





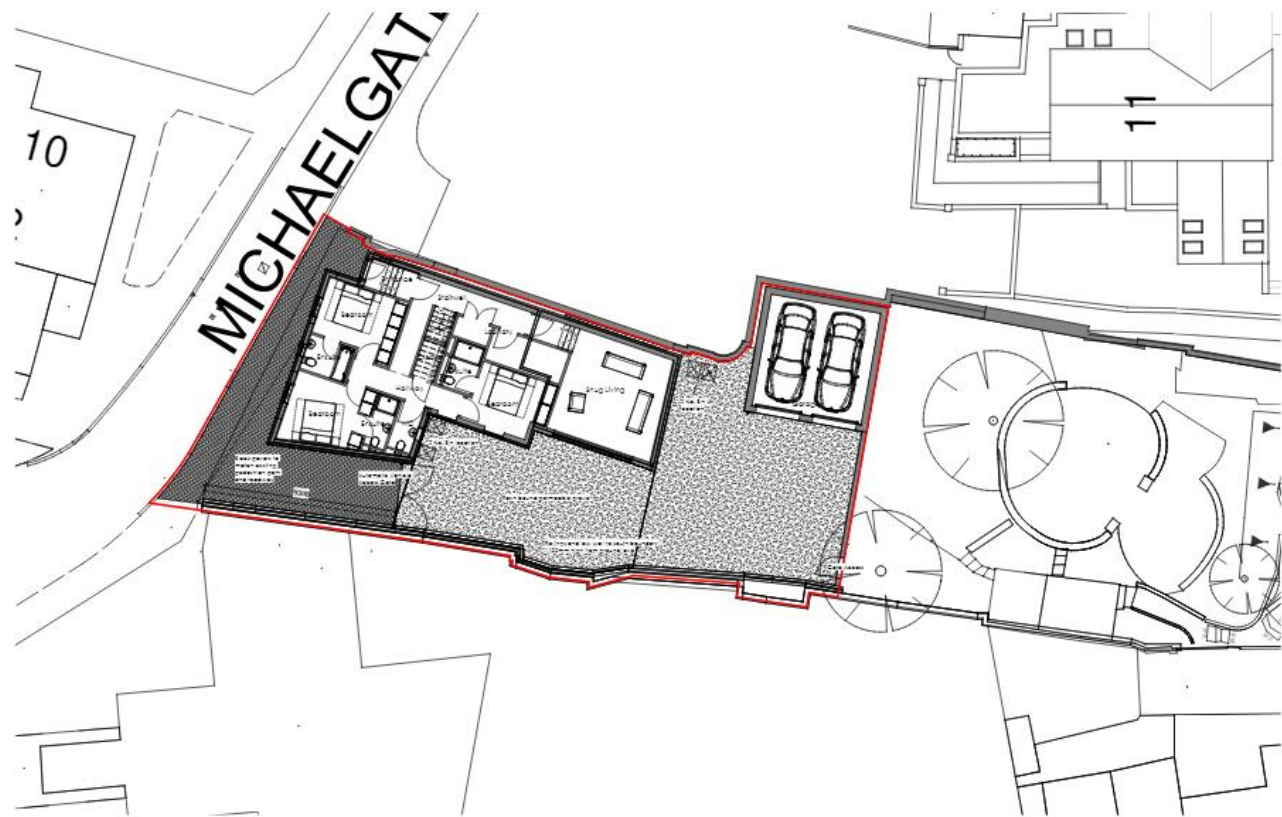


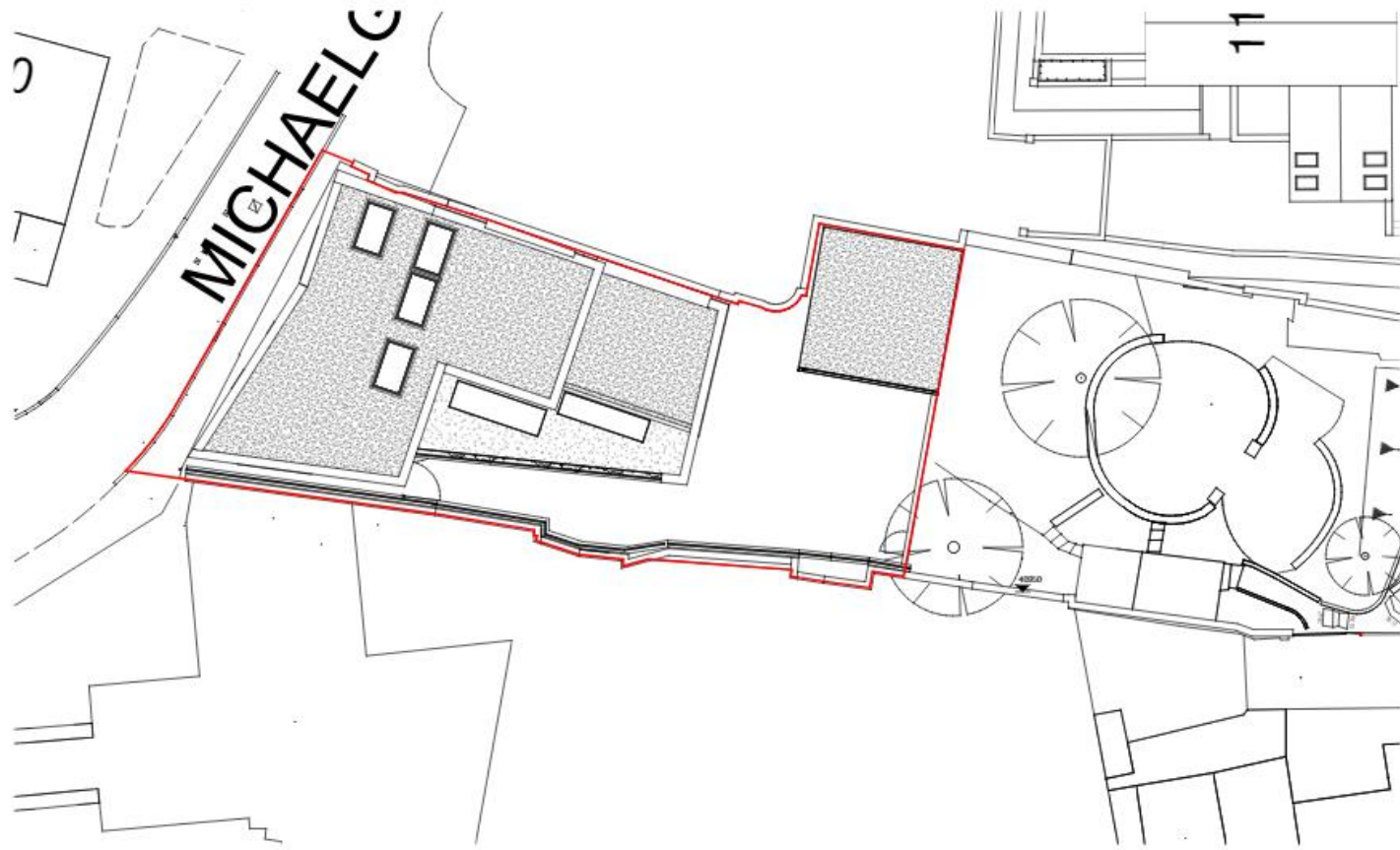


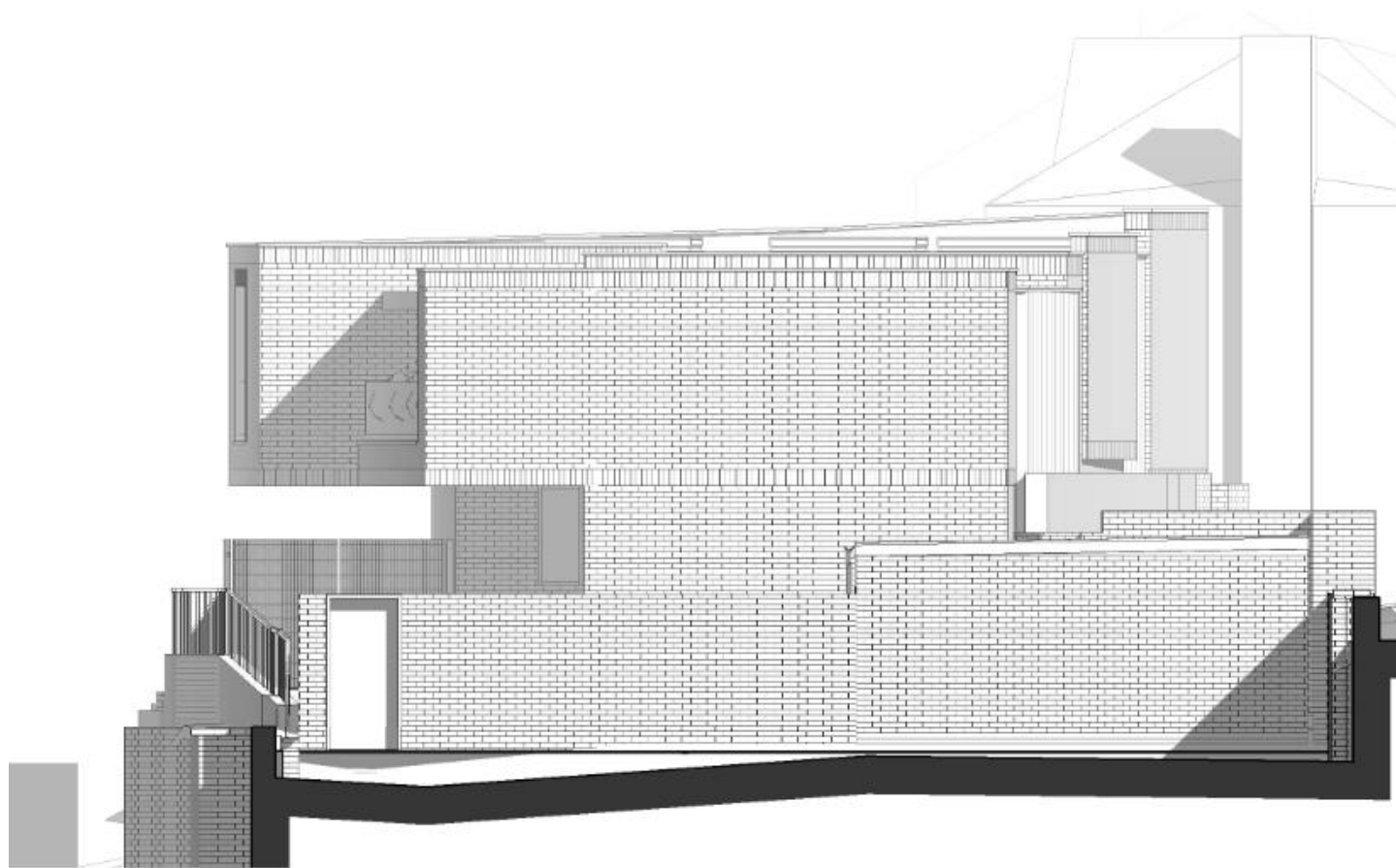




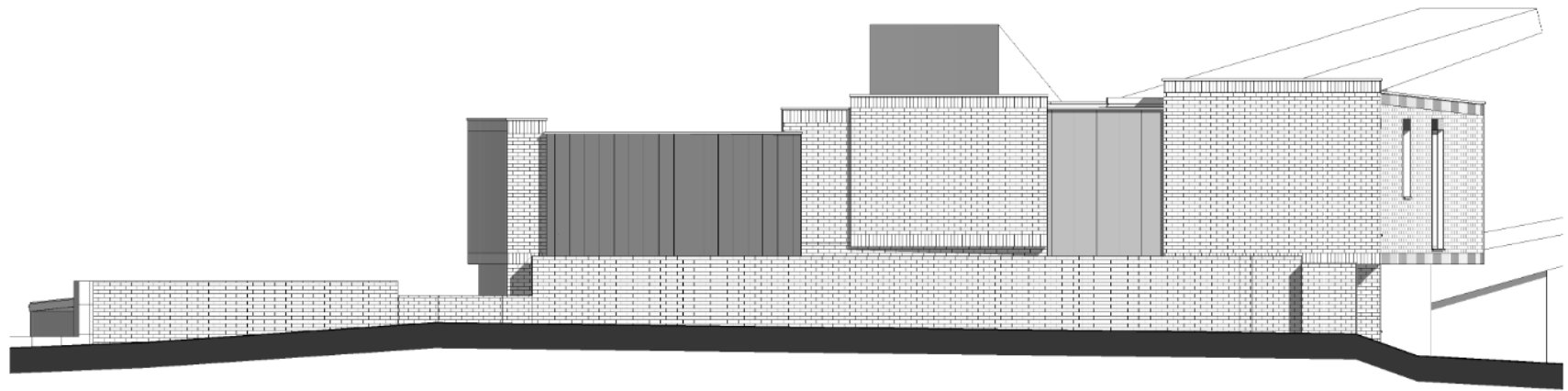
Ground floor layout





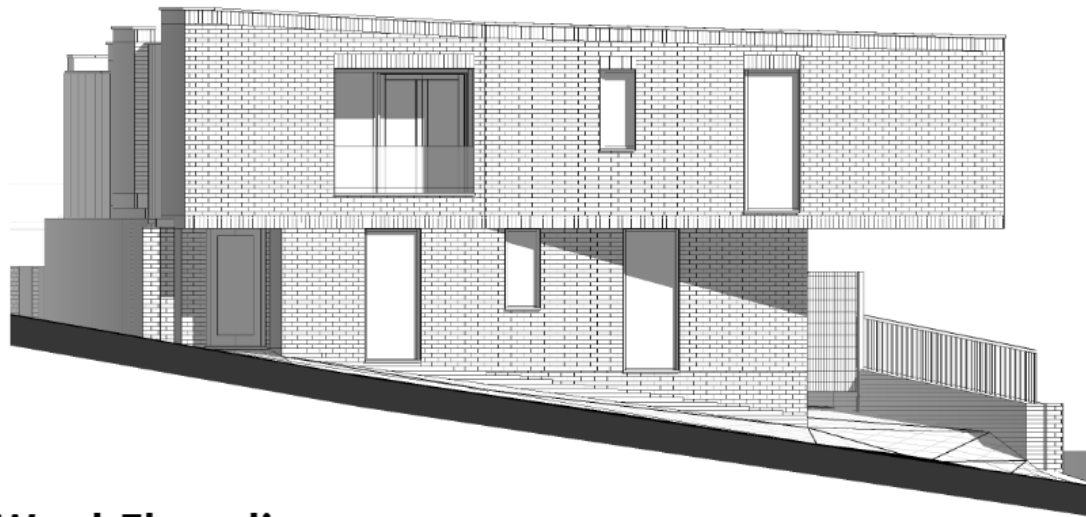


East Elevation
1 : 100



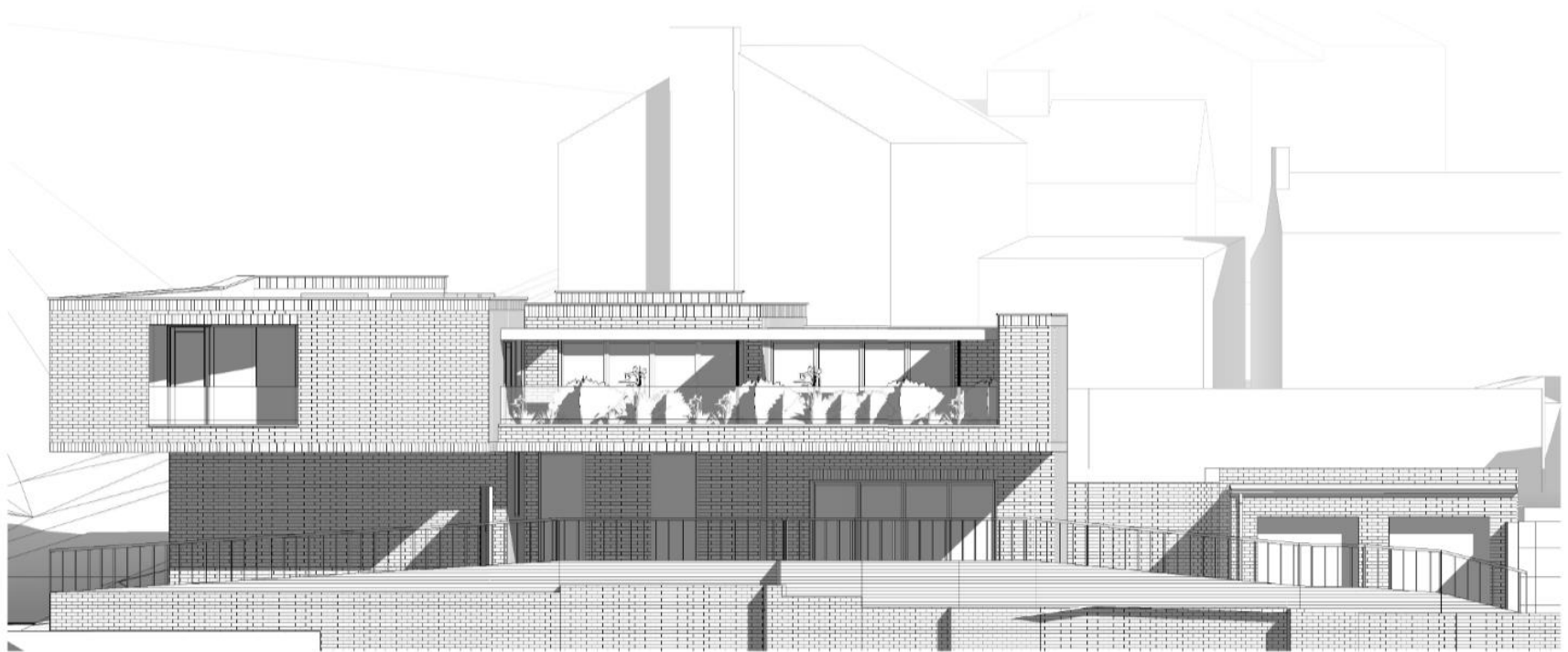
North Elevation

1 : 100



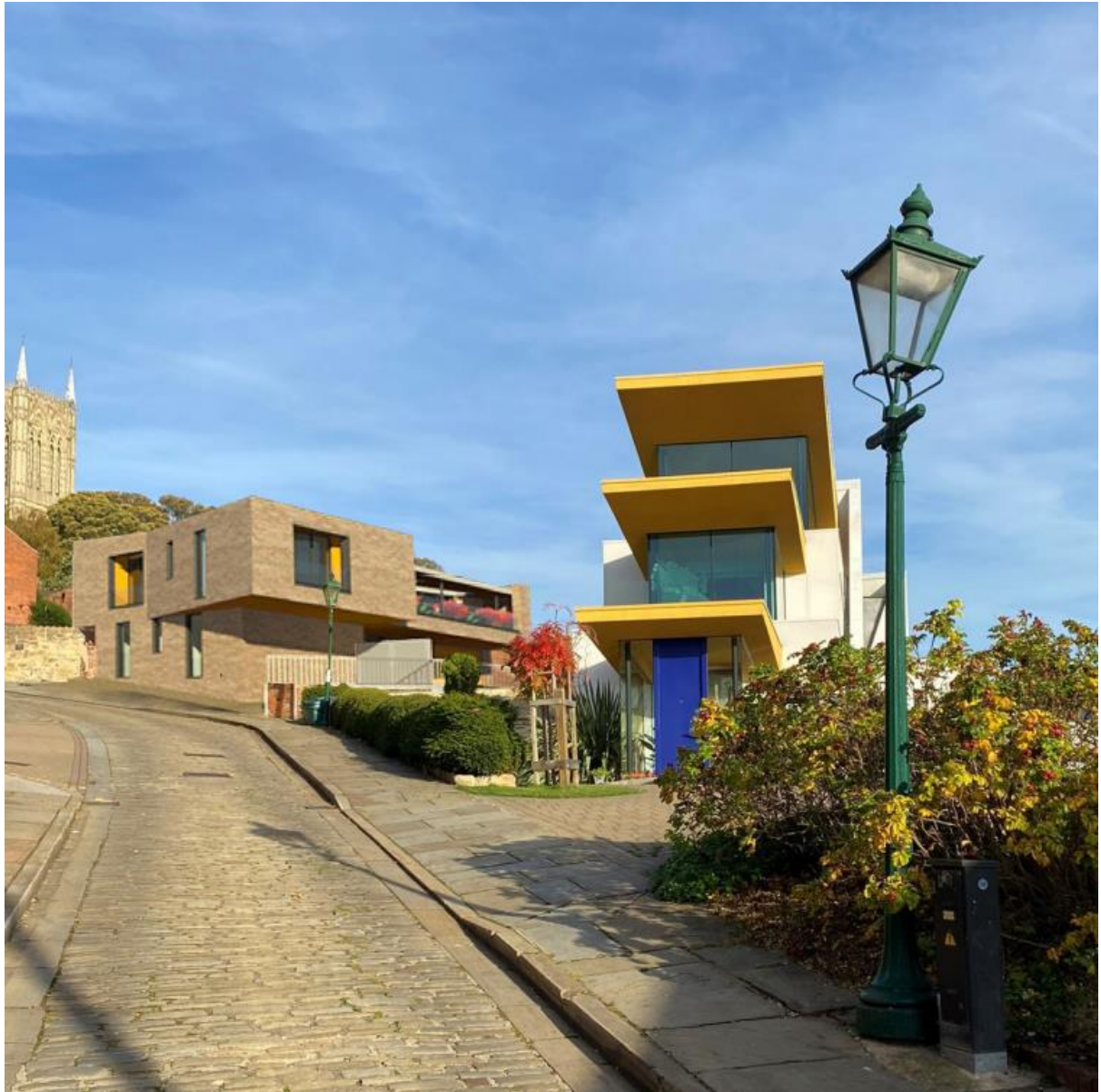
West Elevation

1 : 100



South Elevation

1 : 100



Consultee Comments for Planning Application 2022/0404/FUL

Application Summary

Application Number: 2022/0404/FUL

Address: Land To The Rear Of 10 Steep Hill Lincoln Lincolnshire LN2 1LT

