

Supplementary Planning Agenda – 11th August 2021

ITEM 3 - DM/0466/21/FUL, 238A STATION ROAD

We recommend amending condition 3, access details, to remove the requirement to submit construction details as these have now been received.

The amended wording will read:

Condition

Within 6 months of the date of approval the pedestrian access shall be constructed in accordance with the approved details and shall thereafter be so retained.

Reason

In the interests of road and pedestrian safety to accord with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

And amend condition 2 for the approved plans to reflect the amended plan.

Condition

The development shall be carried out in accordance with the following plans:

Site Location Plan - PL(A)001 02

Block Plan - PL(A)10 03

Proposed Plans and Elevations - PL(A)150 02

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Design section of appraisal has been amended to reflect the changes to state;

'The dormer will be constructed of hanging tiles and a typical flat roof system. The new window and door openings are to utilise white uPVC. The entire dwelling is proposed to be rendered to match that of the extensions. The front gable end will include timber cladding to the first floor'.

Drawing nos. amended – **SK105 Rev I** replaced with **SK105 Rev J** and **SK108** replaced with **SK108 Rev A**

Condition 2 amended to reflect new drawing no;

Condition

The development shall be carried out in accordance with the following plans:

Existing and Proposed Site Location Plans and Block Plans - SK101

Proposed Floor Plans - SK104 Rev D

Proposed Elevations - SK105 Rev J

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Condition 3 amended to reflect new drawing no;

Condition

The proposed development shall be constructed using materials specified within the application form received on the 17th June 2021 and as stated on drawing no. SK105 Rev J unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Additional supporting information received 3rd August from applicant to show similar development and supporting information and photos.

Further neighbour objection received 3rd August from 7 Lytham Drive.

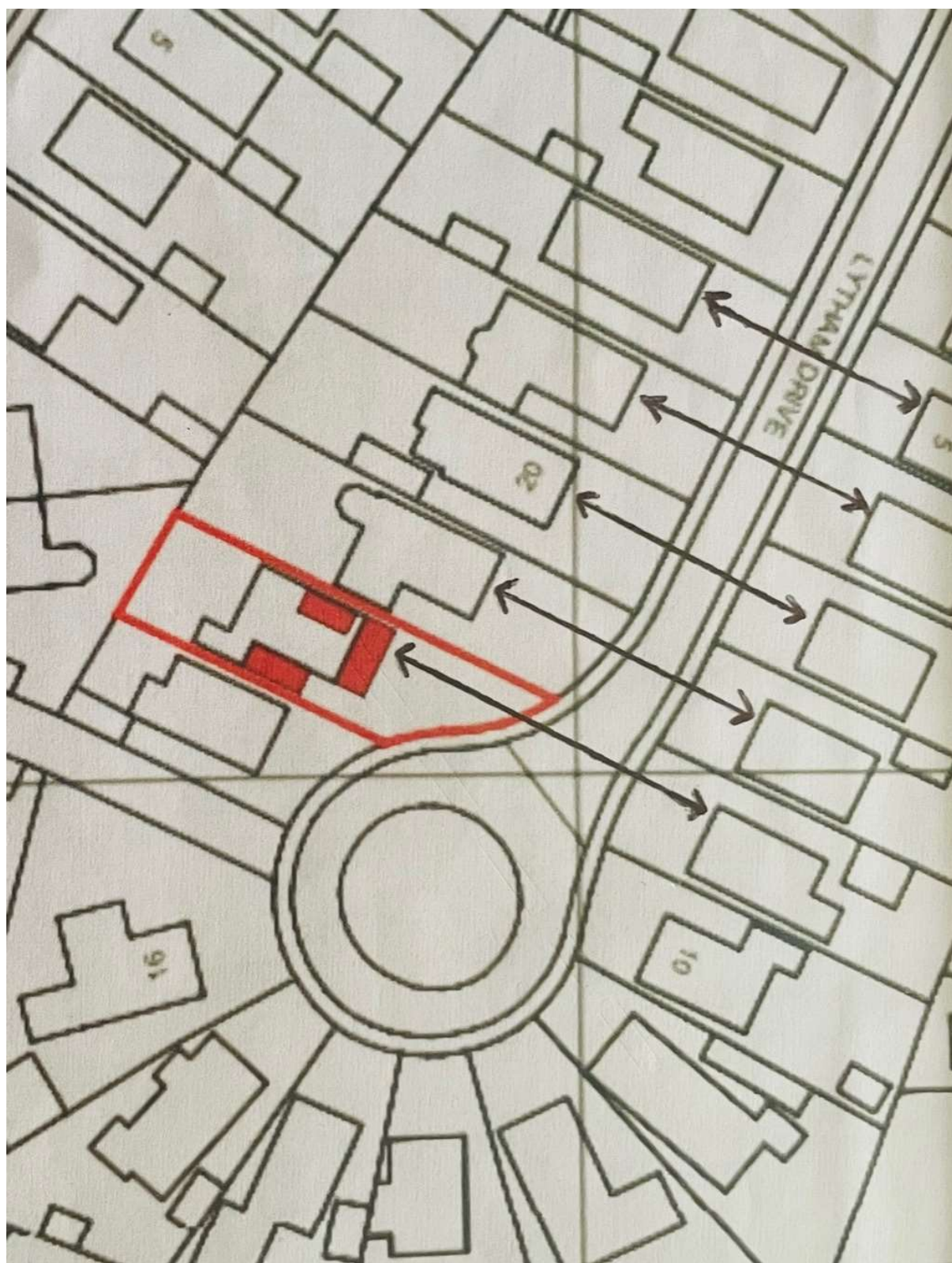
Further Waltham Parish Council objection received 4th August.

