

Application Number:	2023/0705/HOU
Site Address:	35 Gresham Street, Lincoln, Lincolnshire
Target Date:	23rd November 2023
Agent Name:	None
Applicant Name:	Mr Tanzeel Rehman
Proposal:	Erection of single storey side and rear extension.

Background - Site Location and Description

The application property is 35 Gresham Street, a two storey terraced property. The application proposes the erection of single storey side/rear extension to the existing property.

The application is brought before Planning Committee at the request of Ward Councillors Lucinda Preston and Neil Murray.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 13th November 2023.

Policies Referred to

- National Planning Policy Framework
- Policy S53: Design and Amenity

Issues

To assess the proposal with regard to:

- National and Local Planning Policy
- Principle of the Development
- Impact on the Amenity of Nearby Properties and Occupants of the Dwelling
- Design and impact on visual amenity
- Highway safety, access and parking

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

Consultee	Comment
Highways & Planning	No Objections
Environmental Health	No Objections

Public Consultation Responses

Name	Address
Cllr Neil Murray And Cllr Lucinda Preston	City Hall

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 alterations to a residential dwelling and therefore Policy S53 - Design and Amenity of the Central Lincolnshire Local Plan is relevant.

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.

All development proposals will be assessed against, and will be expected to meet the required design and amenity criteria as identified within the policy. This criteria shall be discussed below.

Principle of the Development

Whilst the existing property does not benefit from a lawful development certificate to prove its use, the dwelling is recorded as live HMO on the Councils database and was declared to the council in 2015. Notwithstanding this, the application is a householder submission and proposes a single storey extension to the rear to accommodate expanded living space. Officers may therefore principally consider the physical and visual impact of the extension upon the neighbouring properties and the proposed occupants of the dwelling.

The application has received a request for consideration at planning committee by Ward Councillors on the grounds of the potential impact on the amenity of neighbouring properties and existing and future occupants of the property. The officer's report will cover all of the material planning considerations raised.

Impact on Amenity of Nearby Uses and Occupants of the Dwelling

The proposed extension would measure approximately 11.05m in total length and 3.1m in width. The new structure would have a single pitched roof measuring approximately 2.3m at the eaves and 3.45m at the highest point as it adjoins the adjacent attached offshoot of no. 33 Gresham Street.

Whilst the total projection is significant, the majority of the off shoot is existing and would be located on the boundary with the rear offshoot of No. 33 with a further total addition of approximately 4.8m onto the existing with 2.4m projecting beyond the neighbouring offshoot. As the extension is single storey and adds a minor projection beyond the existing, it is not considered that it would be unduly overbearing when viewed from No. 33, nor would it result in any significant loss of light. There are no windows proposed in the elevation facing No. 76 and therefore there would be no issues of overlooking to this neighbouring property.

To the opposite boundary the proposal would have a separation distance of approximately 1.15m to the boundary line with no. 37 Gresham Street, defined by a brick wall with planting above. The structure would have an increase in width by approximately 800mm and whilst it would have an additional impact, officers would not consider that the extension would be overbearing, nor result in any harmful loss of light. The extension replicates existing window openings to the side elevation and it is not therefore considered that this would create an opportunity to overlook.

With regard to the amenity of the occupiers of the premises, the extension would create an improved living accommodation, whilst retaining much of the larger garden space beyond the footprint of the development. The proposal would therefore result in an improvement in the amenity of residents occupying the premises.

There are no other properties in the vicinity which would be physically affected by the proposal it is therefore considered that the development would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy, in accordance with CLLP Policy S53.

Design and the Impact on Visual Amenity

The single storey extension would provide a subservient addition to the dwelling that would be of a similar height and design to that of the existing and adjacent offshoots in the immediate area. The extension would be constructed from facing brickwork and concrete roof tiles, white upvc windows and doors. The proposed materials would not result in any significant impact to the appearance of the dwelling or wider area.

In terms of overall footprint, whilst the extension would create a larger living space, it would retain the majority of existing garden space, ensuring that the character of the area and street is maintained. The proposals would therefore be in accordance with policy S53 of the CLLP.

Highways & Parking

Highways & Planning at Lincolnshire County Council have 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.

Conclusion

The proposals would not have a detrimental impact on the residential and visual amenity of neighbouring properties, nor the amenity of the occupiers of the host property, in accordance with policy S53 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Recommendation

That the application is granted conditionally.

Conditions

- 3 Years for implementation
- Accordance with approved drawings.