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| Agenda Item A10 | Committee Date 11 December 2017 | Application Number 17/00983/FUL |
| Application Site Greta Bridge House Cottage Cantsfield Road Cantsfield Carnforth | | Proposal Demolition of existing outbuilding, erection of a replacement two storey side extension and a single storey garage/utility room |
| Name of Applicant Mr Chris Reddy | | Name of Agent Mrs Erica Wright |
| Decision Target Date 8 November 2017 | | Reason For Delay Committee Cycle |
| Case Officer | | Mr Sam Robinson |
| Departure | | No |
| Summary of Recommendation | | Approval |

(i) Procedural Matters

This form of development would normally be dealt with under the Scheme of Delegation. However during the course of the application it was requested by Councillor Peter Williamson by email that the application was presented to the Planning Committee citing that the extension is unsympathetic to the existing house and potential issues of overlooking. The application was also due to be the subject of a Committee Site Visit on 4 December 2017.

1.0 The Site and its Surroundings

- 1.1 Greta Bridge House Cottage is located just outside of Cantsfield, south of Cantsfield Road and adjacent to the River Greta. The site benefits from a generous-sized walled garden to the rear with stables and a detached outbuilding, whilst to the east is a large open space populated by trees which overlooks rural land. The existing cottage is comprised of sandstone walls, a slate roof with timber windows and doors installed throughout.
- 1.2 The site lies next to the larger Greta Bridge House and access is shared between the two properties.
- 1.3 The site is designated as Countryside Area in the Land Allocations DPD which forms part of the emerging Local Plan. The site is also located in Flood Zones 2 and 3.

2.0 The Proposal

- 2.1 The proposal includes the demolition of the existing outbuilding and the erection of a two storey extension to the south east elevation, conversion of the existing stables and the addition of a single storey extension to form a garage/utility room.
- 2.2 The proposed materials are a slate finish to the roof, stone and render patching to the walls with a mix of timber and aluminium windows and doors installed throughout. The extension will create additional living space on the ground floor with bedrooms above whilst the converted stables will accommodate utility rooms and a garage.

3.0 Site History

3.1 A number of relevant planning applications relating to this site have previously been received by the Local Planning Authority. These include:

| Application Number | Proposal | Decision |
|----------------------|--|-----------|
| 13/00346/RENU | Renewal of planning permission 10/00270/FUL for the demolition of store and erection of two storey side and rear extension | Approved |
| 14/00154/FUL | Erection of a two storey dwelling and conversion of existing house to form an attached garage with storage above | Withdrawn |
| 14/00675/FUL | Demolition of existing outbuilding, erection of a replacement two storey side extension and change of use of agricultural land to domestic curtilage to erect a detached garage with associated access | Approved |

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 within the statutory consultation period |
| Conservation Officer | Objection – The proposal would have a negative effect on the significance of the non-designated asset. |

5.0 Neighbour Representations

5.1 One piece of correspondence of objection has been received. The reasons for opposition include the following:

- Size of the development and the impact on the non-designated heritage asset.
- Impact that the proposal would have on the historic association and relationship between Greta Bridge House and Greta Bridge House Cottage.
- Potential for overlooking

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework

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 **56 and 57** – 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

DM33 – Non-Designated Heritage Assets or their Setting
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 in the assessment of this application are:

- General design
- Impacts upon residential amenity
- Impact upon non-designated heritage asset
- Impacts on bats

7.2 General Design

7.2.1 The principle of extending the cottage has already been accepted under the previous application 14/00675/FUL. The only alteration to this application is that the previous application included a change of use of part of an agricultural field opposite the stables to facilitate the erection of the detached garage. The current proposal seeks to erect an attached garage and covered entrance to the south east corner of the site. This change ensures that the development will occur within the domestic curtilage of Greta Bridge House Cottage. The rest of the development remains the same.

7.2.2 The proposed extension is linear in nature with the two-storey element and converted stables extending along the existing garden wall towards the south east of the site. The proposed gable roof for the extension will match the existing and is thought to be an acceptable design whilst large windows are proposed to the front and rear elevations. Stone walls are proposed to the two-storey element which will complement the existing dwelling. The converted stables will retain the existing footprint but will also include a new gable roof.

7.2.3 The addition of a garage to the converted stables is thought to be an improvement on the previous location. The previous location in the agricultural field was a little uncomfortable in terms of siting (whilst not being sufficient to warrant a refusal of permission), whilst the new location is screened well by trees and sits relatively hidden in the context of the site. Whilst the proposal may seem

relatively large, the main two-storey element is exactly the same as the previous application and as such it is thought a refusal would very difficult to uphold at appeal.

7.3 Impacts upon Residential Amenity

7.3.1 Due to the location of the site the only nearby property is Greta Bridge House to the west. There will be a separation distance of approximately 11m from at the nearest point on the south west elevation to the shared boundary wall and a distance of approximately 8m at the closest point between the extension and Greta Bridge House. The existing cottage faces onto Greta Bridge House and is approximately 4.5m away, these distances coupled with existing windows result in levels of overlooking between the two properties.

7.3.2 The two dwellings are separated by an extensive boundary wall with additional fencing on top with trees situated to towards the rear of the property. It is thought that given the reasonable separation distances and existing boundary treatment, the proposal will not result in a significant loss of privacy or have an overbearing impact on Greta Bridge House. Given that the majority of the garage is contained behind the existing wall and the distance to the adjacent property is approximately 34m it is considered that it would not have a detrimental impact on the residential amenity of the neighbouring property.

7.4 Impact upon non-designated heritage asset

7.4.1 The internal arrangements will change as a result of alterations to the use of the rooms. However there are only minor changes to the external fabric of the building, notably a drop in the first floor cill height and minor alterations to the window design on the side and rear elevations. The two storey extension has a smaller element with which helps link the property and provide a clear distinction between old and new. As such the retention of the cottage is seen as a positive proposal.

7.4.2 The Conservation Officer has objected to the proposal believing that it would make the cottage subservient to the larger main house. Whilst these concerns are noted and have been discussed with the officer, given the history of the site and that the principle of extending the cottage has already been approved through previous applications, it is thought that a precedent has been set and a refusal would be difficult to sustain at appeal. As the cottage is not listed and will remain in its existing form, it is concluded that the proposal is deemed acceptable from a heritage point of view.

7.5 Impacts upon bats

7.5.1 Given the nature of the proposed works because of the surrounding woodland and freshwater a bat survey has been carried out. No evidence of bats using the site for roosting was found during the survey. Mitigation measures have been suggested for the development phase and will form the subject of a condition.

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 impact of the development on the residential amenity of the neighbouring property is acceptable given the separation distances and boundary treatments. Whilst the proposed development is relatively large, the principle of extending the cottage by this size has already been agreed. The retention of the cottage is seen as positive aspect and on balance the proposal is thought to be an acceptable form of development.

Recommendation

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

1. Standard 3 year timescale
2. Development to accord with plans
3. Development to be used in conjunction with the main house
4. Garage use restriction

5. Details of windows and doors
6. Protected species mitigation

Article 35. Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, 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