

Planning Application Reference: DM/0484/22/FUL Proposal: Erect two storey side extension to include juliet balcony and roof lights, and associated internal and external alterations
Location: 13 Cheesemans Lane Waltham North East Lincolnshire DN37 0EP

Waltham Parish Council supports approval of this application.

22 June 2022

Megan Green (EQUANS)

From: Waltham Parish Council <walthampc@btconnect.com>
Sent: 21 July 2022 14:24
To: Planning - IGE (ENGIE)
Subject: Planning Comment - Waltham Parish Council
Attachments: Planning Comments 19.7.2022.docx

Good morning,

Please may I submit the attached comments from Waltham Parish Council.

Kind Regards

Tanya

Tanya Kuzemczak
Clerk to the Parish Council

Waltham Parish Council
Parish Office
Kirkgate Car Park
Kirkgate, Waltham
Grimsby
North East Lincolnshire,
DN37 0LS

www.walthamparishcouncil.org.uk

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Planning Application Reference: DM/0484/22/FUL Proposal: Erect two storey side extension to include the installation of roof lights and associated internal and external alterations (Amended Description and Amended Plans to remove the juliet balcony, install first floor window to rear, alterations to garage door and drainage details) Location: 13 Cheesemans Lane Waltham North East Lincolnshire DN37 0EP

Waltham Parish Council supports approval of this application.

Comments for Planning Application DM/0484/22/FUL

Application Summary

Application Number: DM/0484/22/FUL

Address: 13 Cheesemans Lane Waltham North East Lincolnshire DN37 0EP

Proposal: Erect two storey side extension to include juliet balcony and roof lights, and associated internal and external alterations

Case Officer: Bethany Loring

Customer Details

Name: Mrs Joy Steer

Address: 15 Cheesemans Lane Waltham Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Thank you for the opportunity to comment.

I am concerned that the amount of natural light into our kitchen will be negatively affected by the nearness and height of the side wall of the proposed extension.

Regarding other comments on the planning portal, although the proposed Juliet balcony will be overlooking our garden and seating area, the associated window will also be overlooking that area. I consider the window to be required and do not object to the proposed balcony.

I would hope that any building work will be carried out between usual hours of daytime work and be limited on weekends to ensure close neighbours are not subjected to continuous periods of noise and inconvenience (e.g. not being able to enjoy their outdoor space whilst work is carried out).

The property is situated on a private lane, which is narrow and gravelled. The lane is bound to be negatively affected by the increased volume of heavy traffic and it is hoped that it will be returned to its former condition after work has been completed.

Comments for Planning Application DM/0484/22/FUL

Application Summary

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Proposal: Erect two storey side extension to include the installation of roof lights and associated internal and external alterations (Amended Description and Amended Plans to remove the juliet balcony, install first floor window to rear, alterations to garage door and drainage details)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Joy Steer

Address: 15 CHEESEMANS LANE WALTHAM GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My original comments of 27.06.22 refer; I am concerned that the amount of natural light into our kitchen will be negatively affected by the proximity and height of the side wall of the extension. I have no objections to windows in the back wall or the roof.

I again ask that works are carried out with consideration to close neighbours, hours of work on weekdays being confined to normal daytime hours and limited work at weekends to ensure we are not subjected to continuous noise or inconvenience.

The narrow gravel drive, if negatively affected, should be returned to its former condition after the works have been completed.

Comments for Planning Application DM/0484/22/FUL

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Address: 13 Cheesemans Lane Waltham North East Lincolnshire DN37 0EP

Proposal: Erect two storey side extension to include juliet balcony and roof lights, and associated internal and external alterations

Case Officer: Bethany Loring

Customer Details

Name: Mrs Edith Hales

Address: 28 Skinners Lane Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed two storey extension with Juliet balcony as it will have direct views into my garden, kitchen and bedroom invading my privacy.

Comments for Planning Application DM/0484/22/FUL

Application Summary

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Edith Hales

Address: 28 Skinners Lane Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous comments still stand as any window on a two storey extension will look into my bungalow and garden invading my privacy.

Comments for Planning Application DM/0484/22/FUL

Application Summary

Application Number: DM/0484/22/FUL

Address: 13 Cheesemans Lane Waltham North East Lincolnshire DN37 0EP

Proposal: Erect two storey side extension to include juliet balcony and roof lights, and associated internal and external alterations

Case Officer: Bethany Loring

Customer Details

Name: Mr Michael Chase

Address: 30 Skinners Lane Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed Juliet balcony would give direct view into the back of my house. Would prefer the balcony was rejected.

