet Street only 66cm away from the boundary fence. The disproportionate scale of this proposed development is out of keeping with the intentions of the original Victorian architects. Another worrying factor is that the very narrow walkway would prevent access to the garden by wheelchair users. The average width of a UK wheelchair is 63.5cm, not including hands used to propel the wheels. Rear access to the property by the emergency services, should the need arise, would also be impeded.

This planning proposal would seek to build over an area of the available garden that would have been able to be used by the occupants of the house. Access to outdoor space has been shown to support good mental health. It would also have an environmental impact in reducing the greenery which provides oxygen and a habitat for wildlife and birds, and decreasing the area for rain water runoff to be absorbed into the ground.

WERA is also concerned it could set a precedent for more developments which result in the destruction of Victorian gardens, which has obvious architectural as well as environmental impacts.

Jayne Arnold
Chair West End Residents Association

Environmental Health

Comment Date: Fri 15 Sep 2023

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

Application number: 2023/0618/HOU
Application Type:
Location: 15 Fleet Street, Lincoln, Lincolnshire, LN1 1SD

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:

This proposal is for the erection of single storey side and rear extension and the access and parking arrangements remain unchanged; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

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.

Officer's Name: Justine Robson
Officer's Title: Senior Development Management Officer
Date: 13 September 2023

13 Fleet Street Lincoln Lincolnshire LN1 1SD (Objects)

Comment submitted date: Fri 20 Oct 2023

This is to state our original comments of Tue 05 Sep 2023 still stand as there is very little difference in the revised drawings and all of our objections made then still apply now. But we wanted to add a couple of points.

We are extremely concerned about the proposed very large roof light in the first part of the extension nearest our house. I hope the plan is for obscured glass, and it not to open, but the plans are very vague so it is impossible to tell. We object to it in any case because with the propensity for 'all bills included' tenants to leave certain lights on all night (we have observed this a lot over the years) it would mean a shaft of light shining up right below our back bedroom window. If the window has the capability to open, noise would also travel upwards.

One final, more general point concerning any potential building work itself. We have noticed in a few planning decision notices where the building work was acknowledged to be very close to a neighbouring building, a clause to adhere to the hours it is legally permitted to build (8am-6pm Mon to Fri and 8am to 1pm Sat). This assumes all neighbours are out all day in full time work or elsewhere and so won't be impacted. It takes no account of the elderly, housebound, those receiving end of life care in the home, the retired, people working from home or parents to babies or young children not in school/nursery. I would like the people who make these decisions to imagine for a moment 10 hours a day of hammering, drilling, digging out concrete outside for moving drains, and ground work for extensions etc and not being able to escape it.

Thank you.

2 Fleet Street Lincoln LN1 1SD (Objects)

Comment submitted date: Wed 18 Oct 2023

The comments I submitted 18 September (copied below) still stand in the context of the revisions to the proposals submitted by the applicant. Even more so in respect of the negative impact on the daylight and privacy of the neighbouring property.

Previous comments which still stand are: I object to the planning application for 15 Fleet Street on the basis that it will further contribute to the deterioration of the community, the quality of life of permanent residents and result in additional parking demands that as a small cul-de-sac, Fleet Street, would not be able to meet.

The extension will impact negatively on the quality of life of the property's neighbours reducing the amount of natural light they receive and infringing on their privacy.

The planning application incorrectly states that there would be no affect on existing car parking arrangements. The proposed work will require vehicle access to Fleet Street. The property is one of four on the street that does not have road access directly in front of it. The vehicles will consequently be parked in front of other residential properties adding further to the limited parking that is available. Post building work the extension would enable an increased number of occupants resulting in further parking pressure.

The planning proposal would extend the building's footprint and that of HMOs within Fleet Street. There are currently 3 HMOs in the street accounting for 18.75% of the properties. Lincoln City Council applies a 10% maximum concentration of HMOs threshold (100m radius).

