

Agenda Item A16	Committee Date 11 December	Application Number 17/01341/FUL
Application Site Stonehaven Bay Horse Lane Bay Horse Lancaster	Proposal Erection of a two storey side extension and the construction of a rear balcony to form a granny annexe	
Name of Applicant Mr & Mrs Armer	Name of Agent N/A	
Decision Target Date 18 December 2017	Reason For Delay N/A	
Case Officer	Mr Sam Robinson	
Departure	No	
Summary of Recommendation	Approval	

(i) Procedural Matters

This form of development would normally be dealt with the Scheme of Delegation. However as the applicant is related to a member of staff that works for Lancaster City Council the application is to be presented to Planning Committee.

1.0 The Site and its Surroundings

- 1.1 Stonehaven is located on Bay Horse Lane in south Lancaster just north of the A6. The site has gardens to the front and rear with a detached garage to the rear and there is a small stone wall to the rear and side whilst a hedge is located at the front of the property.
- 1.2 To the north of the site is as another domestic property whilst to all the other directions the dwelling overlooks open fields. Access to the property is through a driveway and to the south is a separate access which leads to a detached domestic garage.
- 1.3 The site is designated as Countryside Area in the Land Allocations DPD which forms part of the emerging Local Plan.

2.0 The Proposal

- 2.1 The proposal is for the erection of two storey side extension to the south elevation with a balcony to the rear to form a granny annexe.
- 2.2 The proposed extension will measure approximately 9m at its widest and 10.3m at its longest whilst the chosen materials include natural stone walls, timber and uPVC windows and doors finished with a gable styled clay tiled roof. Access to the site will remain unaltered.

3.0 Site History

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

Application Number	Proposal	Decision
96/01019/CU	Change of use of agricultural land to residential use	Approved
12/00686/FUL	Proposed extension to form additional living accommodation	Approved
14/01286/FUL	Erection of a two storey side extension to form a granny annexe	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
County Highways	No objection subject to a condition requiring the access to the site to be paved for a minimum distance of 5m into the site
Cadent Gas	No comments received within the statutory consultation period

5.0 Neighbour Representations

5.1 No comments received within the statutory consultation period.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework

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

DM28 – Development and Landscape Impact

DM35 – Key Design Principles

6.4 Lancaster District Core Strategy

SC1 – Sustainable Development

SC5 – Achieving Quality in Design

6.5 Saved Lancaster District Local Plan Policies

E4 – Countryside Area

7.0 Comment and Analysis

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

- General design
- Principle of annexe accommodation

7.2 General Design

7.2.1 The principle of extending the bungalow to create the annexe has already been accepted under the previous planning application, 14/01286/FUL. This proposal remains the same as the previous application and with the applicants not commencing works within the three year timescale, they have opted to submit a new planning application for the same scheme.

7.2.2 The proposed extension will face southwards onto open fields with the only nearby dwelling on the north side of the site. As such the development will not have any adverse effects on levels of privacy or daylight levels for nearby occupiers.

7.2.3 The bulk of the extension will be comprised of stone walls, timber windows and finished with a clay tiled roof, all of which will match the existing dwelling. The link extension will feature timber boarding to the front elevation and uPVC doors will be installed to the rear. Overall the choice of materials is acceptable and the addition of a wooden feature to the front will help to create a clear separation from the original dwelling and the extension. The matching materials will complement the overall dwelling and it is considered that the scheme will not result in undue visual impacts on the surrounding countryside area.

7.2.4 In terms of footprint and design the proposal remains the same as the previous application. The roof level is stepped down helping to maintain subservience to the main dwelling. As such the proposal remains acceptable in terms of scale.

7.3 Annexe Accommodation

7.3.1 The proposed internal layout for the annexe remains unchanged from the previous application. The proposal in this instance has two doors to the rear and an internal ground floor door which will connect the existing house with the annexe. Whilst the annexe will contain facilities to support independent living it is not physically separate from the main dwelling and internal access between the two will be maintained. A condition will be imposed to ensure that the use of the annexe will remain as ancillary.

7.3.2 Due to the link between the annexe and main dwelling and existing access to and from the site it would be considered unsuitable to be used or sold off as an independent unit.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 The proposal will not have any adverse impacts on nearby residential amenity and the choice of materials and design will ensure that it complements the existing dwelling and is appropriate for the wider area. Whilst the use of the extension will be conditioned to ensure that it is not used as an independent unit, overall it is considered that the proposal is an acceptable form of development.

Recommendation

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

1. Standard 3 year timescale
2. Development in accordance with approved plans
3. Development to be ancillary to use of main dwelling (i.e. not a separate dwelling).
4. All new external finishes to match existing.

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