Comments for Planning Application DM/0484/22/FUL

Application Summary

Application Number: DM/0484/22/FUL

Address: 13 Cheesemans Lane Waltham North East Lincolnshire DN37 0EP

Proposal: Erect two storey side extension to include juliet balcony and roof lights, and associated internal and external alterations

Case Officer: Bethany Loring

Customer Details

Name: Mr Steve Graves

Address: 32 Skinners Lane Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We strongly object to the proposed two storey extension with Juliet Balcony.

The house has already had a large single storey extension which we had no objection to, however the planned extension width and height would be like building another house directly behind and have an overbearing impact on the area also blocking our current view.

The view from the proposed windows and Juliet Balcony would not only look directly into our whole garden decking area etc but also our lives as you will be able to look directly into our house and this would have a negative impact on the way we live it, requiring blinds to be drawn all day and night. This extension would have an enormous impact on our privacy and after 27 years in this house feel it is not acceptable.

The adjoining property to number 13 has also recently been extended but in a sympathetic manner which does not overlook any of the bungalows behind.

When we wanted to extend our house, we were not permitted to put dormer windows on the front as we would be overlooking the bungalows on the then recently built Home Paddock.

Comments for Planning Application DM/0484/22/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mr Steve Graves

Address: 32 Skinners Lane Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We still strongly object to the amended planning application of the two-storey extension at 13 Cheesemans Close, Waltham.

The removal of the Juliet Balcony replaced by a window does not change any of our previous comments or concerns.

An extension of this size, height and width would have an overbearing impact on the area, our privacy and the way we live our lives.

Comments for Planning Application DM/0484/22/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Anne Frejiszyn

Address: 34 Skinners Lane Waltham Grimsby Waltham GRIMSBY N E Lincs

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object to the proposed building plans which includes windows and a balcony that will look into our property.

If the windows and proposed balcony were to the side elevation this would not be an issue. Also a frosted bathroom window would not be a problem.

BARNOLDBY-LE-BECK PARISH COUNCIL

Mrs K Kirkham
Clerk to the Council
Telephone: 07926 885 184
Email: BarnoldbyPC@outlook.com

14 Househams Lane
Legbourne
Louth
LN11 8LG

25th February 2022

NELC planning Department
Case Officer – Bethany Loring

Dear Sir,

Planning Reference: DM/1169/21/FUL

Proposal: Erect detached dwelling with integral garage with associated works to include access.

Location: 1 Main Road, Barnoldby Le Beck

Barnoldby le Beck Parish Council agree and fully support all concerns raised by residents.

The Parish Council raised concerns that despite the statements made within the application they do not feel that the design is “sympathetic” or in keeping with existing designs or the “country village look and feel”.

The statements made in relation to the clear view of the roads to the east and west are not supported by photographs included and there is a clear blind spot on the bend to the east. The Parish Council has previously expressed concern over increasing the number of access points on to this road.

The applicant has showed blatant disregard for planning conditions and neighbours when constructing the extension next door, working past midnight on many occasions and with floodlights on and music playing loudly.

The Parish Council were concerned to read that the burning of toxic waste on the site and an asbestos garage taken down without conforming to legislation. The builder appears to have had no respect for the neighbours when renovating the original property.

If this application is passed the Parish Council would expect that conditions around working hours are clearly stated and enforced and all the above concerns are addressed.

Kindest Regards

Kim Kirkham
Barnolby Le Beck Parish Clerk

Comments for Planning Application DM/1169/21/FUL

Application Summary

Application Number: DM/1169/21/FUL

Address: 1 Main Road Barnoldby Le Beck North East Lincolnshire DN37 0AU

Proposal: Erect detached dwelling with integral garage and associated works to include access

Case Officer: Bethany Loring

Customer Details

Name: Mr Michael Booth

Address: 1 Farm Cottage, Main Road Barnoldby le Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly I support all the comments made by my neighbours at Southwood and 2 Farm Cottages regarding the noise, late night building works, the burning of materials giving off toxic fume and the flood lights during the reinnervation to 1 Main Road by this applicant.

The entrance to this site is opposite the foot path and farm track to Mount Pleasant House. This is also the vehicle access to my property. As there is little parking space for vehicles and building materials on the site I envisage the parking of vehicles on the road opposite my track entrance as was the case when work was carried out on 1 Main Road. This causes a problem for larger vehicles entering and exiting the track and obscures the drivers view for vehicles turning due to the bend of the road. This track is also used by walkers and horse riders, many of those being children. Vehicles parked outside the applicants address cause added problems for the horses leaving or entering the track.

I do not think that the design of the house is in keeping with the other houses along Main Road.

I request that if this application is passed restrictions on Parking on the road and verge, lighting, hours of work and the burning of waste materials during the build be incorporated in the approval

Comments for Planning Application DM/1169/21/FUL

Application Summary

Application Number: DM/1169/21/FUL

Address: 1 Main Road Barnoldby Le Beck North East Lincolnshire DN37 0AU

Proposal: Erect detached dwelling with integral garage and associated works to include access

Case Officer: Bethany Loring

Customer Details

Name: Mr Albert Watts

Address: 2 Farm cottage Main road Barnoldby-le-beck

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live opposite this building plot and have a few concerns about this application.

