

Agenda Item A7	Committee Date 27 July 2009	Application Number 09/00577/FUL
Application Site Silver Rowan Chapel Lane Ellel Lancaster	Proposal Erection of a side extension to existing bungalow	
Name of Applicant Mr Andrew Drummond	Name of Agent	
Decision Target Date 10 August 2009	Reason For Delay N/A	
Case Officer	Mr Martin Culbert	
Departure	No	
Summary of Recommendation	Approve	

1.0 The Site and its Surroundings

1.1 This site is a semi-detached bungalow located on the west side of Chapel Lane, Ellel, midway between Galgate and the University campus. To the rear (west) lie open fields through to the A6, to the front, on the opposite of Chapel Lane lies a cemetery, while to the south lies a large side garden to The Old School House and to the north lies the similar other half of the pair of bungalows. The site is bounded by low fences on all sides.

2.0 The Proposal

2.1 This proposal is a full application for the erection of a small single storey extension to the southern side/gable of the bungalow to replace an existing covered patio area and the extension of the existing roof to cover both this extension and the rear of an earlier extension to form a new gable end to the bungalow. The proposed extension would provide a separate dining area and utility room. The materials would be to match these of the existing bungalow. The proposal would normally have been dealt with under the delegation scheme but has been referred to Committee as the applicant works in the Planning Service.

3.0 Site History

3.1 There has only been one previous application to this site:

Application Number	Proposal	Decision
01/89/00598	Extension to form utility and lobby	Approved

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Statutory Consultee	Response
Parish Council	No response received

5.0 Neighbour Representations

5.1 No representations received.

6.0 Principal Development Plan Policies

6.1 Saved Policy E4 (Development in the countryside area).

7.0 Comment and Analysis

7.1 This proposal is a small, low key development which will be completely hidden behind the provision extension. The design and materials are acceptable and will rationalise and unify the appearance of the bungalow. The proposed extension will be hidden from the adjacent neighbour behind their existing garage and a number of semi mature trees and shrubs along the side boundary. The side boundary adjacent to the extension is marked by a fence of medium light. The proposed dining and W.C room windows facing across this fence should be obscure glazed to safeguard the amenity of the neighbouring occupier.

8.0 Conclusions

8.1 This is a well thought out proposal of minor proportions, well hidden behind existing buildings and screen planting. Subject to obscure glazing in the front windows this application can be supported.

Recommendation

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

1. Standard Full Permission
2. Development in accordance with approved plans.
3. Obscured glazing to new windows

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.