

Planning Department
City of Lincoln Council
City Hall
Beaumont Fee
Lincoln
LN1 1DD

04th December 2023

Dear Sir/Madam,

Description of development: Conversion of detached garage into annexe.

Location: 26 Oakleigh Drive, Lincoln, LN1 1DG.

Please find enclosed the planning application for the conversion of a detached garage into an annexe for the above site.

The application site is located on the southern side of Oakleigh Drive off Long Leys Road. The proposal relates to an existing garage located within the residential curtilage of No.26. The garage is single-storey with two garage doors to the front (north) elevation. The garage is of red brick construction sat beneath a rosemary tile roof. The garage is set back within the plot by c.17m and shares a close relationship to the south-eastern side of the host dwelling. The driveway serving the dwelling lies to the north of the garage, to the side of the dwelling, this arrangement is to remain unchanged.

In terms of external alterations to the garage, the proposed changes are minimal. The existing north elevation will remain as existing, with garage doors remaining in place. 1no. new window is proposed to the western elevation. Internally the proposed conversion will provide a single bedroom with en-suite, a kitchen area and separate lounge area. The proposed conversion is to provide accommodation for the applicant's father.

Policy NS27 of the CLLP is clear that development proposals for the creation of a residential annexe will be supported where certain criteria are met.

With regard to the requirements of Policy NS27, the proposed conversion utilises an available existing building within the curtilage of the dwelling. The annexe, in terms of its built form and the level of accommodation it provides is clearly ancillary to the host dwelling. No subdivision within the plot is proposed and given the proximity of the structure nor could it reasonably be achieved. The functional relationship is to provide accommodation for the applicant's father, all utilities and services will be shared with the host dwelling. No harm would arise to amenity, heritage and biodiversity assets, highways, parking, flood risk or character of the locality. Accordingly, the proposed development accords with the requirements of Policy NS27.

The conversion will be undertaken utilising modern standards of construction and modern heating system to provide an efficient annexe in accordance with Policy S13.

Overall, the proposal is considered to be in accordance with Policies S1, S13, S21, NS27, S47, S49, S53 and S61 of the CLLP.

Kind regards,

D.Evans

Daniel Evans
Senior Planning Consultant
Fytche-Taylor Planning Ltd.