It must be stressed that working hours must be between 08-00 18-00 hours weekdays and 08-00 13-00 hours Saturday no noise Sundays as this builder while Renavating 1 main road was working until 0100-0200 most nights with flood lights

No burning of toxic materials ,which again he did on many nights

Not to park any vehicles or building materials on the grass verge in front of this plot as there is no area for any parking outside the plot

There are 2 main elements on why I object to this application. For background I lived at Southwood for well over a decade and have familiarity with the plot and visited the previous elderly owners. I concur with the previous comments that the garage/store that used to sit on the site was asbestos roof. Being demolished (hopefully with license) still gives a great likelihood that the ground is contaminated and the applicant should state what precautions they took to alleviate the need for a contamination report, or otherwise.



Point 1 - Design



The design puts the front façade at less than 4 metres from the tarmac of a very busy road. Recently the new roundabout at Barton Street is an indicator how busy the road is. During the rush hour, you have to wait long periods to leave your property. The property has the front bedroom jutting out to be this 4m from the road. With very large windows, the traffic noise is likely to affect them and lorries will definitely shake their room.

The opening lines of the D&A Statement say -

“Barnoldby le Beck village benefits from a public house and the church with a well-respected **country village look and feel**”.

The design is completely out of context with “country village look” and out of context with it’s neighbours, the 2 1930’s semi’s, the 70’s house to the rear and the dormers opposite. As the pictures on the next page show.

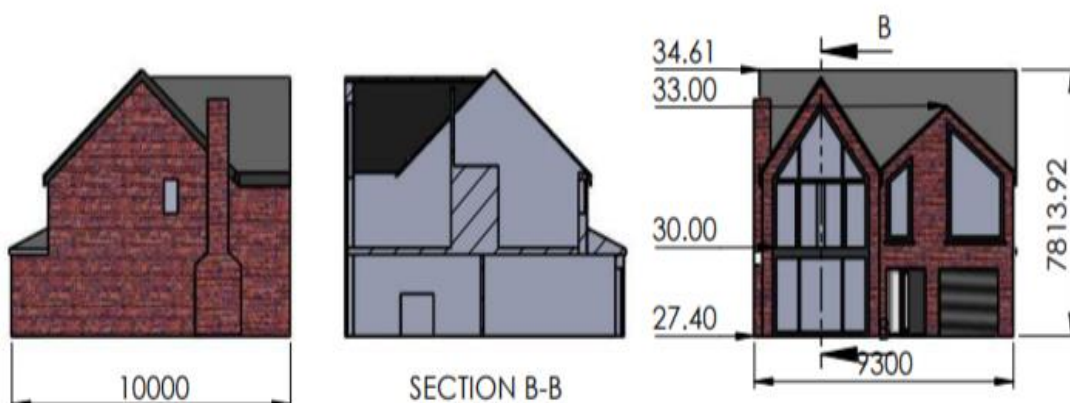


The 2 semi's, the left rendered by the applicant with the application plot to the left of that.



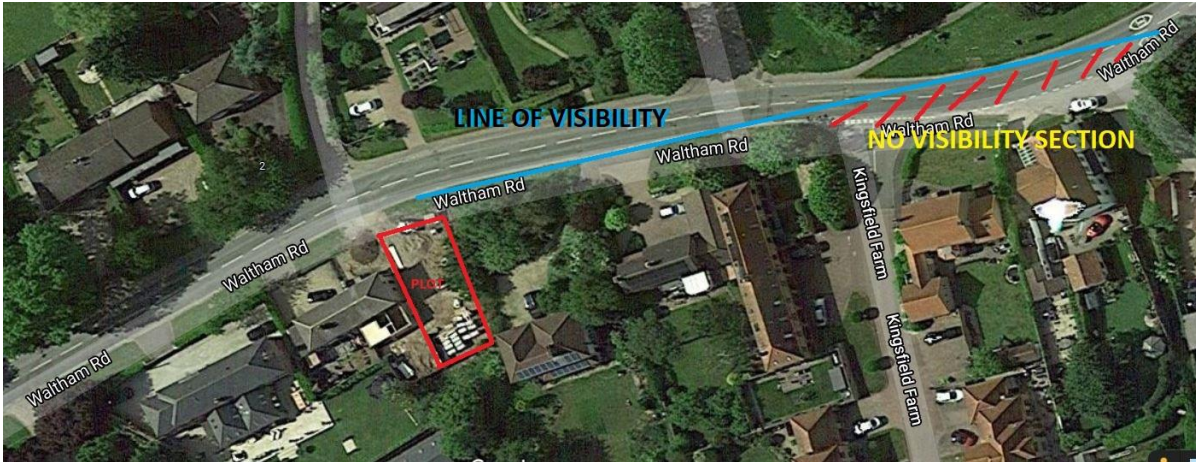
The run of dormers directly opposite

The style of the full glass façade and above the garage is a lot of glass on a north face and nothing like it's neighbours at all. Privacy at such close proximity to the road will be a problem. Also the East face will be a 7.8m high brick wall when approaching from Waltham and with it being on the double bend and 4m from the road, it will be very visual.



