

Agenda Item A13	Committee Date 2 November 2009	Application Number 09/00903/FUL
Application Site Blue Hills Cottage Spring Bank Silverdale Carnforth	Proposal Erection of a detached house	
Name of Applicant Mrs L Atkins	Name of Agent	
Decision Target Date 13 November 2009	Reason For Delay	
Case Officer	Mr Daniel Ratcliffe	
Departure	No	
Summary of Recommendation	Approve with conditions	

1.0 The Site and its Surroundings

- 1.1 The site is within the built up area of the village at the north end of Spring Bank, a private road accessed off Stankelt Road, a significant part of which is a single lane road. The proposal is within walking distance of the village centre as well as a local bus route. Also within walking distance are Silverdale Primary School and St Johns Church.
- 1.2 The site currently forms part of the domestic curtilage of Blue Hills Cottage. This site will be split and two plots created. The surrounding area is predominantly residential in the form of one and two storey detached dwellings. The site is positioned between Levens Way and St Johns Avenue and adjacent to the old Silverdale Cricket Club.

2.0 The Proposal

- 2.1 The application is for the erection of a large 3-bedroom detached property. The proposal is for a two-storey dwelling with a hipped roof and ground floor annexe to the north corner. The proposed building is deigned to marry in with the surrounding properties and to be sympathetic to the Area of Outstanding Natural Beauty (AONB) by using natural and local materials such as local limestone walls and Lakeland slate roof.
- 2.2 Solar panels are proposed to be fitted to the south east roof slope and it is predicted that this will provide 40% of the electrical consumption. It is also proposed that an air source heat pump will be incorporated into the design for space and water heating.

3.0 Site History

- 3.1 The supporting statement submitted with the application states that the applicant purchased the plot in 1986. At that time a builder was developing the site for three houses, two of which were completed on land which was the paddock on the outer grounds of the main cottages. The applicant

purchased the third plot which had outline permission. The owners kept the outline consent live for a number of years by applying for permission to renew. The consent has been renewed on numerous occasions the last being in 2000. A previous application for Reserved Matters approval was approved in 2003 (Ref: 03/01322/REM). However, this consent lasts only for three years and as a result it expired in November 2006. The application submitted in 2006 was intended to keep the consent live - but the consent had already lapsed and the application was subsequently withdrawn. There is therefore no extant permission for a residential property on this site.

Application Number	Proposal	Decision
94/00271/OUT	Outline application for the erection of one detached house	Approved
97/00897/OUT	Outline application for the erection of one detached house	Approved
00/00740/OUT	Renewal of outline application 97/00897 for erection of a detached house	Approved
03/01322/REM	Reserved Matters for the erection of a detached house	Approved
06/01572/FUL	Erection of a detached house	Withdrawn

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Statutory Consultee	Response
United Utilities	No objections
County Highways	No objections subject to the traffic improvements recommended on the previous application being imposed on this application.
Parish Council	Objects on 2 grounds: 1. Back land development is against Council Policy (and the development would not be a "low-cost" one; and, 2. Increase in traffic movements on a narrow private road

5.0 Neighbour Representations

5.1 One letter has been received querying why this is one of a series of applications over a number of years for the same development.

6.0 Principal Development Plan Policies

6.1 The Lancaster District Local Plan (LDLP) proposals map indicates that the application site is situated within the Arnside & Silverdale AONB and the Countryside Area.

6.2 **Lancaster District Core Strategy (LDCS): Policy SC1: Sustainable Development** seeks to ensure that new development proposals are sustainable in terms of both location and design. This policy, albeit a generic overriding policy, states that sites should be previously developed and accessible to public transport, employment, leisure, education and community facilities.

Policy **SC3: Rural Communities** identifies Silverdale as one of the 8 villages within the District where a 10% allocation of housing is accommodated to meet local needs.

Policy **SC4: Meeting the Districts Housing Requirements** seeks to manage and control the release of housing sites within the district in order to deliver and meet the housing requirements identified by the RSS.

Policy **SC5: Achieving Quality in Design** seeks to ensure that development proposals achieve the Core Strategy vision and that new development will be of a quality that enhances the character of the area, results in an improved appearance where conditions are unsatisfactory and compliments and enhances public realm.

- 6.3 **Lancaster District Local Plan: Policy H7: Housing in Villages** identifies Silverdale as an existing rural settlement within which small-scale housing development will be permitted provided it is appropriate in terms of design and density and does not adversely affect the character of the area or residential amenity. This policy is partly superseded by the policy SC3 contained in the LDCS.

Policy **H12: Layout, Design and the Use of Materials** sets out standards for new housing stating that proposals will only be permitted which exhibit a high standard of design, layout and landscaping and which use materials and features that are appropriate to and retain local distinctiveness.

Policy **E3: Development Affecting AONB** seeks to prevent development which would either directly or indirectly have a significant adverse effect upon their character or harm the landscape quality, nature conservation or important geological features. In addition, any development must be of an appropriate scale and materials appropriate to the area.

Policy **E4: The Countryside Area** relates to new development within the countryside area stating that development will only be permitted where it is in scale and in keeping with the character of the landscape and is appropriate in terms of scale, siting, design and materials. It also seeks to ensure that development proposals will not have an adverse impact on nature conservation and to make satisfactory arrangements for parking and access.

- 6.4 **Supplementary Planning Guidance 12 (SPG12): The Residential Design Code** sets out the Council's design and amenity standards for new residential development.

