

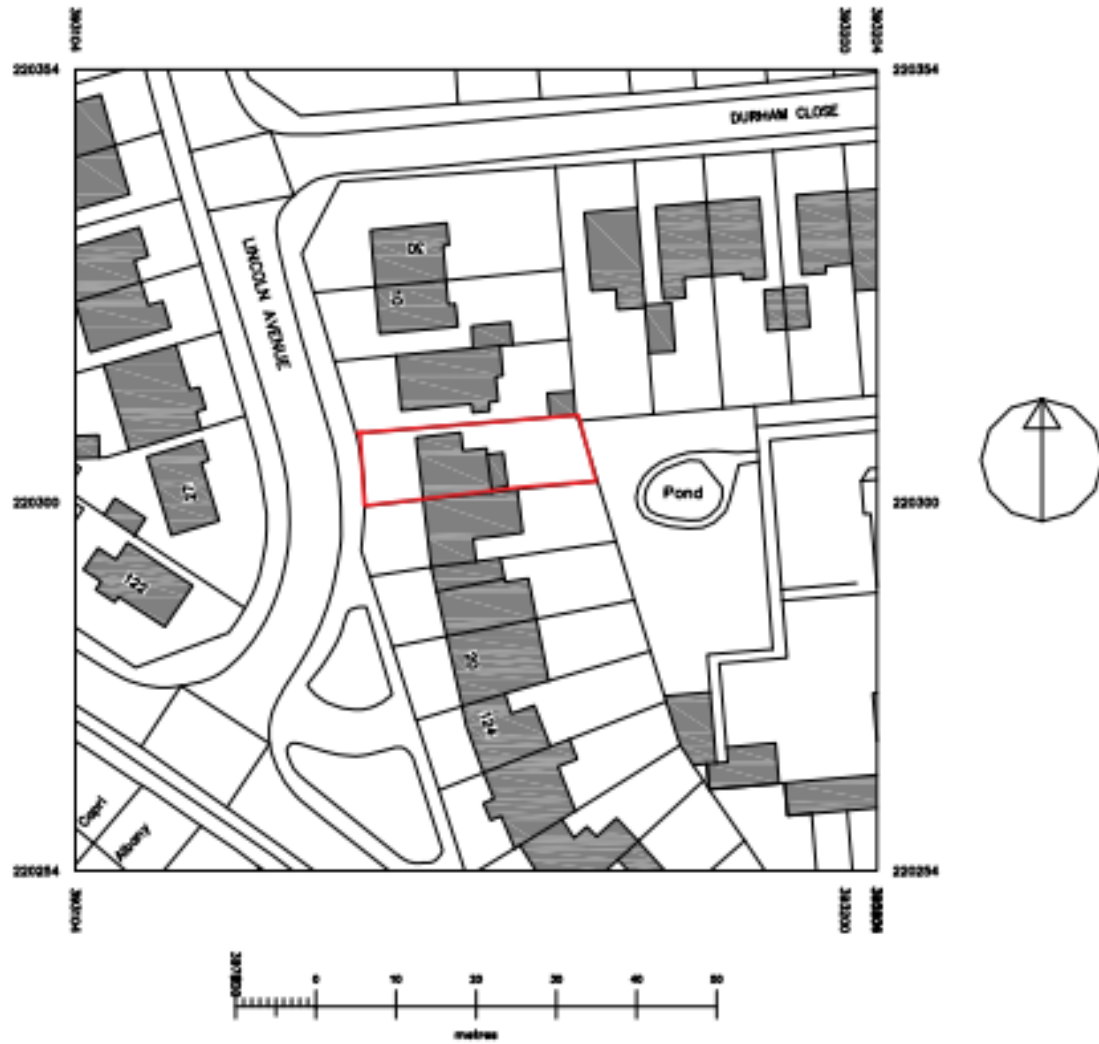
14 Lincoln Avenue

23/00860/FUL

Two storey side and single storey rear extension

Recommendation: Permit

Site location plan

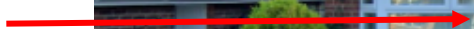


Google earth image

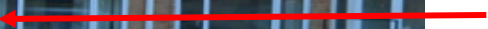


Google street view

No. 12



Application site



Google earth 3D



Application site

No.12

Photo taken from rear of No.12



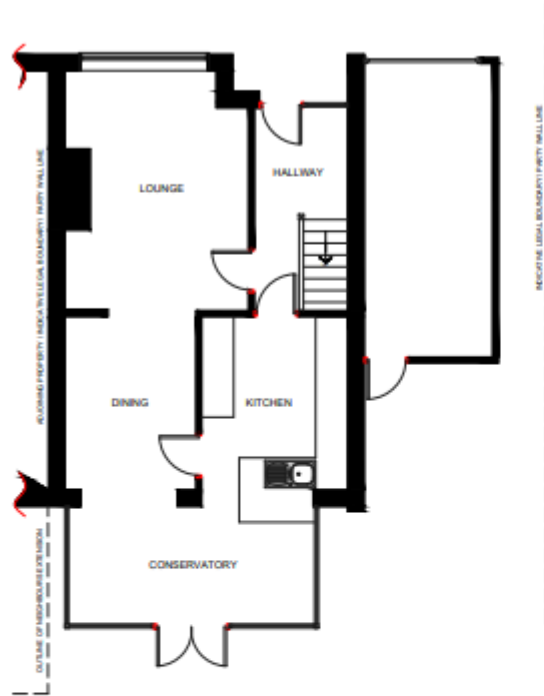
