

<b>Agenda Item</b> A8	<b>Committee Date</b> 8 May 2017	<b>Application Number</b> 17/00167/FUL
<b>Application Site</b>  25 Church Brow Bolton Le Sands Carnforth Lancashire		<b>Proposal</b>  Demolition of existing outbuilding and erection of a single storey side and rear extension
<b>Name of Applicant</b>  Mr Greenwood		<b>Name of Agent</b>  Mr Andrew Kirk
<b>Decision Target Date</b>  28 April 2017		<b>Reason For Delay</b>  Committee Cycle
<b>Case Officer</b>		Mr Robert Clarke
<b>Departure</b>		No
<b>Summary of Recommendation</b>		Approval

**(i) Procedural Matters**

This form of development would normally be dealt with under the Scheme of Delegation. However, the property is in the ownership of Lancaster City Council, and as such the application must be determined by the Planning Committee.

**1.0 The Site and its Surroundings**

- 1.1 The property which forms the subject of this application relates to a two storey semi-detached dwellinghouse located on the eastern site of Church Brow in Bolton-Le-Sands. The property features a pebble dashed exterior with a pitched roof finished with slate, and white uPVC windows are installed throughout. The property benefits from a driveway and garden to the front with an attached store area to the side. To the rear is a good sized garden space of approximately 215m<sup>2</sup>.
- 1.2 Church Brow is characterised by two storey semi-detached dwellinghouses of a similar appearance and age. The site is part of a wider Countryside Area designation in the Development Plan.

**2.0 The Proposal**

- 2.1 The application proposes the demolition of the existing outbuilding/store to the side and the erection of a single storey side and rear extension which will have a maximum depth of 6.7m and a maximum width of 4.4m. The extension will be finished with a flat roof with a maximum height of 2.7m. The materials that are proposed are pebble dashed walls, under a single ply membrane roof with white uPVC windows and doors. The proposed rear extension will provide a bedroom and a shower room for an individual with special needs.

**3.0 Site History**

- 3.1 There is no previous planning history for this property.

## **4.0 Consultation Responses**

4.1 The following responses have been received from statutory and non-statutory consultees:

Consultee	Response
Parish Council	No comments received during the statutory consultation period.

## **5.0 Neighbour Representations**

5.1 No comments received during the statutory consultation period.

## **6.0 Principal National and Development Plan Policies**

### **6.1 National Planning Policy Framework (NPPF)**

The National Planning Policy Framework indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development (**paragraph 14**). The following paragraphs of the NPPF are relevant to the determination of this proposal:

Paragraph **17** – 12 Core Principles  
Paragraphs **67 and 68** – Requiring Good Design

### **6.2 Local Planning Policy Overview – Current Position**

At the 14 December 2016 meeting of its Full Council, the local authority resolved to undertake public consultation on:

- (i) The Strategic Policies and Land Allocations Development Plan Document (DPD); and
- (ii) A Review of the Development Management DPD.

This enabled progress to be made on the preparation of a Local Plan for the Lancaster District. Public consultation took place from 27 January 2017 to 24 March 2017. Whilst the consultation responses are currently being fully considered, the local authority remains in a position to make swift progress in moving towards the latter stages of: reviewing the draft documents to take account of consultation outcomes, formal publication and submission to Government, and, then independent Examination of the Local Plan. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2016, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

### **6.3 Development Management DPD**

**DM35:** Key design principles

### **6.4 Lancaster District Core Strategy**

**SC1:** Sustainable Development

## **SC5: Achieving Quality in Design**

### **7.0 Comment and Analysis**

7.1 The key considerations arising from the proposal are:

- General design; and
- Impacts upon residential amenity

#### **7.2 General Design**

The proposed development has been designed to reflect the character of the existing dwelling, particularly in terms of the material palette. Whilst the proposed extension is of a relatively large scale, it will largely occupy the footprint of the existing store and will sit next to the store/extension of the neighbouring dwelling. It will be set back from the front elevation considerably reducing the presence of the extension within the street scene. Given the needs of the occupants and the minimal visual presence this extension will have within the street scene, it is concluded the extension is an acceptable form of development.

#### **7.3 Impacts upon Residential Amenity**

The location of the proposed development next to the built form of the neighbouring dwelling will ensure that it will not result in issues of overbearing. Furthermore, the shared boundaries within the rear garden are formed by a 1.8m high close boarded and slatted timber fencing. It is considered that these boundary treatments will ensure that acceptable levels of privacy will be retained for neighbouring occupants, in particular in terms of overlooking from the proposed side elevation doors to the rear.

### **8.0 Planning Obligations**

8.1 There are no planning obligations to consider as part of this application.

### **9.0 Conclusions**

9.1 The scale and siting of the proposed extension are considered to be appropriate, whilst the proposed materials will ensure that the extension matches the appearance of the original dwelling. Furthermore, as the proposal is not considered to result in harmful impacts to residential amenity, the application is deemed acceptable.

### **Recommendation**

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

1. Standard three year timescale
2. Development to be carried out in accordance with submitted plans
3. Retention of existing 1.8m high wall and fence to shared boundary with No. 26 Church Brow

### **Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015**

In accordance with the above legislation, the City Council can confirm the following:

Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been made having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

### **Background Papers**

None