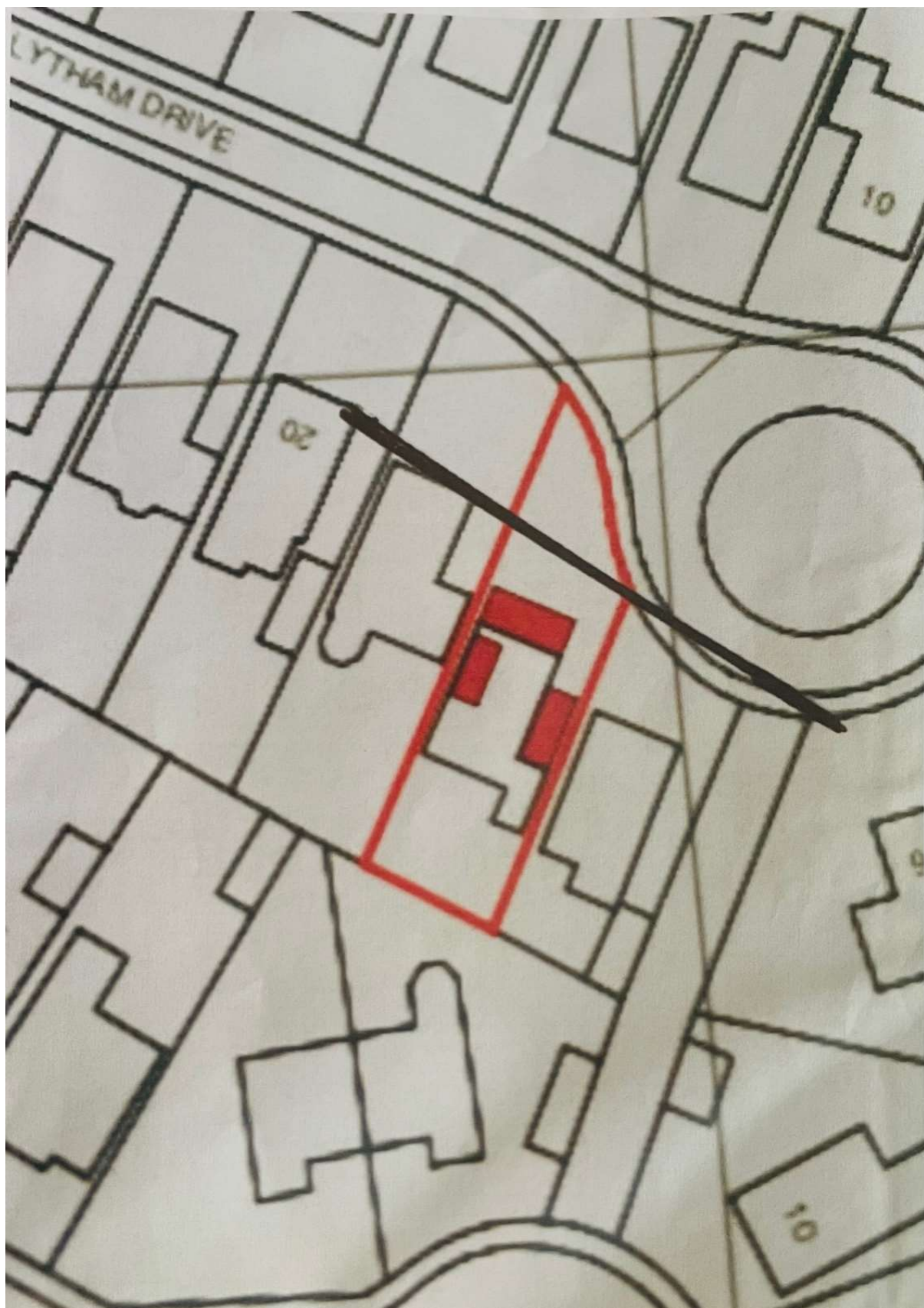
Further neighbour objection received 6th August from 19 Lytham Drive.