Existing block plan



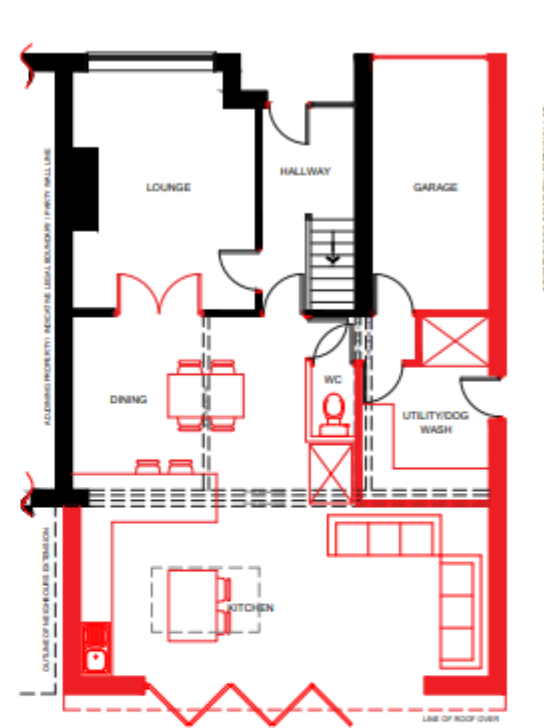
Proposed block plan



Existing and proposed ground floor plan

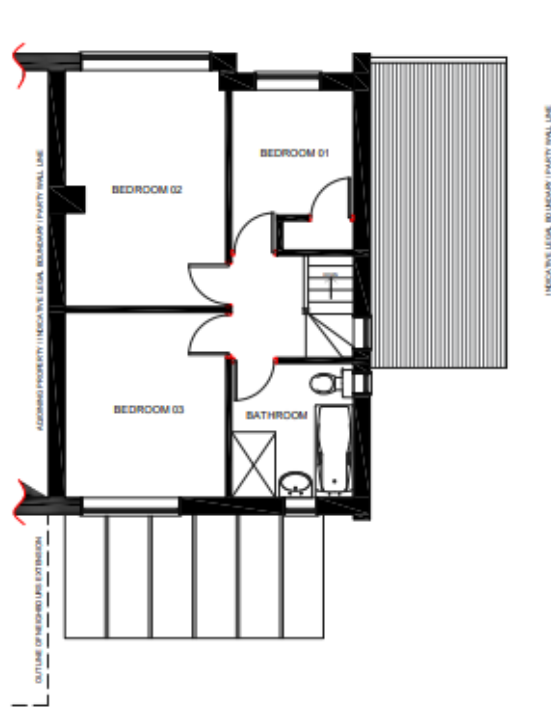


01
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EXISTING GROUND FLOOR PLAN



02
-
PROPOSED GROUND FLOOR PLAN

Existing and proposed first floor plan



01
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EXISTING FIRST FLOOR PLAN