Point 2 – Highways safety.

Visibility is not good at this point as the previous resident's of No1 have disclosed previously. There is a set of bends at the centre of Barnoldby and as you can see from the picture on the next page, you cannot see into the bend next to Kingsfield Farm, it becomes hidden as it passes by the entrance to that small road. This was a principal point for accidents in the past when it was Kingsfield Farm and the road speed reduced to 30mph.



The red section is hidden traffic just over 50m away. At 30mph or 13 metres/sec, this is traffic 4 seconds away. At above 30mph it is 3 seconds away. You see the problem and it is observed when you try to “walk” across the road at that point. I am unsure on how this can be mitigated but it is an issue with the site. Construction traffic at this point will be a problem for sure.

Point 3 – The applicant has not addressed surface water considerations on a heavy clay site unsuitable (or have to be proven suitable) for soakaway.

Summary

- The design is not well thought out, mostly glass frontal to north facing, 4m from a main road and not in keeping with immediate neighbours to warrant that design. It will be a visual near 8m high brick wall driving along from the East.
- Highways should have some input on the image shown above, when trees are in leaf, as the image shows, you cannot see traffic at one part of the road and it is a few seconds away.

Comments for Planning Application DM/1169/21/FUL

Application Summary

Application Number: DM/1169/21/FUL

Address: 1 Main Road Barnoldby Le Beck North East Lincolnshire DN37 0AU

Proposal: Erect detached dwelling with integral garage and associated works to include access

Case Officer: Bethany Loring

Customer Details

Name: Mrs Wendy Smith

Address: Southwood Main Road. Barnoldby-le-Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish that this application is investigated thoroughly for the following reasons. 1. The plans for the house are showing to be forward of the present building line. 2. The new access is closer to the blind bend that is present, making it unsuitable for the construction of a new family home as visibility is poor for cars and pedestrians leaving the site. 3. At present there are no existing car parking spaces not as stated. 4. There is nowhere for construction vehicles to park especially when cranes will be required to hoist roof trusses except on the roadside because the proposed building is squeezed between 2 properties. This will also be a danger to oncoming traffic and cause difficulties for residents to vacate their own properties. 5. It states on the planning application that this is a self build..custom build which is surprising as the applicant lives in the newly extended property next door which is up for sale. Why would another property be needed unless the applicant plans to live in the new property for a short while and then of course be able to claim back all the VAT. The applicant is a building company not a private individual. 6. The statements about biodiversity are untrue although as all the trees and shrubs have been eradicated there is nowhere for the species that did live in the garden to exist. That included a wide range of bird life, bats which often flew at dusk, newts, foxes, deer, pheasant, ducks and geese. I visited the site regularly to help my aged neighbour so witnessed the presence of all of these. After all it is a semi rural village not an estate. 7. If planning permission is approved I would ask for a restriction to be made concerning the regulation of building hours to the approved 8 till 6 on weekdays and 8 till 1 on Saturdays. This is because when the applicant was constructing the extension to no.1 main road work was carried out until 1 in the morning with cement mixers operating, floodlights on and music playing while rendering the outside of the property and although that is not a planning matter when requested to finish earlier by neighbours with children going to school the next day they were told where to go. 8. No hazardous materials should be burnt on site especially as fires were lit late on summer evenings making it impossible to have windows open. 9. The site should be inspected as an asbestos garage was demolished without

the proper safety measures putting us all at risk of asbestos inhalation. 11. It seems like the letter sent by n.e. lincs planning inferred that this application is a fait a complis as it is 'infill' although I didnt know that one's garden is classed as so which may cause a precedent for future proposals.



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

[Tel:-](#)

Email:- clerk@humberstonvillagecouncil.com

Planning, North East Lincs Council

25th May 2022

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 24th May 2022 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0403/22/FUL

Proposal: Variation of Condition 2 (Approved Plans) following DM/0887/19/FUL to amend design of dwelling

Location: 41 Humberston Avenue Humberston

The Village Council would reiterate all of its previous comments on this application.

.Kind regards,

**Mrs. K. Peers – Clerk to the Council
Humberston Village Council**