Comments received from the Grimsby Cleethorpes District Civic Society on 14th July 2021.

Supporting information for 18 Lytham Drive (DM/0617/21/FUL)





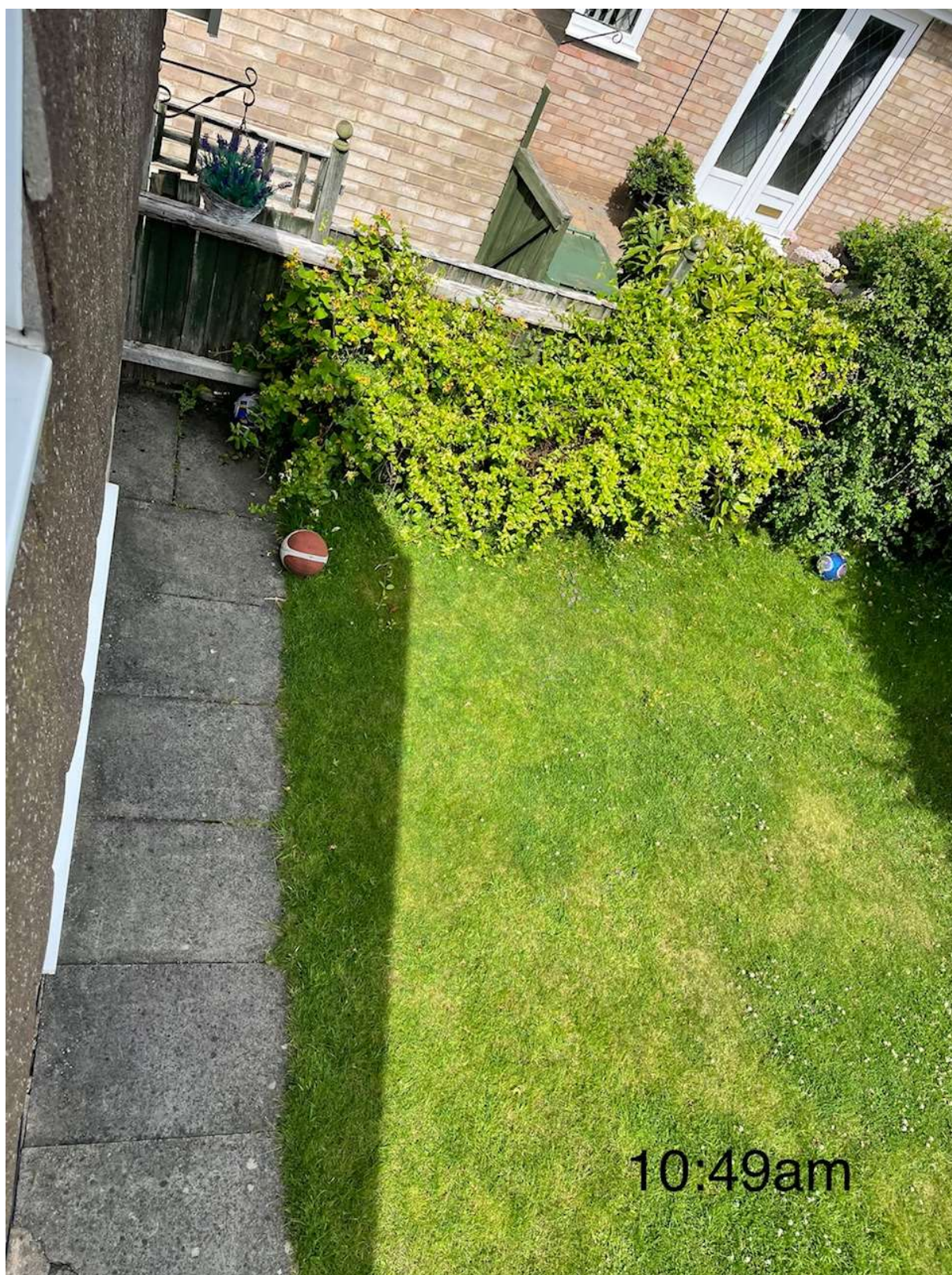




Spot for
suggested /
requested
privacy
screen

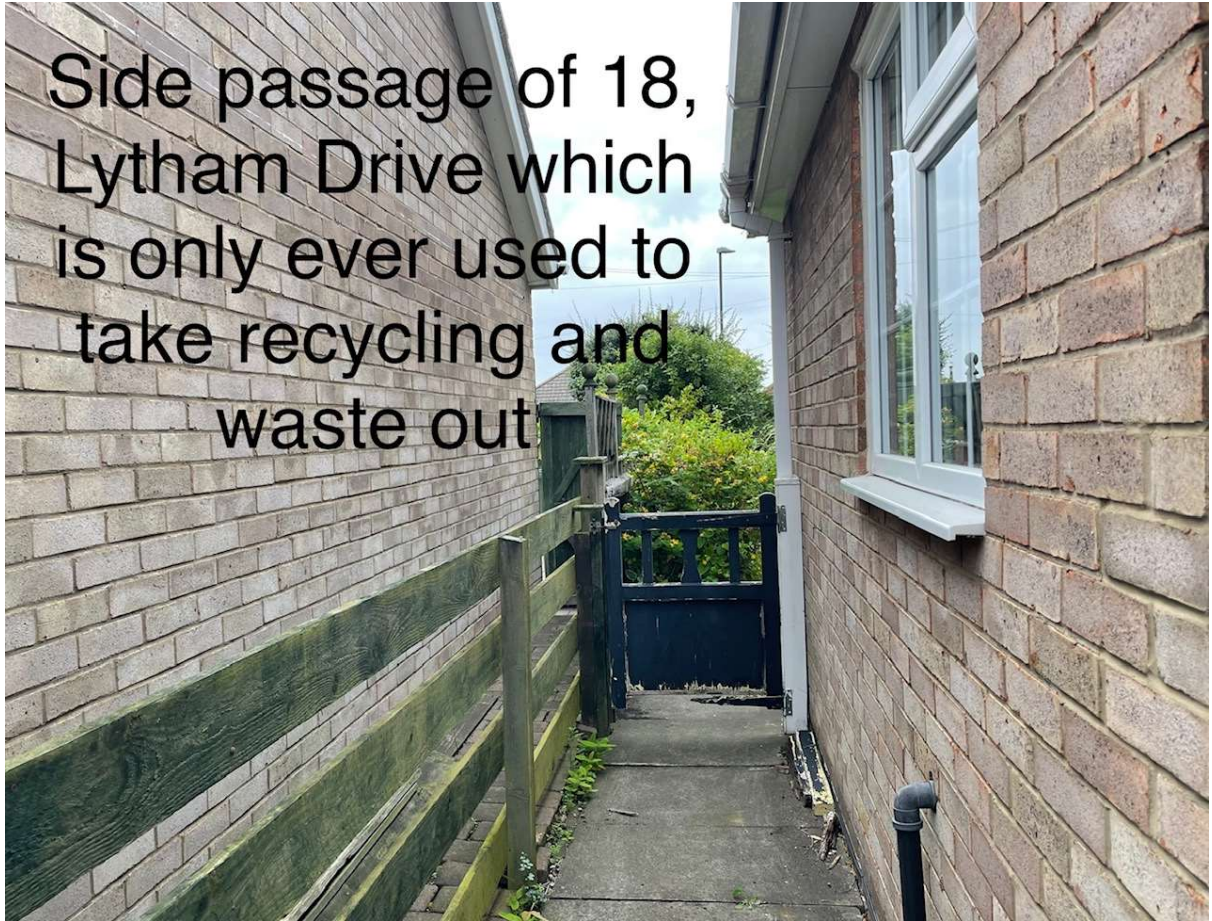








Side passage of 18,
Lytham Drive which
is only ever used to
take recycling and
waste out



Large Dormers 8 & 9 Elsham Drive,
Over looking 17, 18 & 19 Lytham Drive.



Large Dormers 8 & 9 Elsham Drive, over looking back gardens of 18 & 19 Lytham Drive.



