

Agenda Item A14	Committee Date 8 th June 2009	Application Number 09/00348/FUL
Application Site 18 Beech Road Halton Lancaster LA2 6QQ	Proposal Erection of dormer extension to the front	
Name of Applicant Mr P Woodruff	Name of Agent Thomas Gill	
Decision Target Date 17 June 2009	Reason For Delay None	
Case Officer	Mr Karl Glover	
Departure	No	
Summary of Recommendation	Approve with conditions	

Procedural Matters

The application has been brought before Committee Members as the applicant is an elected Member of Lancaster City Council.

1.0 The Site and its Surroundings

- 1.1 The property which forms the subject of this application is a semi detached dormer bungalow located on the northern side of Beech Road in the village of Halton. The property is a simple design comprising of a dual pitched roof finished in dry dashed render under concrete tile. The property has the benefit of an existing front and rear dormer. The site is elevated on slightly higher ground to that of the southern side of Beech Road and has a small front garden contained by, approximately, a 0.5m high natural stone dwarf wall with a sloping driveway to the front and side.
- 1.2 The surrounding area comprises mainly of residential property which all vary in terms of visual appearance although most of the properties flanking Beech Road are bungalows with substantial dormer extensions to both the front and rear.
- 1.3 The application site is unallocated within the Lancaster District Local Plan map.

2.0 The Proposal

- 2.1 The applicant seeks planning consent for an extension to the existing front dormer resulting in a dormer 7m wide. The dormer remains set down from the ridge and set back from the eaves of the main dwelling by 1.6m. Materials are intended to match the existing front dormer which comprises of two white upvc windows and dry dashed rendered stud walls under a flat felt roof.

3.0 Site History

3.1 Applications relevant to this proposal:

Application Number	Proposal	Decision
03/00886/FUL	Erection of extension and dormer to the rear	Approved
07/00001/FUL	Erection of dormer to the rear	Approved

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Statutory Consultee	Response
Halton Parish Council	Support - The development reflects the trend in the area, and all design suggestions mirror the existing.

5.0 Neighbour Representations

5.1 None received within the statutory consultation period.

6.0 Principal Development Plan Policies

Lancaster District Local Plan - adopted April 2004

6.1 Policy E4 (Countryside Area) - Development within Countryside Areas will only be permitted where it is in keeping with the character and natural beauty of the landscape, is appropriate in terms of siting, external appearance and landscaping, would not result in a adverse effect on nature conservation or makes satisfactory arrangements for access.

6.2 Policy H19 (Saved) - states that new residential development within existing housing areas in Lancaster, Morecambe, Heysham and Carnforth will be permitted which:

- Would not result in the loss of green space or other areas of locally important open space
- Would not have a significant adverse effect on the amenities of nearby residents
- Provides a high standard of amenity
- Makes adequate provision for the disposal of sewage and waste water, and Makes satisfactory arrangements for access, servicing and cycle and car parking.

The application is also relevant to Supplementary Planning Guidance Note 12 (SPG12) – Residential Design Code

7.0 Comment and Analysis

7.1 The development is seen to be acceptable due to the overall minimal scale and design respects the existing building and its surroundings. The materials and finish are the same as others in the locality and as such the development is unlikely to affect the visual amenities of the area. Similarly due to the orientation and scale of the development the proposal would not impact neighbouring residential amenity.

8.0 **Conclusions**

- 8.1 It is considered that this proposal is seen to be acceptable and complies with Local and national Policies and therefore Members are advised that the proposal can be supported.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard full planning permission timescale
2. Development to accord with approved plans
3. Materials to match the existing adjacent elevation

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude 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.

Background Papers

1. None