

Application Number:	2023/0775/HOU
Site Address:	25 Tennyson Street, Lincoln, Lincolnshire
Target Date:	28th December 2023
Agent Name:	None
Applicant Name:	Mr Toby Forbes-Turner
Proposal:	Installation of an electric vehicle charge point

Background - Site Location and Description

The application property is 25 Tennyson Street, a two storey terraced dwelling located in the West End. The property is located within the West Parade and Brayford Conservation Area No. 6.

The application proposes the installation of an electric vehicle charge point to front boundary wall.

The determination of this application is delegated to Planning Committee as the applicant is an employee of the City of Lincoln Council.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 8th November 2023.

Policies Referred to

- National Planning Policy Framework
- Policy NS18: Electric Vehicle Charging
- Policy S53: Design and Amenity
- Policy S57: The Historic Environment

Issues

To assess the proposal with regard to:

- Accordance with National and Local Planning Policy
- Impact on Residential Amenity
- Impact on Visual Amenity and the Character and Appearance of the Conservation Area
- Highway safety

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	No Objections

Public Consultation Responses

No responses received.

Consideration

1) Accordance with National and Local Planning Policy

Paragraph 11 of the 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

Paragraph 130 states that planning decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The application is for the installation of electric vehicle charging equipment to a residential dwelling and therefore Policies NS18 - Electric Vehicle Charging, S53 - Design and Amenity and S57 - The Historic Environment of the Central Lincolnshire Local Plan are relevant.

Policy NS18 states that the location of charging points in development proposals should be appropriately located to allow for easy and convenient access from the charge point to the

parking space/s, and be designed and located in a way which: a) minimises the intrusion of the charge point on the wider use and access of the land; b) minimises the risk of vehicle collision with the charge point; and c) has ease of access for maintenance and replacement of electric vehicle charging infrastructure.

Policy S53 states that 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.

Good design will be at the centre of every development proposal and this will be required to be demonstrated through evidence supporting planning applications to a degree proportionate to the proposal.

Policy S57 states that states that development within, affecting the setting of, or affecting views into or out of, a Conservation Area should conserve, or where appropriate enhance, features that contribute positively to the area's special character, appearance and setting.

All development proposals will be assessed against this criteria below.

2) Impact on Residential Amenity

The application proposes the installation of an electric vehicle charge point to the front of the dwelling, located on the existing dwarf wall, adjacent to the highway. The charge point would be a single residential box measuring 1700mm (h) x 200mm (w) x 100mm (d) and would be positioned on the inner curved wall on the southwest corner of the boundary.

The installation of the box would have no material impact on neighbouring dwellings and would therefore be consistent with the requirements of policies S53 and NS18.

3) Design and the Impact on Visual Amenity and Character and Appearance of the Conservation Area

The proposed charging equipment would be of a minimal size, located on the inside of the boundary wall, ensuring accessibility to the adjacent highway, whilst minimising views from the public realm. The proposals would not therefore have any detrimental impact on visual amenity or the wider conservation area, in accordance with policies S53 and S57 of the Central Lincolnshire Local Plan

4) Highways & Parking

Highways have been confirmed that they have no objections to the installation of the electric vehicle charging point and have recommended that the use of the equipment is carried out in accordance with the published guidelines 'Electric vehicle and plug-in hybrid charging - Charging electric vehicles on-street'.

Conclusion

The proposed charging equipment would not have a detrimental impact on the residential and visual amenity of neighbouring properties and would preserve the character and appearance of the conservation area, in accordance with policies NS18, S53 and S57 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

- 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.