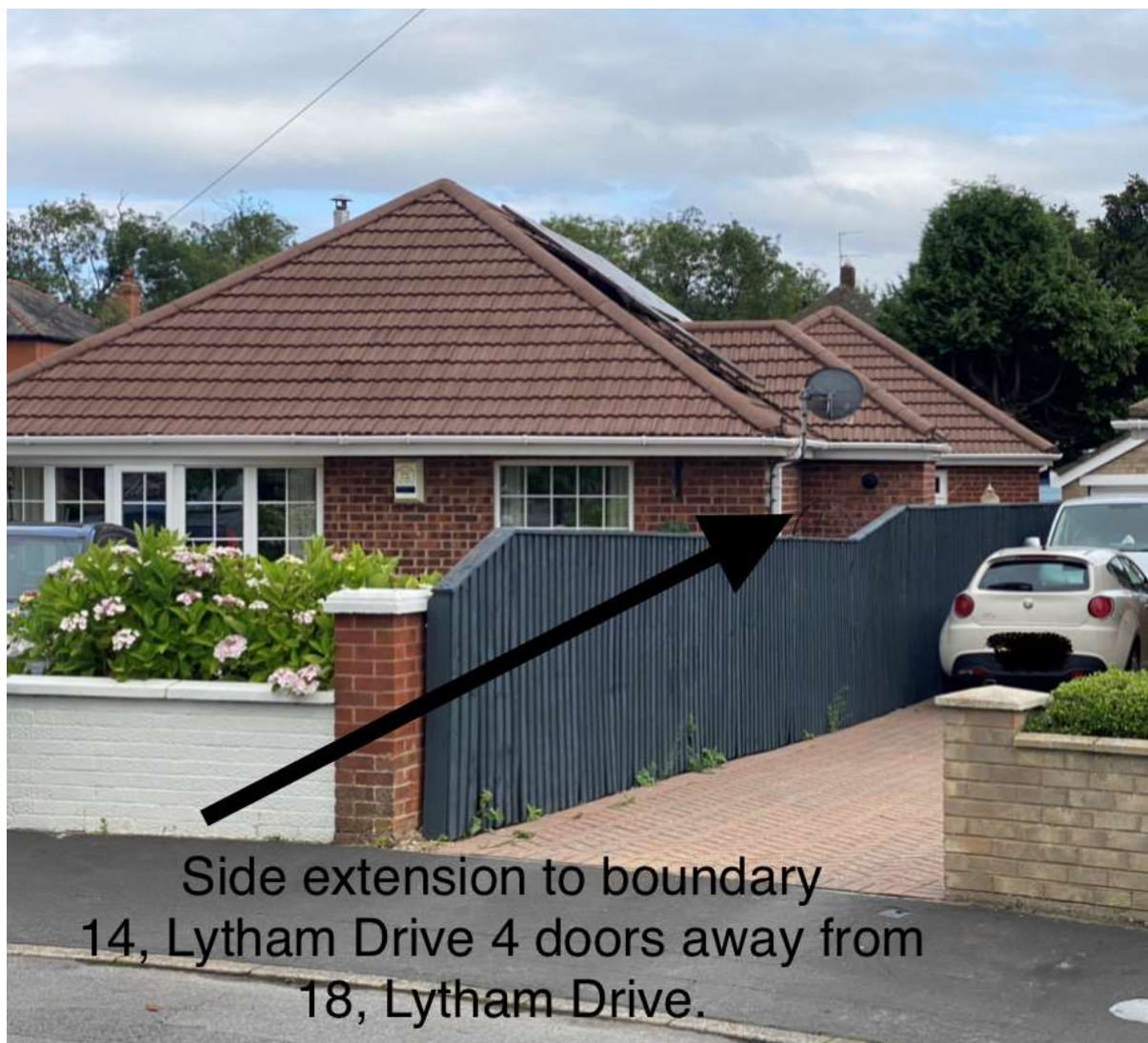
Dormer
16, Lytham Drive
Next door but one to
18, Lytham Drive.