Absentee landlords will have their own priorities but in this case they do not appear to align with the principles or ethos of Article 4 Directions, the reason why it was adopted by the City Council or the interests of residents and the community.

12 Wellington Street Lincoln Lincolnshire LN1 1PL (Objects)

Comment submitted date: Tue 17 Oct 2023

This is a joke, how many more rooms does the uni need when there own buildings don't get full at it is? Surely it would make more sense to fill the actual uni resident halls instead of our West end. There's already an over populated parking scheme that's not getting any better. To many landlords want to try and boost there income well when is enough going to be enough? When the are no family homes in the west end just student buildings? Please object this application we don't need any more student rooms use the actual buildings provided.

27 Tennyson Street Lincoln Lincolnshire LN1 1LZ (Objects)

Comment submitted date: Tue 17 Oct 2023

This is clearly another attempt to get around article 4. This will add to an already crowded neighbourhood with parking problems and noise problems. Please deny this application.

5 Cambridge Avenue Lincoln Lincolnshire LN1 1LS (Objects)

Comment submitted date: Tue 17 Oct 2023

Article 4 was implemented for a reason.

116 West Parade Lincoln Lincolnshire LN1 1LA (Objects)

Comment submitted date: Tue 17 Oct 2023

Apart from the fact that we already have too many HMOs in the West End , with all the traffic,noise etc problems this causes , this particular extension will be very detrimental to the immediate neighbours who will lose light and privacy. This application is motivated purely by greed not need.

3 Bedford Street Lincoln Lincolnshire LN1 1NA (Objects)

Comment submitted date: Tue 17 Oct 2023

This is clearly an attempt to bypass the requirements of Article 4 in the local area.

There is a lot of new accommodation built for students in local areas.

One cursory glance at the floor plan of the proposal reveals all - an attempt to maximise every millimetre of space of land on the deed, to provide sub-standard living accommodation in order to exploit young people just setting out on their own journey in life.

The floor plan shows how squeezed in they will be. This is a sub-par way of living for these young people.

The proximity is lacking consideration for immediate neighbours, and the impact on parking in an area already that is already strapped for space, and this is a genuine issue in the area.

53 Hewson Lincoln Ln11rz (Objects)

Comment submitted date: Tue 17 Oct 2023

To many hmo in this area

11 Queens crescent Lincoln LN1 1LR (Objects)

Comment submitted date: Tue 17 Oct 2023

The changes to application mean nothing. I object as the area is already saturated and creating more HMO rooms is not the way forward. Wish the council planners were more aware of the issues facing the area

From: Helen Thompson <[REDACTED]>
Sent: 21 September 2023 11:24
To: Technical Team (City of Lincoln Council) <Technical.Team@lincoln.gov.uk>
Subject: Planning application for 15 Fleet Street Lincoln.

WARNING: This email originated from outside of the organisation. Do not click links, open attachments or reply unless you are confident that the content is safe and do not share inappropriately.

Planning reference; 2023/0618/HOU

I am writing to add a few photographs from the point of view of 13 Fleet Street which is our house next door. They are to illustrate just how close the proposed extension would be to our house, the way it would make our home and garden darker and, to show the trees which are not mentioned on the applicants form. I don't know if it is procedure to visit the site with these types of planning applications before making a decision, but if not I hope they give a little more perspective of how the extension would sit in the space and how dominating it would be. I hope this can be looked at as an appendix to our original objection, which was put online and where photos could not be added. It was done with a contact email address of [REDACTED]

Kind regards,

Helen Thompson (on behalf of the Thompson family)







45 West Parade Lincoln Lincolnshire LN1 1PF (Objects)

Comment submitted date: Wed 20 Sep 2023

Just another attempt from a greedy landlord to get around article 4. The area cannot take it anymore and I really wish the planners will do the right thing and turn this application down.

60 Richmond Road Lincoln Lincolnshire LN1 1LH (Objects)

Comment submitted date: Tue 19 Sep 2023

There are too many around in the area, parking is already a problem . We need to bring families in this area not have greedy landlords fitting in more students .

