

<b>DECISION DATE</b> 17 March 2009	<b>APPLICATION NO.</b> 09/00035/DPA A16	<b>PLANNING COMMITTEE:</b> 9 March 2009
<b>DEVELOPMENT PROPOSED</b>  <b>PROPOSED EXTENSION AND ALTERATIONS TO EXISTING WC TO CREATE DISABLED WC</b>		<b>SITE ADDRESS</b>  <b>CEMETERY LODGE WESTGATE MORECAMBE LANCASHIRE LA3 3LN</b>
<b>APPLICANT:</b>  Lancaster City Council Steve Shaw Environmental Health (Cemeteries) Morecambe Town Hall Morecambe		<b>AGENT:</b>  JOHN MANLEY

#### **REASON FOR DELAY**

None.

#### **PARISH NOTIFICATION**

None.

#### **LAND USE ALLOCATION/DEPARTURE**

Lancaster District Local Plan - Urban Green Space designation.

#### **STATUTORY CONSULTATIONS**

None.

#### **OTHER OBSERVATIONS RECEIVED**

**Access Officer** - No objections, subject to advice regarding internal layout and floor finishes.

#### **REPORT**

The application site is located within the grounds of Torrisholme Cemetery off Westgate, Morecambe to the rear of the cemetery lodge. The lodge is a detached brick dwelling sited close to the main entrance gates off Westgate. The building is privately occupied as a dwelling; however, the rear of the building has a small single storey outhouse located to the rear.

This outbuilding is currently used by members of the public as a small WC and a store. The WC is very restricted in internal space and is approached by a single step from the adjoining pathway.

This current application is seeking to develop a small extension (approx. 1.5m in length) to the outbuilding to enable a larger accessible WC to be developed; in addition the floor level of the outbuilding is also to be raised to path level, again to improve accessibility.

### **Planning History**

The site has no relevant planning history.

### **Planning Policy**

The application site lies within Morecambe Cemetery which is identified as Urban Green Space within the Lancaster District Local Plan. The development must therefore be considered against Policy E29. The policy seeks to protect Urban Green Space from development and where appropriate it should be enhanced. Exceptionally essential educational or community-related development or the limited expansion of existing uses will be permitted.

### **Comments**

The design and materials all reflect those of the existing outbuilding. It is also considered that the scale and use of the extension is such that it would not conflict with the constraints within the Urban Green Space policy.

These are relatively modest extensions and given their compatibility with the existing building the proposal is supported.

### **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 **PERMISSION BE GRANTED** subject to the following conditions: -

1. Standard three year time limit
2. Development to be completed in accordance with the approved scheme.
3. External materials to match existing.