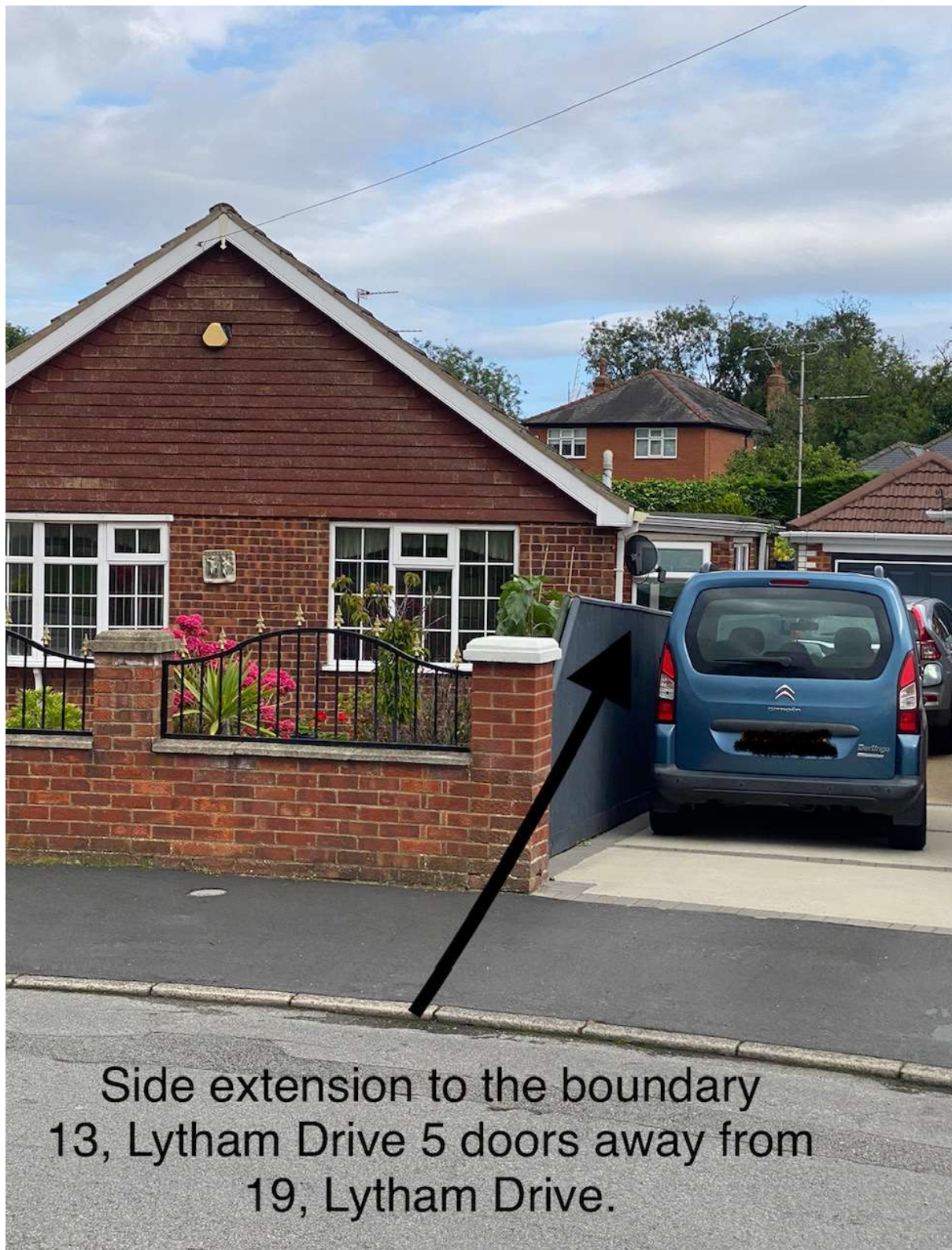


Loft converted for upstairs living
15, Lytham Drive 3 doors away from 18, Lytham
Drive.





Side extension to boundary
14, Lytham Drive 4 doors away from
18, Lytham Drive.



Side extension to the boundary
13, Lytham Drive 5 doors away from
19, Lytham Drive.



Window of 12 Lytham Drive on
the boundary of 13, Lytham
Drive who objected to our
extension which is 32 meters
from our drive edge to their drive
edge
(with two trees in between)



Side extension to boundary
12, Lytham 6 doors from
18, Lytham Drive.

Forward facing 1st floor window
47, Chestnut Road
8 doors away from 18, Lytham
Drive.



Full length dormer with raised ridge and forward
facing window
49, Chestnut Road
9 doors away from 18, Lytham Drive.



1, Elsham Drive
10 doors away from 18 Lytham Drive.



Raised roof 4, Elsham Drive



Forward facing window, raised roof 16 Elsham Drive
two doors behind 18 Lytham Drive.





27, Elsham Drive



Upstairs living 24 & 26 Chestnut Road
3 & 4 properties away from the end of Lytham Drive.



55, Chestnut Road



Upstairs living
29 Chestnut Road.



-----Original Message-----

From: Janet Wilkins

Sent: 03 August 2021 10:21

To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>

Subject: Proposed extension DM/0617/21/FUL

FAO Bethany Loring

In response to the amended proposals, at 18, Lytham Drive, I would like the planning department to take into account my objection.

I have already objected to the original plans and my objection still stands, reasons set out originally (apart from the rear window which would have encroached the privacy of number 19) .

I hope this objection is duly noted

Mrs Janet Wilkins

7, Lytham Drive, Waltham

Sent from my iPad

Planning Application Reference: DM/0617/21/FUL Proposal:

Waltham Parish Council recommends refusal on the following grounds. The dimensions of the proposed extension are too large for the location and therefore an overdevelopment of the site. The development is not in keeping with the character of the properties in the immediate area and would have a negative impact upon the streetscene. The Parish Council notes that there are several neighbour comments on the Planning Portal that indicate resident concerns over loss of amenity.