89 Richmond Road Lincoln Lincolnshire LN1 1LH (Objects)

Comment submitted date: Tue 19 Sep 2023

A blatant attempt to get around the article 4 rules and extend an existing HMO. These properties do not lend themselves to extensions that impact on close neighbours. It also brings additional strain on parking etc in the area that is already overpopulated due to HMOs.

65 Richmond Road Lincoln Lincolnshire LN1 1LH (Objects)

Comment submitted date: Tue 19 Sep 2023

Additional burden on current infrastructure such as sewage , water run off from construction on green area. ADDITIONAL ENVIRONMENTAL BURDEN ON refuse collection , water pressure to nearby properties etc. . Additional noise from property in close proximity to the construction , quality of life impact etc .

4 Fleet Street Lincoln Lincolnshire LN1 1SD (Objects)

Comment submitted date: Tue 19 Sep 2023

This is nothing more than a flagrant attempt to circumnavigate the requirements of Article 4 in the local area.

What was all the development of accommodation in St. Mark's for, as well as Article 4, if not to prevent this kind of attempted degradation of Lincoln's communities by greedy absentee landlords?

One cursory glance at the floor plan of the proposal reveals all - an attempt to maximise every millimetre of space of land on the deed, to provide sub-standard living accommodation in order to exploit young people just setting out on their own journey in life.

The proximity of the proposed extension to existing property is completely lacking in consideration for immediate neighbours, not to mention the impact on parking in an area already that is already strapped for it.

To surmise, a shameless proposal by a shameless developer with previous attempts to "game" the system. To validate him and his actions would be to detriment of the people and communities you serve, and solely to the benefit of this one individual.

5 Wellington Street Lincoln Lincolnshire (Objects)

Comment submitted date: Tue 19 Sep 2023

In an already over crowded ward of the City this seems ridiculous. Especially a house that could be made a family home in a sought after area.

252 West Parade Lincoln Lincolnshire LN1 1LY (Objects)

Comment submitted date: Tue 19 Sep 2023

The population density of the West End increases every year as profiteering absentee landlords cram more young people into too small houses and then exploit them for inflated rent. Bad for young people, bad for the neighbourhood and bad for the council who have to carry the can for the overburdened infrastructure of the area.

10 Fleet Street Lincoln Lincolnshire LN1 1SD (Objects)

Comment submitted date: Tue 19 Sep 2023

I object to extending this small terraced property (as all on the street are) to house more students under one roof for several reasons. In a street of 15 houses, 3 are already multiple occupancy/student housing, the rest of the residents being a mix of young families, some renting and some owner owned, established family homes and older, senior residents. We are a strong community, strengthened by helping each other during covid. To add extra students to this mix would change the balance in the street to the detriment of all - most young people in small numbers in one house have been respectful and responsible, but a large number in one property would appeal more to the disrespectful partying type of student. Also there has been legislation to set limits to the number of student properties in an area and this is a blatant attempt to make a loophole, disregarding the whole point of maintaining the community balance in an area. Regardless of the disruption that major building works would cause in a small closed ended street with sufficient parking issues in the first place. There are lots of individuals who would like to rent family properties in this area, if this one is irredeemably altered for family purposes, it will be another loss to the area when the current landlords sell it on. University accommodation is increasing around the city in appropriate locations that should now make the despoiling of residential communities unnecessary. They are taking the Michael here, please don't allow it. If you want evidence of the community at threat, take a look at the Christmas West End Lights project (they have a Facebook page) that many of us take part in every year. Communities like this need your protection.

35 Hewson Road Lincoln Lincolnshire LN1 1RZ (Objects)

Comment submitted date: Mon 18 Sep 2023

Already too many and no consideration given to the impact on parking, refuse etc.

