

<b>Agenda Item</b> A21	<b>Committee Date</b> 28 September 2009	<b>Application Number</b> 09/00767/DPA
<b>Application Site</b> 59 Fell View Caton Lancaster Lancashire	<b>Proposal</b> Erection of a single storey extension to side and rear	
<b>Name of Applicant</b> Mr Stephen Hall	<b>Name of Agent</b> Mr Joe McDermott	
<b>Decision Target Date</b> 22 September 2009	<b>Reason For Delay</b>	
<b>Case Officer</b>	Petra Williams	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	Approve	

### **1.0 The Site and its Surroundings**

- 1.1 The property that forms the subject of this application is a two storey detached house which is in local authority ownership. The property is situated in the village of Caton and is largely surrounded by houses of a similar age and type.
- 1.2 To the north of the property is Willow Mill which is a Grade Two Listed Building. However the subject property is set lower than the mill and is surrounded by a stone boundary wall to the rear (1.8 approximately).

### **2.0 The Proposal**

- 2.1 The proposed single storey extension to the side/rear of the property is required to create ground floor bedrooms for two of the occupants incorporating disabled access and much needed facilities for day to day use.
- 2.2 The extension will have a pitched roof with a further element which will wrap around the rear of the property.

### **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	No comments received

## **5.0 Neighbour Representations**

5.1 No comments received.

## **6.0 Principal Development Plan Policies**

6.1 The following Lancaster District Local Plan and Lancaster District Core Strategy policies are applicable:

- Lancaster District Local Plan Saved Policy **H19** – relates to development within existing housing areas.
- Lancaster District Local Plan Saved Policy **R21** – relates to access for people with disabilities.
- Policy **SC1** of the Lancaster District Core Strategy (2003 – 2021) – seeks to ensure that new proposals are as sustainable as possible.
- Policy **SC5** of the Lancaster District Core Strategy (2003 – 2021) – seeks to ensure quality in design

## **7.0 Comment and Analysis**

7.1 The proposed extension will allow two members of the family to use the property with more ease. Supporting information has been provided by North Lancashire NHS Trust.

7.2 Adequate private amenity space will remain although parking behind the building line will be lost as a result of the development. This is regrettable but in this case unavoidable if the needs of the disabled occupants are to be met.

7.3 The design and materials are seen to be acceptable and in keeping with the existing dwelling and the surrounding residential properties, and the scheme will not impact unduly on neighbouring residential amenity or the setting of the nearby Listed Building.

## **8.0 Conclusions**

8.1 The proposal accords with saved Local Plan Policies H19 and R21 as well as Policies SC1 and SC5 of the Lancaster District Core Strategy (2003 – 2021) and can therefore be supported.

## **Recommendation**

That planning permission **BE GRANTED** subject to the following conditions:

1. Standard time limit
2. Amended plans (25<sup>th</sup> August 2009)
3. Materials to match existing.

## **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