

Agenda Item A10	Committee Date 7 December 2009	Application Number 09/01098/FUL
Application Site 39 Pinewood Avenue, Bolton-le-Sands, Lancashire, LA5 8AR	Proposal Alterations to roof and provisions of attic rooms with dormers	
Name of Applicant Mr D Waddington	Name of Agent John Manley	
Decision Target Date 1 January 2009	Reason For Delay n/a	
Case Officer	Richard Bamforth	
Departure	No	
Summary of Recommendation	Approved with conditions	

1.0 The Site and its Surroundings

- 1.1 The application is one which would normally be dealt with under delegated powers, but has been referred to committee as the applicant is related to Councillor Budden.
- 1.2 The application site is situated on land which slopes gently downwards east to west. The application property itself consists of a detached single storey bungalow, incorporating an integrated single garage to the southern side. The property is situated on the eastern side of Pinewood Avenue, set back approximately 5m, at a slightly raised elevation above that of the highway. The property has a shallow pitched concrete tiled roof, above brick and render externally finished elevations.
- 1.3 The properties either side are predominantly two-storey, with steeper pitched roof planes. No.37 to the northern side is a traditional 1970's detached, two-storey dwelling, whilst No.41 on the southern side is a semi-detached bungalow with a converted roof space and 'box' dormers to the front.
- 1.4 Properties on the opposite (western) side of Pinewood Avenue, given the fall in landform, are at a lower elevation than the application site. Again, these properties are two-storey with the first floor area accommodated in the roof space, often with 'box' dormers to the front.

2.0 The Proposal

- 2.1 The proposed development utilises the same footprint, but involves an increase in the general roof pitch to create additional living space in the loft area. There is an overall increase in height of 2.9m. The development introduces two pitched dormers to the front and a 'box' dormer to the rear that virtually extends the full width of the dwelling.
- 2.2 The integrated single garage is retained and the proposed materials are similar to those currently present on site.

3.0 Site History

3.1 There is no previous site history relevant to the present application.

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Statutory Consultee	Response
Parish Council	No comments received to date.

5.0 Neighbour Representations

5.1 No comments received to date.

6.0 Principal Development Plan Policies

6.1 Lancaster District Local Plan Policy **H7**: 'Housing in Villages' identifies Bolton-le-Sands 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. In addition, the policy seeks satisfactory arrangements for cycle and car parking. This policy is partly superseded by the policy SC3 contained in the Lancaster District Core Strategy (a policy which seeks to encourage appropriate development in rural communities).

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

7.0 Comment and Analysis

7.1 The application site is located within the actual village boundary of Bolton le Sands, and therefore the proposed development has no impact on the North Lancashire Green Belt and is compatible with (saved) District Plan Policy.

7.2 In terms of design, the existing dwelling is actually an anomaly in the street scene in terms of its low pitched roof and overall height. Increasing the roof pitch and thereby increasing the overall height of the dwelling by 2.9m will in fact regularise the roof line along the street, and make the property more in keeping with the neighbouring dwellings.

7.3 Front dormers generally tend not be encouraged, but given the prevalence of others in close proximity to the application site and along Pinewood Avenue, it would be difficult to resist. In terms of their design and impact on the street scene, the two pitched dormers appear more sympathetic than the otherwise 'box' dormer design. Box dormers tend to be more acceptable when situated to the rear of dwellings, where they have no impact on the visual appearance of the street scene.

7.4 In terms of materials the application is proposing to render to match the elevations and a concrete tile roof. Both appear acceptable in the area, but a condition is recommended to tile the roof and sides of the two front dormers in matching tiles to subdue any visual impact.

7.5 Whilst it is acknowledged there is a gable window at first floor level associated with the neighbouring property at No.41, in terms of privacy, provided there are no windows permitted in the application property opposite this one, it would appear acceptable.

7.6 Additionally, in terms of privacy it would be appropriate to condition obscure glazing to the rear dormer windows that serve the bathroom and en-suite.

7.7 Finally the garage is unaffected by the proposed development and therefore maintains the parking space behind the building line, associated with SPG12.

8.0 Conclusions

- 8.1 On balance the application is sympathetic and an appropriate form of development which members are recommended to look upon favourably.

Recommendation

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

1. Standard 3 year time limit.
2. Constructed in accordance with the approved plans.
3. Permitted development rights removed (to prevent the insertion of windows at first floor level in either gable elevation).
4. Obscure glazing to bathroom and en-suite windows in the rear dormer.
5. Front dormers to be finished in a matching tile.

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