35 Hewson Road Lincoln Lincolnshire LN1 1RZ (Objects)

Comment submitted date: Mon 18 Sep 2023

Not appropriate for the street

38 Moor Street Lincoln Lincolnshire LN1 1PR (Objects)

Comment submitted date: Mon 18 Sep 2023

The area is already over developed for the roads, parking and infrastructure. The impact on the character of the area is significant, tipping the balance and pushing families out of the area.

38 Moor Street Lincoln Lincolnshire LN1 1PR (Objects)

Comment submitted date: Mon 18 Sep 2023

Small street , not enough parking anyway , nouse in construction and then when inhabited will affect neighbours .

6 Fleet Street Lincoln Lincolnshire LN1 1SD (Objects)

Comment submitted date: Mon 18 Sep 2023

We object to the planning application for 15 Fleet Street. Our street is a small cul-de-sac with limited parking which is already a difficulty for residents - with more residents there may reasonably be more cars (everyday and visiting). We are also concerned about the construction of the proposed extension due to potential noise pollution and construction vehicles parking in the street. In addition to our concerns, we do not feel this is fair to the residents at number 13, as it will dramatically affect their light and privacy. There needs to be a balance in the community and having too many multiple occupancies negatively impacts all members of said community. This seems to be an attempt to circumvent Article 4. Myself and my family strongly object to this planning application.

70 Hewson Road Lincoln Lincolnshire LN1 1RX (Objects)

Comment submitted date: Mon 18 Sep 2023

The balance of HMO and family/single occupancy houses is a delicate one. At the moment, on the whole, good, supportive relationships exist between the permanent and more transitory communities in the west end. Apart from the immediate inconveniences to the neighbouring properties of the building work, there are the less obvious knocks to the quality of life of everyone in the neighbourhood: less privacy, less room, less parking space, more opportunity for low level conflict and more.

2 Fleet Street Lincoln Lincolnshire LN1 1SD (Objects)

Comment submitted date: Mon 18 Sep 2023

I object to the planning application for 15 Fleet Street on the basis that it will further contribute to the deterioration of the community, the quality of life of permanent residents and result in additional parking demands that as a small cul-de-sac, Fleet Street, would not be able to meet.

The extension will impact negatively on the quality of life of the property's neighbours reducing the amount of natural light they receive and infringing on their privacy.

The planning application incorrectly states that there would be no affect on existing car parking arrangements. The proposed work will require vehicle access to Fleet Street. The property is one of four on the street that does not have road access directly in front of it. The vehicles will consequently be parked in front of other residential properties adding further to the limited parking that is available. Post building work the extension would enable an increased number of occupants resulting in further parking pressure.

The planning proposal would extend the building's footprint and that of HMOs within Fleet Street. There are currently 3 HMOs in the street accounting for 18.75% of the properties. Lincoln City Council applies a 10% maximum concentration of HMOs threshold (100m radius).

Absentee landlords will have their own priorities but in this case they do not appear to align with the principles or ethos of Article 4 Directions, the reason why it was adopted by the City Council or the interests of residents and the community.

12 Fleet Street Lincoln Lincolnshire LN1 1SD (Objects)

Comment submitted date: Mon 18 Sep 2023

I am concerned about the impact this extension will have on the residents of Fleet Street. More people will inevitably mean more cars, there aren't enough car parking spaces as it is. More people will mean more rubbish and more rubbish bins left out in the street as it will be students who will be the occupants of this proposed extension. Also more students in one house will mean bigger and louder parties, more noise in the street particularly at night. I hope this application will be rejected

7 Fleet Street Lincoln Lincolnshire LN1 1SD (Objects)

Comment submitted date: Mon 18 Sep 2023

Fleet Street is a small cul de sac with limited parking - number 15 has no frontage on the street so parking will become even more problematical. The logistics of construction will cause considerable disruption since access is limited. Privacy for immediate neighbours will be compromised and these houses are not suitable for conversion to accommodate larger numbers of residents.