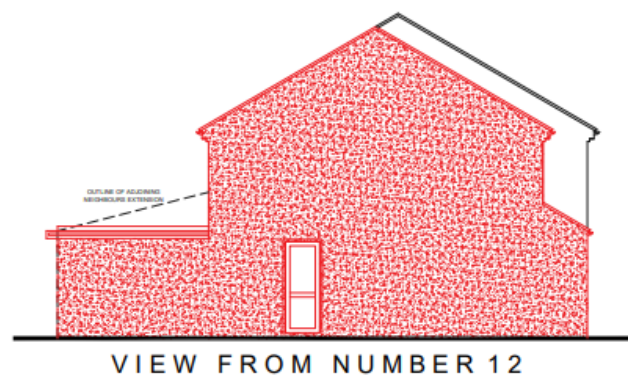


02
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PROPOSED FIRST FLOOR PLAN

Existing and proposed front and side (north) elevations

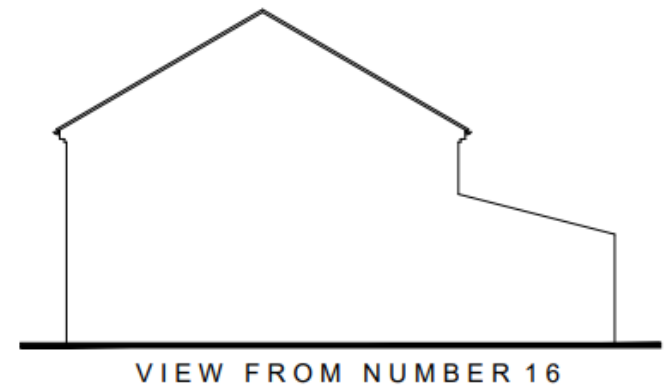


01
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EXISTING ELEVATIONS

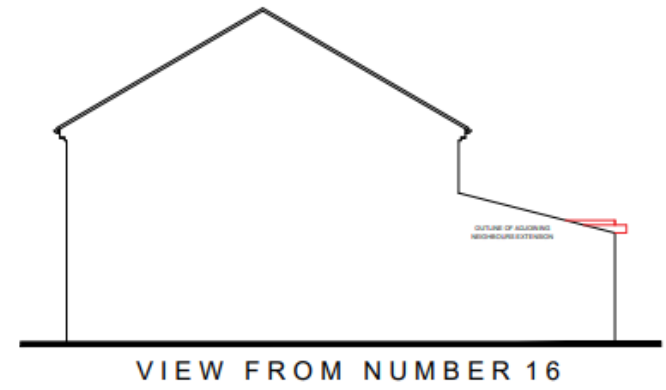
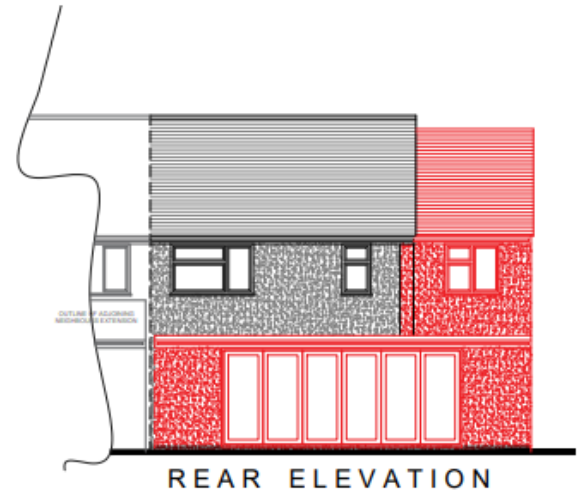


02
-
PROPOSED ELEVATIONS

Existing and proposed rear and side (south) elevations



01 EXISTING ELEVATIONS



02 PROPOSED ELEVATIONS

Summary of recommendation

- The key matters for consideration are design and neighbouring amenity.
- From a design perspective, the proposals are considered to be wholly acceptable. The extensions would be subservient to the existing building; and all materials used in the external construction would match existing to ensure that the overall character of the property is maintained. The more contemporary design approach to the rear, together with the use of a flat roof, is acceptable where only limited views are available from the public realm.
- With regard to amenity, the impacts of the development on neighbouring properties, particularly no. 12 Lincoln Avenue, have been carefully considered; however, for the reasons set out within the report, officers are satisfied that the proposals would not result in any significant harm in terms of privacy, outlook or daylight.
- Whilst it is noted that concerns have been raised in relation to sewerage, this is a matter for Building Regulations.
- Overall, the proposals are in accordance with all relevant national and local planning policy and the recommendation is to grant planning permission subject to the suggested conditions set out within the officer report.