- 6.5 **Arnside/Silverdale Management Plan - The Built Environment** - seeks to maintain the distinctive character of the village settlements, ensure that new developments make a positive contribution to the character of the AONB, prevents the suburbanisation of the landscape both within and around settlements and prevent development changes (such as lighting and noise) impacting on the tranquillity. And, in addition that affordable housing meets the local needs.

Paragraph 6.8.2 of the Management Plan "supports infill and village edge development provided that it would have no detrimental impact on either the historic form or character of the village, its setting, visual amenity, tranquillity, wildlife interest and landscape character... encourages vernacular styles and good design... promotes high standards of energy and water efficiency and renewable energy....."

7.0 Comment and Analysis

7.1 Principles of the Development – Siting

The application site lies within the domestic garden area associated with Blue Hills Cottage. The proposal involves dividing the existing rear garden area by creating a new boundary, thereby providing a private amenity space for the existing property. The remaining garden area is to be developed. The land proposed for development currently belongs to one of the nearby semi detached properties and is sufficiently large enough to accommodate for a new dwelling.

The principle of development in this location appears to raise no objections in terms of its compliance with the policies relating to its potential impact on the landscape quality and character of the AONB, given the proximity of similar residential property.

7.2 Principles of the Development – Housing Policy

The site is classed as being in a sustainable location within one of the eight rural communities highlighted in Policy SC3 of the Core Strategy where (cumulatively) 10% of new housing should be provided to meet the district housing supply.

Policy SC3 also seeks to "accommodate development that meet the local needs in villages", whilst Policy SC4 seeks to maximise the opportunities offered by the development of new dwellings to:

- Redress imbalances in the local housing market;
- Achieve housing that genuinely addresses identified local housing needs; and,
- Secure units of "in-perpetuity" affordable housing.

Subject to the report of the Head of Planning Services in respect of the issue of local need, the current situation is no different to previous (pre-housing restraint) eras, in that each application for additional housing is considered on its own planning merits. This site is within the established boundaries of the settlement in a residential area and is appropriate for housing, where other site-specific matters are considered acceptable.

7.3 Design & Amenity:

The design proposed in this application matches the design of the 2006 application before the application was withdrawn. The two storey detached dwelling will have a hipped roof with single storey lean-to elements to the front and side, the principle elevation being the south west facing elevation. The materials will be appropriate to the area, local Limestone, rough cast render, hardwood timber frame windows and Lakeland slate roof. The significant change with this proposal is the use of solar panels to the south east roof slope which would be considered to be the most practical position for such a proposal.

A small balcony to the northeast elevation would have very little impact on neighbours considering the length of the garden and distance from neighbouring properties. In addition to this the site is surrounded on all sides by a number of tall trees, particularly along the boundaries with the cricket field and 18 Levens Way, which itself has quite a large garden.

7.4 Access & Traffic:

The principle of the development using the same access has been accepted on numerous occasions in the past. Spring Bank, which is accessed off Stankelt Road, is an un-adopted cul de sac which reduces in width from south to north. It is also a Public Right of Way. Two-way traffic is possible in the south; however, the road becomes a single track with passing places in the north up to the Silverdale Institute. After the Institute the road narrows up to the existing properties of Fir View and Blue Hills without passing places. At this point there is a blind bend as a narrow Public Right of Way extends in a northern direction towards Emesgate Lane – this route being the main pedestrian access to the Institute and Cricket Pitch from the north of the village.

Although acknowledging that this is probably the last plot that could be developed using the existing access, County Highways do have some concerns and have therefore requested that improvements to the access are carried out prior to commencement of the development. The proposed improvements include:

- Providing a passing place at the north west corner of the Institute
- Widening of the drive by cutting back and maintaining bushes
- Providing a traffic-calming hump between Blue Hills and the blind bend to slow down traffic

7.5 Renewable Energy:

The use of renewable energy provision, which takes the form of solar power and an air source heat pump, is to be encouraged. The application also refers to water conservation in that surface water will be collected and re used as grey water in the new property. Conditions relating to 10% (on-site) renewable energy generation and Level 3 of the Code for Sustainable Homes are recommended as minimum requirements.

8.0 Conclusions

8.1 The proposal accords with many of the policies and principles in the development plan apart from the requirement in Policy SC3 of the Core Strategy to meet local needs. How local needs are met in particular needs to be clarified in more detail, and it is the aim of the Head of Planning Services' report to provide such clarity.

- 8.2 The applicant may provide additional information regarding the proposed dwelling (i.e. whether he intends to live in it or sell this on the open market). If this occurs then this will be reported verbally to Members. However, taking the application's merits into account, the principle of residential development is accepted here, and the location is considered appropriate. All site specific matters have been satisfactorily addressed and there are therefore no valid planning reasons to oppose development of this parcel of land. Consequently planning permission is recommended.

Recommendation

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

1. Standard Time Limit
2. Development to be carried out in accordance with the approved plans
3. Materials to be agreed
4. At least 10% of predicted energy to be generated on-site
5. At least Code Level 3 for Sustainable Homes to be achieved
6. Traffic improvements to Spring Bank (as identified by the County Highways Department) shall be agreed in writing with the LPA prior to commencement of any part of the development, and subsequently implemented in full prior to first occupation of the dwelling.
8. Householder permitted development rights removed
Hours of work restrictions 08:00 -18:00 Monday to Saturday

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

None.