3 Bedford Street Lincoln Lincolnshire LN1 1NA (Objects)

Comment submitted date: Mon 18 Sep 2023

I strongly object to the proposal put forward. This is a clear attempt to circumvent the spirit of Article 4 which was created to prevent a further oversaturation of HMO to family dwellings within the area.

Fleet Street's road is currently very narrow and additional cars being brought to the area will only worsen the battle that most residents undergo to get their car parked.

The proportion of indoor space to outdoor space will not represent the typical properties within the conservation area. This unbalanced proportion will only further congest the area and limit natural light to neighbouring properties.

92 Astwick Road Lincoln Lincolnshire LN6 7LL (Objects)

Comment submitted date: Mon 18 Sep 2023

The west end is becoming saturated with multi occupancy housing

11 Queens Crescent Lincoln Lincolnshire LN1 1LR (Objects)

Comment submitted date: Sun 17 Sep 2023

I object as the area is already saturated and creating more HMO rooms is not the way forward

242 West Parade Lincoln Lincolnshire LN1 1LY (Objects)

Comment submitted date: Sun 17 Sep 2023

The West End of Lincoln has too many HMOs.

Additional dwellings will add to the demand for services, cause more bins to block pavements and add to unsightly numbers of bins in front gardens.

The capacity for parking spaces for residents is already limited.

Removing garden leisure space for more buildings will reduce the well being of occupants, and is against conservation. Gardens were not planned for building on, in original planning and deeds of covenant.

1 Fleet Street Lincoln Lincolnshire LN1 1SD (Objects)

Comment submitted date: Sun 17 Sep 2023

I object to the planning application for 15 Fleet Street. It is an existing HMO and the plan is to add more extensions to accommodate more people and I feel this is not acceptable as this impacts on the facilities in Fleet Street and especially the immediate neighbours. The building work will be disruptive in a small space and will be too close to the nearby property. There is no street parking outside that house as right at the end of the street which is a cul de sac. Too many people in one house will cause problems. It is against the spirit of Article 4 which was there to prevent more expansion of an already crowded property. It's better for the tenants also to have less not more people in one house. Please consider the neighbourhood and Fleet Street is a small street and cannot take too many more extensions to properties.

47 Carr Street Lincoln Lincolnshire LN1 1SU (Objects)

Comment submitted date: Sat 16 Sep 2023

I object to the extension on this current HMO. This would make a big impact on the direct neighbour especially which is incredibly unfair, lack of parking in a very small street, the noise levels will increase, they will get less privacy and it will have an impact on their daily life. The building work itself will be disruptive to the immediate area also. The landlord does not need to do this, they have many properties and are detached from the situation geographically which is probably why they don't think of the impact on the many neighbours in the area.

Not Available (Objects)

Comment submitted date: Fri 15 Sep 2023

Dear Mr. Manning,

I am writing in support of residents opposed to the application for 15 Fleet Street.

I would like to speak on the application at committee to amplify and or add to the objections made by residents.

Yours sincerely,

Councillor Neil Murray.

12th September 2023

Mr Kieron Manning,
Planning Department,
City of Lincoln Council,
City Hall,
LINCOLN LN1 1LA

Re: Planning application for 15 Fleet Street (2023/0618/HOU)

Dear Mr Manning,

I am strongly objecting to this application for the erection of a single storey side and rear extension to 15 Fleet Street, Lincoln.

Firstly, this change would reduce the outdoor space of the property. This would affect the Victorian character of the house but would also have an adverse effect on those people living in the property, particularly the immediate next door neighbours. In addition, the living space of the property would be much closer to nearby properties. This would have an impact in terms of noise, especially if a window was open. The close proximity would also reduce privacy and potentially create a security issue.

Secondly, the owner of the property has a track record of putting in planning applications for 'extensions' and then advertising additional bedrooms on local property sites for the new academic year (September 2023 onwards). This raises the suspicion that this new room will not, in fact, be living space but another bedroom. Linked to this, we know that there is already a documented strain on parking availability in the area. It is possible that another occupant of this property would have a car and this would add to the parking issues already faced by residents in the vicinity as well as issues related to vehicular access for emergency vehicles and refuse lorries.