Bethany Loring (Engie)

From: Lorraine Johnson
Sent: 05 August 2021 17:05
To: Bethany Loring (Engie)
Subject: amended pix names DM/0617/21/FUL
Attachments: Dormer1.jpg; Dormer2.jpg; BackGarden.jpg

Ref: DM/0617/2021/FUL 18 Lytham Drive Waltham

In response to the photographs sent in by the applicant on the Portal on August 3 we make the following observations and comments together with photographs taken by ourselves on August 4th.

(Pic 6):Does actually show how close the boundary line is between 18 and 19. The 0.96metre space continues to the rear boundaries and shows how close the proposed dormer will be, because of its length and depth, to overlook and overshadow our private rear garden by 2.2metres.

(8):Regarding same view but with comments of view into his kitchen window. Irrespective of any application to alter his property we have no problem with Mr Blair erecting a fence on his own property the same size as the fence along that stretch from our access gate to his access gate to his rear garden.

(9):Similar view used for taking out waste and recycling. This access is of course a public access to gain entry into the rear of his property and fire escape and as such can be used at any time by his family or a new family.

(10/11):View of dormers 8/9 Elsham Drive overlooking 17/18/19 Lytham Drive . These were clearly taken from the upstairs windows of 18. They give a false impression of them overlooking our property.

We submit 2 pictures ('Dormer1' and 'Dormer2' attached) taken from our rear garden giving a true picture of just how little if anything these dormers overlook into our property.

Also see pic ('BackGarden' attached) of view taken from the back of our garden showing how close the proposed dormer is to our property. The V shape shows how sunlight and daylight is channelled now into our back garden. The proposed 3.2metre extension and 5.9 metre dormer and its depth will considerably block most if not all sunlight and daylight.

Relating to pix of alterations to properties in Lytham Drive, none pose a threat of depreciation of sunlight, daylight or amenity to neighbouring properties.

(19):Re 47 Chestnut Road - eight doors from 18. Again false impression. To reach that property one goes to the bottom of Lytham Drive, turn left into Elsham Drive, cross the road and turn right into Chestnut Road's continuation from Chestnut Road's access from Barnoldby Road. Lytham Drive is a continuation of that main access.

(20):49 Chestnut Road. Again at the end of Lytham Drive turn left into Elsham Drive.

(21):1 Elsham Drive. When Lytham Drive ends turn left into Elsham Drive. No 1 is further along the road and is situated on the corner on the left,where there is a view of No 4.

(22):16 Elsham Drive - comment2 doors behind 18 Lytham Drive. Vehicle access - off Chestnut Roadright into Elsham Drive left at the corner. This property is at the top end and overlooks the roundabout therefore no threat to neighbouring or properties or those opposite. Or on foot through the public access from Lytham Drive into Elsham Drive and 16 is across the road from the roundabout. Either way too far away to be seen by residents of Lytham Drive and the cul-de-sac area.

(25):24-26 Chestnut Road.Both properties can be seen from the end of Lytham Drive and show roof lights only.

All these properties and the rest showing alterations submitted by the applicant do not pose a threat to neighbouring properties regarding sunlight, daylight and amenity.

Mr JT and Mrs L Johnson

19 Lytham Drive

Waltham.



DORMER 2



BACK GARDEN



Angela Tynan (Engie)

From: martynturner
Sent: 14 July 2021 21:13
To: Planning - IGE (ENGIE)
Subject: planning application comments

Dear Colleague,
Attached are our comments,
DM/0617/21/FUL 18 Lytham Dr Waltham Extension to the property.
The committee considered this proposal to be an over development of a dwelling and it would be out of character to its surroundings. In its current form the application was rejected.
Yours sincerely ,
M Turner. Chairman Planning Committee GCDSCS