Proposal: Erection of one detached dwelling and detached garage and demolition of two garage buildings (resubmission 2021/0002/FUL)

Case Officer: Simon Cousins

Consultee Details

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: Not Available

On Behalf Of: Lincoln Civic Trust

Comments

OBJECTION WE objected to the first application based on the design and the overdevelopment of the site. We feel that although the size of the application has been reduced by removing the second property, the positioning of the new application being positioned right up to the roadside with an overhanging upper floor, is unnecessary and excessive given the space available within the plot. If the building were to be set back and the overhanging upper floor removed, then it would satisfy that part of our objection. However, we still the design to be totally out of character for the area. This is a block with no outstanding features of architectural significance and not designed to blend in with the surrounding buildings. We would suggest that it be rejected on that objection alone. This should be a very attractive alternative link between the commercial city and the cultural quarter and it needs to be improved and protected.

Comments for Planning Application 2022/0404/FUL

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Proposal: Erection of one detached dwelling and detached garage and demolition of two garage buildings (resubmission 2021/0002/FUL)

Case Officer: Simon Cousins

Customer Details

Name: Mr james t russell

Address: 32 hungate lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment:inspired by the M15 offices on the thames, or just more "shipping containers" stacked up in a random fashion?

To: Lincoln City Council

Application Ref: 2022/0404/FUL

Proposal: Erection of one detached dwelling and detached garage and demolition of two garage buildings (resubmission 2021/0002/FUL)

Location: Land to the rear of 10 Steep Hill, Lincoln, Lincolnshire, LN2 1LT

With reference to the above application received 25 May 2022

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS)

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact vehiclecrossings@lincolnshire.gov.uk

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit our website via the following links:

Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>
Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

The proposal is for the erection of one detached dwelling and detached garage and it does not have an impact on the Public Highway or Surface Water Flood Risk.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to surface water 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 risk for this planning application.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage 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 drainage proposals for this planning application.

NO OBS

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 is acceptable and accordingly, does not wish to object to this planning application.

Case Officer:

Date: 10 June 2022

Laura Rowett

for Warren Peppard
Head of Development Management