

Agenda Item A7	Committee Date 29 June 2009	Application Number 09/00247/FUL
Application Site The Lilacs Nether Kellet Road Over Kellet Carnforth	Proposal Erection of extensions and alterations	
Name of Applicant Mr Paul Jackson	Name of Agent Mr David Hacking	
Decision Target Date 18 May 2009	Reason For Delay None	
Case Officer	Mr Daniel Ratcliffe	
Departure	No	
Summary of Recommendation	Grant permission with conditions	

1.0 The Site and its Surroundings

- 1.1 This application was considered by the Planning Committee at its meeting on 8 June. A decision was deferred, to allow Members an opportunity to visit the site. It was originally expected to be determined under delegated powers but was placed on committee at the request of Councillor Mace due to the concerns raised by local residents.
- 1.2 The application site is situated on the western fringe of the rural settlement on the south side of Kellet Road, which links the village of Over Kellet to neighbouring Carnforth. The site is within the Over Kellet Conservation Area. The buildings in the surrounding street vary in size and design but are largely residential, some of which take the form of converted farm buildings. There are a number of Listed Buildings within the village and the neighbouring building to the east of the site is one of these.
- 1.3 The existing dwelling is set back from the road in comparison with the two neighbouring properties either side. The property is detached with gardens to the front and rear, driveway access to the side and a detached double garage to the rear side. The building is a relatively modern design with a painted cream render exterior, grey concrete roof tiles and white upvc windows. In its existing form the building adds little to its Conservation Area setting.

2.0 The Proposal

- 2.1 The proposed scheme involves the redesign of the property as well as an extension to the rear, in both two storey and single storey form. In all, the proposal will convert the property from a 4 bed to a 6 bed one of which will have en suite facilities.
- 2.2 The rear extension aside, the footprint of the original building will be increase largely as a result of the width of the property being increasing by over 2 metres.

- 2.3 The front elevation will have a significantly different appearance. The height of the building will increase by 1.7 metres and 1.3 metres (ridge and eaves respectively) and there is no avoiding the fact that the property will [from Kellet Road] present the appearance of a three storey building. This is mainly due to the use of the 'gables' which project through the eaves and will allow the use of the loft as additional bedroom space.
- 2.4 Two new windows at first floor level are proposed within the east side elevation. These windows will serve a main bathroom and an en suite bathroom and although not detailed as obscure glazing this can be conditioned.
- 2.5 The two storey extension to the rear will be the width of less than half the rear elevation and will project 5 metres from the rear elevation. The ridge height will be lower than the main section of the proposed dwelling to present a subservient or reduced appearance. There are no side windows proposed in the first floor of the extension which may have overlooked neighbouring properties. The ground floor of the extension, which will be used as the family kitchen, does however propose windows in both side elevations. To the rear of this a garden room is proposed with glazing on each elevation. This will extend an additional 3.7 metres. The roofs of each the extensions will be pitched to match the main dwelling and materials will be consistent with others proposed.
- 2.6 The plans detail the proposed materials as roughcast render, slate roof, timber windows and sandstone heads, reveals and sills.

3.0 Site History

3.1 None

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Statutory Consultee	Response
Parish Council	Object - Out of keeping with adjacent properties. Not in sympathy with existing rooflines, intrusive and will detract from the visual amenity of the area.

5.0 Neighbour Representations

- 5.1 Objections have been received by the residents of the two neighbouring properties both of which primarily relate to the scale of the extension.
- 5.2 A neighbour at Brookside Cottage has objected on the basis that approval of the application will result in a loss of light to the rear garden of the property due to the scale of the extension proposed. In addition to this it is considered some of the proposed windows would overlook this area.
- 5.3 Further objections from the same neighbours and a further Over Kellet resident also refer to the potential use of the property, by the applicant in the future, as some form of commercial development. Such a proposal would require a separate application for change of use and as such any reference to this has not been considered with this proposal.
- 5.4 Councillor Mace was unable to attend Committee on the 8th June. He asks that, should permission be granted, a condition be added restricting the use of the development to Use Class C3 (Dwelling House). He also has concerns regarding the height of the building in the Conservation Area.

6.0 Principal Development Plan Policies

- 6.1 The following policies shall be taken into consideration. Policy E39 of the Local Plan relates to alterations and extension to buildings within Conservation Areas. It states proposals will be permitted provided they do not result in the loss or alteration of features which contribute to the special character of the building and area; and the design, scale, form and quality of the proposal is sympathetic to the character of the building and area.
- 6.2 Policy H7 refers to housing and development in rural settlements, such as Over Kellet. It states that development should not have a significant adverse effect on the character of the settlement, surrounding landscape, or the amenities of nearby residents.
- 6.3 Supplementary Planning guidance Note 12: The Residential Design Code offers general guidance and design principles.

7.0 Comment and Analysis

- 7.1 As mentioned earlier there is no uniformity in design or scale in this part of the village. The existing dwelling is very 'ordinary' in design and arguably the revised design is more interesting and adds to the quality of the conservation area. Pre application discussions took place with officers and the architect was adamant that he was attempting to introduce a radical design rather than simply replicate the features of the existing property. These discussions also produced some minor amendment to the design features and the removal/amendments to overlooking windows.
- 7.2 With regard to the detailed design and those concerns raised by neighbours It is considered that the proposed east side windows serving the kitchen are acceptable due to the both the distance to site boundaries and neighbouring buildings and the existing boundary treatment. The distance to the west boundary is over 10 metres. To the east boundary the ground level rises to the neighbouring site and the boundary is lined with a hedge and various plant species. It has also been considered that the applicants could, if they so wished, erect a 2 metre high boundary fence along this boundary under permitted development.
- 7.3 Although the width of the property has increased, parking will still be made available to the side of the property and furthermore access to the garage at the rear will be retained.
- 7.4 The architect has provided a number of sketches which show a perspective sequence of the proposed building in context within the street and wider setting. It is accepted that when viewed directly the property is larger than its neighbours. That said It is considered these sketches provide a useful perspective in to how the finished proposal would sit and marry in to the street scene and they will be available at the committee meeting.
- 7.5 The applicant has heeded the concerns of the neighbouring residents with regards to the use of the property as anything other than a dwelling house. The applicant has asked that, should the application be recommended for approval, a condition be used to restrict the use of the property to a dwelling house only (Use Class C3).

8.0 Conclusions

- 8.1 Consideration has been given to the average design of the existing dwelling on the site and this opportunity to improve the appearance of the property in a Conservation Area setting. The scale of the extension is considered acceptable given the distances and orientation to neighbouring properties. With regard to these and the above considerations it is recommended that the application be approved.

Recommendation

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

1. Standard 3 year time limit
2. Development in accordance with approved plans
3. The front elevation shall be finished in traditional stone, details to be agreed
4. Details of stone heads, reveals, sills, drip mouldings and verge copings to be agreed
5. Details of the roof eaves, ridges and verges to be agreed
6. Colour of render to be agreed
7. Use of a slate roof details to be agreed
8. Finishes of external woodwork to be agreed
9. Windows on the first floor of the east elevation to be fitted with obscure glazing only
10. Limitation to Use Class C3 (Dwelling House)

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