

DECISION DATE 2 March 2009	APPLICATION NO. 08/01333/DPA A10	PLANNING COMMITTEE: 9 February 2009
DEVELOPMENT PROPOSED ERECTION OF EXTENSION TO REAR/SIDE TO PROVIDE DISABLED FACILITIES COMPRISING OF BEDROOM AND BATHROOM AND THE CREATION OF OFF STREET PARKING TO THE FRONT		SITE ADDRESS 40 SYCAMORE GROVE LANCASTER LANCASHIRE LA1 5RS
APPLICANT: Lancaster City Council Town Hall Dalton Square Lancaster LA1 1PJ		AGENT: Lancaster City Council

REASON FOR DELAY

None.

PARISH NOTIFICATION

None.

LAND USE ALLOCATION/DEPARTURE

The property is unallocated with in the Lancaster District Local Plan 1996 - 2006

STATUTORY CONSULTATIONS

Access Officer- No comments received at time of writing the report, comments will be reported verbally.

Lancashire County Highways - No objections.

Tree Protection Officer – Has expressed the importance of the group of 4 mature trees located within the grass verge fronting the application site. It has been recommended that to prevent any detrimental harm or any risk of damage as a result from the proposed development, specific conditions related to the protection of these trees are recommended.

OTHER OBSERVATIONS RECEIVED

None.

REPORT

The application has been brought before Committee Members as the subject property is in City Council ownership.

The Site and its Surroundings

The property which forms the subject of this application is a two storey semi detached dwelling made up of pebble dash rendered brick under a pitched concrete tiled roof. The application site is located to the west of Lancaster City Centre on the eastern side of Sycamore Grove within the Marsh Estate.

Relevant Planning Policy

Lancaster District Local Plan (Saved Policy) **R21** – Requires development to provide suitable access provision for people with disabilities;

Core Strategy - Policy **SC5** – General requirement to maintain and improve the quality of development in the district.

Assessment

The proposed single storey extension to the side/rear of the property is required to incorporate disable access and much needed facilities for day to day use. The proposal also includes off street parking to the front to provide improved access to the dwelling house.

The boundary treatment to the property consists of approximately a 1-metre high picket fence to the north, east and southern boundaries. This was not seen to be suitably sufficient on the northern boundary, so to resolve the issue of potential detrimental impact caused in terms of overlooking and loss of privacy to the nearby neighbouring properties, amended plans have been received showing a 1.8 metre high close-boarded timber fence to be installed along the full length of this boundary prior to any development taking place.

The proposed extension is to be 3.2 metres high at the ridge line and 6.2 metres in length, contained under a lean-to roof to the side and pitched at the rear. The design and materials are seen to be acceptable and in keeping with the existing dwelling and the surrounding residential properties.

To provide off street parking the applicant will need to extend the hardstanding towards the highway which already benefits from a dropped kerb to accommodate this access. However, within close proximity on the grass verge are 4 mature trees which will need to be protected during the construction of the development, and this will be provided and agreed by means of a Method Statement and a Tree Protection Plan as required by imposition of a planning condition.

Conclusion

Members are advised that the development can be supported as the amended plans indicate that the proposal will not adversely affect residential amenity, nor will it cause any other detrimental impacts on the nearby neighbouring properties.

HUMAN RIGHTS IMPLICATIONS

This application has to be considered in relation to the provisions of the Human Rights Act, in particular Article 8 (privacy/family life) and Article 1 of the First Protocol (protection of property). Having regard to the principles of proportionality, it has been concluded that there are no issues arising from the proposal which appear to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

RECOMMENDATIONS

That **PLANNING PERMISSION BE GRANTED** subject to the following conditions;

1. Standard planning building time limit
2. Development as per approved plans
3. Amended plan condition (20th January 2009)
4. Close boarded timber fence to be installed prior to development, at dimensions stipulated on the amended plans.
5. No commencement until submission and agreement of a detailed Method Statement and a Tree Protection Plan for all works within 7m of all on and off site trees