

Agenda Item A11	Committee Date 27 July 2009	Application Number 09/00536/FUL
Application Site 90 Broadway Morecambe Lancashire LA4 5XY	Proposal Proposed single storey rear extension to form utility room and study	
Name of Applicant Mr G. Knight	Name of Agent John Manley	
Decision Target Date 6 August 2009	Reason For Delay None	
Case Officer	Mr Daniel Ratcliffe	
Departure	No	
Summary of Recommendation	Approve	

1.0 The Site and its Surroundings

- 1.1 This application would normally be dealt with under delegated powers but has been placed on Committee as the applicant is a City Councillor.
- 1.2 The property is a detached two storey dwelling situated on the east side of Broadway in Morecambe. The neighbouring properties are of similar style and design. Further along Broadway and within the surrounding area properties vary in style from large detached and semi detached to flatted accommodation.
- 1.3 The property has a grey pebbledash exterior with Redland Rosemary roof tiles and white upvc windows. There is a two storey extension to the rear, a sunroom extension and a detached garage to the rear side of the property.

2.0 The Proposal

- 2.1 The application proposes the erection of a single storey extension to the rear of the property. The extension will sit directly adjacent to the detached garage and will have a pitched roof also matching that of the garage building. The extension will have a width of 3 metres and will project some 6 metres from the rear elevation into the rear garden. It is proposed to house a study, utility room and ground floor toilet.
- 2.2 The building is proposed to be finished in materials to match the existing property.

3.0 Site History

- 3.1 None.

4.0 Consultation Responses

4.1 None.

5.0 Neighbour Representations

5.1 None received at the time of compiling this report.

6.0 Principal Development Plan Policies

6.1 Saved Policy H19 of the Lancaster District Local Plan relates to housing development within urban areas such as Lancaster and Morecambe. It states that development in these areas should provide a high standard of amenity and should not have an adverse effect on the amenities of nearby residents.

7.0 Comment and Analysis

7.1 The rear garden is enclosed on all sides by a substantial 2 metre high fence. The existing garage within the garden minimises the potential for impact on the neighbour to the north and a similar garage along the boundary of the neighbouring property to the opposite side has the same effect.

7.2 Vehicular access to the garage is retained and direct access to the rear garden can be gained to the opposite [south] side of the property if required. The extension, although large, still allows for a reasonable sized garden area.

8.0 Conclusions

8.1 It is considered the extension will have very little impact on the amenities of neighbouring residents and the proposed design and materials are in keeping with the existing property. Therefore, planning permission is recommended.

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. Materials to match
4. Extension to be used for ancillary domestic purposes only

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.