

Agenda Item A13	Committee Date 26 June 2017	Application Number 17/00555/FUL
Application Site 18 Yealand Drive Lancaster Lancashire LA1 4EW		Proposal Partial demolition of existing detached garage and erection of a single storey side and rear extension
Name of Applicant Mr & Mrs R Cope		Name of Agent Thomas Gill
Decision Target Date 13 July 2017		Reason For Delay N/A
Case Officer		Mr Robert Clarke
Departure		No
Summary of Recommendation		Approval

(i) **Procedural Matters**

The proposed development would normally fall within the scheme of delegation. However, the applicant is an employee of Lancaster City Council and as such the proposal 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 dwelling located at the southern end of Yealand Drive. The property has pebble dashed walls with coursed stone features with a grey concrete tiled hipped roof, white uPVC doors and windows are installed throughout. The property benefits from gardens front and rear with a driveway extending to the side of the property serving a detached garage. A combination of a 1.4m and 2m high boundary wall forms the shared boundary between the driveways. The rear garden is enclosed by a combination of 1.4m high fencing and high conifer hedges. A number of trees located to the rear of the development site are subject to a Tree Protection Order.

1.2 The surrounding area is residential in character and consists of detached and semi-detached bungalows and two storey dwellings. Land levels within the locality decline in an easterly direction towards Lentworth Drive. To the south west of Yealand Drive lies the Bowling Green pub and Booths Supermarket.

1.3 The application site is unallocated in the Lancaster District Local Plan proposals map.

2.0 The Proposal

2.1 The application proposes the partial demolition of the existing detached garage to the rear of the property and the erection of a single storey side and rear extension. The proposed side extension will feature a width of 3.35m to the front elevation though this increases to the rear in accordance with the angled boundary of the development site. The rear extension will feature a maximum depth of 3m and a maximum width of 10.1m in order to form a wraparound extension. Both extensions will feature a lean to roof with a maximum height of 3.7m. The extensions will be finished with matching dashing, roof tiles and upvc windows and doors.

3.0 Site History

3.1 There is no relevant site history.

4.0 Consultation Responses

4.1 With the exception of local neighbour consultation (see Section 5 below), there are no statutory or non-statutory consultees required to be notified.

5.0 Neighbour Representations

5.1 No neighbour representations have been received at the time of compiling this report.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraph 7, 12, 14, 17 – Sustainable Development and Core Principles
Paragraphs 56-64 – 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

Policy DM22 – Vehicle Parking Provision
Policy DM35 – Key Principles

6.4 Lancaster Core Strategy

SC1 – Sustainable development
SC5 - Achieving good Design

7.0 Comment and Analysis

7.1 The key considerations in the assessment of this application are:

- General Design;
- Impacts on Residential Amenity; and,
- Vehicle Parking.

7.2 General Design

The existing detached garage will be partially demolished to allow for the proposed development and the remaining section of this structure will be retained for domestic use. The scale of the development and the materials being proposed are such that the extensions would be read as part of the existing dwelling. The development would not be obtrusive as part of the streetscene, and would respect the character and appearance of the general locality. Additionally, there are already a number of single-storey and two-storey side extensions located within the immediate area. It is considered therefore that the proposal would not have an adverse visual impact.

7.3 Impacts upon Residential Amenity

The extension will feature windows and doors to the rear elevation and a door to the side elevation. The rear garden of this property is enclosed by a 1.4m high fence and mixed conifer hedging. It is acknowledged that there are levels of mutual overlooking at present from existing rear elevation windows. It is considered that the proposed extension will not significantly worsen the current arrangement. Views from the side elevation door will be obstructed by the 2m high boundary wall and as such direct overlooking of the neighbouring property is prevented.

7.4 The adjoining property (No. 20) benefits from a conservatory to the rear elevation next to which the proposed development will be sited. The proposed extension will inevitably block daylight from the western elevation windows of this structure; however, given the other glazed elevations and roof, it is considered that acceptable levels of daylight will remain. No. 18 Yealand Drive features a number of side elevation windows, a number of these are obscure glazed whilst some are clear. Due to the splayed nature of this property in relation to the development site, an adequate separation distance is maintained. Furthermore, given the existing 2m high boundary wall, it is considered that the introduction of the proposed side extension will not significantly reduce existing daylight levels serving these ground floor side elevation windows.

7.5 Vehicle Parking

The implementation of the proposed side extension will result in the loss of parking space to the side of the dwelling. However, the development incorporates a garage with parking for one vehicle, and as such parking behind the building line can still be achieved. The driveway in front of the dwelling is also capable of providing one parking space. Two vehicle parking spaces for a property of this size is considered acceptable.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 Overall, the proposed extension through its proposed design, scale and materials is seen as an acceptable and coherent form of development that respects the character of the dwelling and its neighbours. The proposed scheme is not seen to result in any detrimental impacts to the residential amenity of the immediate area, whilst acceptable levels of parking provision are retained.

Recommendation

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

1. Standard three year timescale
2. Development in accordance with amended plans

3. Materials to match
4. Retention of boundary wall between driveway

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:

In accordance with the above legislation, the City Council can confirm that it 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 taken 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 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