

<b>DECISION DATE</b> 5 March 2009	<b>APPLICATION NO.</b> 08/01434/FUL A11	<b>PLANNING COMMITTEE:</b> 9 March 2009
<b>DEVELOPMENT PROPOSED</b>  ERECTION OF SIDE CONSERVATORY AND SECOND FLOOR EXTENSION ABOVE EXISTING KITCHEN AND DORMER TO THE SIDE		<b>SITE ADDRESS</b>  9 THE CLIFFS HEYSHAM MORECAMBE LANCASHIRE LA3 1NY
<b>APPLICANT:</b>  Mr R Kitchen 9 The Cliffs Heysham Morecambe Lancashire LA3 1NY		<b>AGENT:</b>  Alick Campbell

#### REASON FOR DELAY

Not applicable.

#### PARISH NOTIFICATION

None.

#### LAND USE ALLOCATION/DEPARTURE

Within the urban area defined in the Lancaster District Local Plan.

#### STATUTORY CONSULTATIONS

None.

#### OTHER OBSERVATIONS RECEIVED

None.

#### REPORT

The application is one which would normally be dealt with under delegated powers but has been placed on Committee as the applicant is a member of staff at Lancaster City Council.

The existing property is semi-detached with grey pebble dash exterior, white upvc windows and a slate roof. The surrounding properties are predominantly semi-detached with some detached, namely the neighbouring property at number 8. The application proposes to erect a small conservatory/porch to the side of the property as well as the addition of a second floor above an existing extension also to the side.

The application site fronts the coastline at Heysham. As a result vehicular access to the property can only be gained between two properties along the road to the rear, Twemlow Parade. Parking is provided to the rear. There is an existing small lean-to extension to the side of the property. It is proposed to erect an additional storey above this providing a bathroom and allowing the existing bathroom to be converted into a fourth bedroom. To the front of the extension a small conservatory/porch is proposed.

Originally the proposal also involved the construction of a dormer to the side. However, the dormer raised concerns over the impact it may have on residents of the neighbouring property and as a result this aspect has now been removed from the application.

It was also requested that the porch be setback from the front elevation to minimise visual impact and to avoid potentially upsetting the balance of this pair of semi detached properties. These amendments have been provided and as such the proposal as a whole is now considered acceptable in terms of design and amenity. The application can therefore be supported.

### **HUMAN RIGHTS IMPLICATIONS**

This application has to be considered in relation to two sections of the Human Rights Act: Article 8 (privacy/family life), and Article 1 of the First Protocol (protection of property). 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 **PERMISSION BE GRANTED** subject to the following conditions:

1. Standard 3 year time limit
2. In accordance with the approved amended plans
3. Amended plans dated 17th February 2009
4. Materials to match the existing elevations