

Application Number:	2023/0695/HOU
Site Address:	15 Allison Street, Lincoln, Lincolnshire
Target Date:	24th November 2023
Agent Name:	None
Applicant Name:	Mr Tanzeel Rehman
Proposal:	Erection of single storey rear extension

Background - Site Location and Description

The application proposes the erection of a single storey rear extension. The application property is 15 Allison Street a two storey mid terrace dwelling.

The application is brought before Planning Committee as it has been called in by Cllr Lucinda Preston and Cllr Neil Murray.

A certificate of existing lawfulness was granted this year for the continued use of the property as a Small House in Multiple Occupation (Use Class C4) 2017/1419/CLE. The dwelling can therefore be occupied as a C4 HMO which permits up to 6 individuals to live within the property.

Site History

Reference:	Description	Status	Decision Date:
2017/1419/CLE	Continued use of property as a House in Multiple Occupation (Class C4) (Application for Certificate of Lawfulness).	Granted	2nd January 2018

Case Officer Site Visit

Undertaken on 10th November 2023.

Policies Referred to

- National Planning Policy Framework
- Policy S53 Design and Amenity
- Policy S13 Reducing Energy Consumption in Buildings

Issues

To assess the proposal with regard to:

- Accordance with National and Local Planning Policy
- Impact on Residential Amenity
- Impact on Visual Amenity
- Highway Safety, Access and Parking
- Reducing Energy Consumption

Consultations

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

Statutory Consultation Responses

Consultee	Comment
West End Residents Association	No Response Received
Environmental Health	Comments Received
Highways & Planning	Comments Received

Public Consultation Responses

No responses received.

Consideration

Principle of the Development

The existing dwelling is occupied as a C4 HMO which permits up to 6 individuals to live within the property. The application proposes a single storey extension to the rear to accommodate expanded living space and officers may therefore principally consider the physical and visual impact of the extension upon the neighbouring properties.

Local and National Planning Policy

Paragraph 11 of the revised 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.

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.

Impact on Residential Amenity

The existing single storey off-shoot measures approximately 6.4m in depth with a width of 2.6m. The mono-pitched roof project up towards the side, west boundary with 17 Allison

Street. This neighbouring property also has an off-shoot with a larger rear projection than the current application property.

The proposal will increase the projection of the off-shoot by 3.46m bringing it in line with the rear of No.17 existing off shoot, the width of the proposal would increase by 0.67m, the height of the eaves would be 2.2m and 3.9m high to the ridge, same as the existing.

The extension would be located on the boundary adjacent to the rear offshoot of no. 17 and have the same projection as No,17, the proposed extension would have a slightly higher ridge height. Notwithstanding this, No,17 existing off shoot would mitigate any impact from the proposed extension. Officers therefore consider the proposed extension would have an acceptable relationship with No.17.

The proposed extension would be located approximately 1m from the boundary with 13 Allison Street, the boundary is partly defined by a 1.65m high brick wall leading onto a 1.3m high timber fence. No.13 has an existing single storey offshoot extension positioned on the opposite boundary line, at approximately 1.9m from the shared boundary. The proposal would have a minor enclosing effected on No.13, however given that the structure would be single storey with a pitch roof sloping away, on balance, it is not considered this extension would be unduly overbearing or enclosing nor cause loss of light to warrant refusal of this application.

A dining room and kitchen window are proposed within the facing elevation with No.13, the existing boundary treatment would provide some mitigation from the dining window. Given the existing window relationship and boundary treatment providing some mitigation, it is not considered that overlooking to No. 13 would not be unduly exacerbated beyond the current levels between these dwellings to warrant refusal of this application.

There are no other properties in the vicinity which would be 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 LP53.

Impact on Visual Amenity

The proposed extension is located at the rear of the property where public views are limited. While the extension covers a larger proportion of the existing rear yard, there is no objection to the scale or position and officers consider that it would sit comfortably on the dwelling. The simple design with a mono pitched roof, with the use of materials to match would complement the existing property.

The extension would therefore reflect the original architectural style of the local surroundings, relating well to the site and context, in accordance with Central Lincolnshire Local Plan (CLLP) Policy S53.

Highway Safety, Access and Parking

Whilst the extension would enhance the accommodation for the existing property it would not alter its existing permitted lawful C4 use which allows up to 6 unrelated people to live at the property. The Highway Authority has 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. Therefore, based on this advice it is considered that the proposal would not be detrimental to highway safety or traffic capacity.

Reducing Energy Consumption

CLLP Policy S13 requires that "for all development proposals which involve the change of use or redevelopment of an existing building, or an extension to an existing building, the applicant is encouraged to consider all opportunities to improve the energy efficiency of that building (including the original building, if it is being extended." The more modern construction of the proposed extension, which will be built in accordance with Building Regulations, is likely to improve the energy efficiency of the property.

Other Matters

Bin Storage

An area for bin storage is not identified on the site plan, however, there is sufficient external space within the site for this to be accommodated.

Conclusion

The proposals would not have a detrimental impact on the residential amenities of neighbouring properties or the visual amenity of the wider area, in accordance with policy S53 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

- 1) Development commenced within 3 years
- 2) In accordance with the approved plans