This application is entirely inappropriate for the area. Even more significantly, if another application of this kind is approved it will give the 'green light' for this applicant, but also other landlords, to seek to increase the size of their HMOs. This application would, in effect, further set a precedent, which would undermine the spirit of Article 4, a directive which seeks to return the community to a more balanced mix of transient residents, such as students, and families. It would also mean that the Victorian character of the area is further eroded, another issue for the committee.

I am asking the planning committee to consider the impact of this development on residents in the West End and to refuse the planning application. The application is contrary to the spirit of Article 4 and therefore I strongly urge the committee to turn down this application.

Yours sincerely,

Cllr Lucinda Preston,

13 Fleet Street Lincoln Lincolnshire LN1 1SD (Objects)

Comment submitted date: Tue 05 Sep 2023

Firstly, thank you for notifying us of the proposed plans for 15 Fleet Street Lincoln.

As the only neighbour to be affected by yet another change to 15 Fleet Street Lincoln, we wish to vehemently object to the plans for the erection of a single storey extension to these premises. These plans have obviously been made without a thought to how our lives will be affected by the further lack of light and privacy to our house and garden not to mention the noise and mess of more building work which could go on for months, followed by the inevitable increased noise of even more adults in what started life as a 3 bed terrace house. We are senior citizens and are now sick and tired of all we have had to put up with from number 15 always wondering what the next bombshell will be which is not conducive to either mental or physical health. It is just not necessary or fair to enlarge these premises to make even more money for people whose lives are not impacted by what they do, i.e. absentee landlords who do not pay Council tax, even though these HMOs are an added drain on services such as water usage, drains, parking and using extra rubbish bins.

Privacy and security:

The first part of the proposed side extension comes right up to the dividing wall between our houses and covers their side return. During construction builders would be looking straight in to our main living room window downstairs as the extension wall rises above the dividing wall, and when the flat roof is applied. After construction any future maintenance work/gutter clearing would also mean people having a view straight in to our living room and perhaps the bedroom window too.

Individuals have climbed upon the existing large flat roof extension at various points through the decades it has been there, this could happen again, and pose a risk to security to their and our home as the upper windows would both be more easily accessible. This also would impose on our privacy via both windows.

The next part of the proposed side extension then dips in (to avoid the access to the sewer drain cover) but still comes out halfway in to the side return making a very slim path. The new back door is situated here with two windows, this would make them even closer to our property but the new door position would be opposite our main family bathroom downstairs. We feel that will impinge further on our privacy.

Light:

The entire extension in its full length and width will create darkness in our side return and inside the house, it will have an effect similar to being in a basement room. It will also cast further shadow on to our garden nearest the house.

Trees:

Under the heading 'trees and hedges' on the application form, it is stated that there are no trees within falling distance of the proposed development. This is incorrect. There is a massive conifer in their garden which blots out the sky from our windows, and has done for years, and behind that is another large Sycamore tree. It overhangs our garden and the existing end of the extension which is proposed to be lengthened.

Summary:

If these plans are allowed, No 15 Fleet Street will be yet another over-extended property with next to no outside space. A simple check of the applicant's name on the planning portal reveals numerous similar requests all over Lincoln. Searches of the premises show them to be HMOs with 5 or 6 bedrooms and several bathrooms so what is proposed here, replacing the only existing bathroom with another makes no sense. What looks like a utility area on the plans, I believe will be made into another bedroom with an en-suite, and other bathrooms will be added elsewhere.

Article 4 was introduced to limit the number of HMOs in the West End of Lincoln, but this particular Landlord seems to be circumventing this by enlarging any existing HMOs he owns, and the number is rising, to the detriment of neighbours and neighbourhoods. They are unlikely ever to be family homes again. We hope these plans will not be allowed.

These are the views of the owner Mr J R Thompson and family.