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| Agenda Item A5 | Committee Date 8 January 2018 | Application Number 17/01272/FUL |
| Application Site Walnut Cottage Main Street Wray Lancaster | | Proposal Retrospective application for the retention of a detached wood store to the rear |
| Name of Applicant Mr T Huddleston | | Name of Agent N/A |
| Decision Target Date 26 December 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 Joan Jackson that the application was presented to the Planning Committee citing the proposal is having an adverse impact on the amenity of the adjacent property.

1.0 The Site and its Surroundings

- 1.1 Walnut Cottage is a domestic property comprising stone walls, slate roof and timber windows located on Main Street in Wray. Access to the rear of the property is through the access gate to the side which leads onto a rear yard area, which extends towards the south west. A stone boundary wall and fence panels separates Walnut Cottage and the adjacent property Oak Dene whilst fencing panels are located on the southern boundary.
- 1.2 The property is attached to Whinfell whilst the other neighbouring property to the south west is Oakdene, which is located further back from the street than Walnut Cottage.
- 1.3 Walnut Cottage is a Grade II listed building and the site is located in the Wray Conservation Area, the Forest of Bowland Area of Outstanding Natural Beauty and the District's Countryside Area.

2.0 The Proposal

- 2.1 The proposal is a retrospective application for the retention of a detached outbuilding for a wood store to the rear of the property.
- 2.2 The building measures approximately 2.6m at its highest point, lowering to 1.6m at its lowest and measures 7.4m in length. The building is to comprise dark grey tapcoslate (synthetic) tiles to the roof, stone walling to the north and west elevations, black plastic cladding to the south elevation and black aluminium guttering. The front of the building will have no features and remain open.
- 2.3 The proposal includes the raising of the boundary wall on the north elevation from 1m to 1.58m.

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 |
|---------------------------|--|-----------------|
| 07/01015/LB | Application for listed building consent for alteration to windows and doors and erection of a conservatory | Approved |
| 07/01071/FUL | Alterations to windows and doors and erection of a conservatory | 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 | No Objection – The proposal would not have an undue impact on the wider setting of the Conservation Area |

5.0 Neighbour Representations

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

- Installation of utilities
- Inconsistencies in plans
- Size of development and potential use of building

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

Section 7 – Requiring good design

Section 11 – Conserving and enhancing the natural environment

Section 12 – Conserving and enhancing the historic environment

6.2 Local Planning Policy Overview – Current Position

At the 20 December 2017 meeting of its Full Council, the local authority resolved to publish the following 2 Development Plan Documents (DPD) for submission to the Planning Inspectorate:

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

This enables progress to be made on the preparation of a Local Plan for the Lancaster District. The DPDs will be published in February, after which there will be a 6 week period for representations prior to the submission of the documents to the Planning Inspectorate for independent Examination. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in late 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 2017, 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
DM30 – Development Affecting Listed Buildings
DM31 – Development Affecting Conservation Areas
DM32 – The Setting of Designated Heritage Assets
DM35 – Key Design Principles

6.4 Lancaster District Core Strategy

SC1 – Sustainable Development
SC5 – Achieving Quality Design

7.0 Comment and Analysis

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

- General design
- Impacts upon residential amenity
- Impacts upon Conservation Area
- Impacts upon Listed building
- Impacts upon AONB

7.2 General Design

7.2.1 The proposal is for a retrospective application for the retention of a log store following on from a formal enforcement investigation. The building is located towards the rear of the property between the boundaries of the adjacent properties.

7.2.2 The walls will feature stone to the north and south west which is thought to be an acceptable choice and will match the existing boundary treatments. The wall will sit behind the existing fence panels to the north whilst to the south west the wall will be screened by vegetation. The proposed southern wall comprises black plastic cladding, which will largely be screened by the vegetation of the neighbouring property limiting the visibility of this elevation. As such it is well contained within the domestic curtilage of Walnut Cottage. The Conservation Officer initially raised concerns over the choice of materials to the southern elevation wall and after conversing with the applicant they agreed to substitute it to match the existing stone walls.

7.2.3 Concerns were also raised with the applicant over the choice of metal cladding to the roof due to the visual impact that the proposal could have when viewed from the neighbouring property, Oakdene. Furthermore, the material is thought to be more commonplace on agricultural or industrial units and unsuitable for a domestic property within a Conservation Area. The material was changed to tapcoslate roof tiles finished in dark grey, which will give the effect of a slate roof finish and as such is considered to be a more appropriate and acceptable choice.

7.3 Impacts upon Residential Amenity

7.3.1 The outbuilding is close to the property Oakdene, approximately 1.2m at its nearest point and approximately 3m from the nearest window. The building features a shallow pitched roof which when viewed from Oakdene, will measure at approximately 1.6m high raising up to 2.6m. The shallow pitch of the roof means there will be limited impact on the light levels for the residents at Oakdene and the small projection from the southern elevation of Oakdene will limit the viewing of the log store in its entirety when viewed from inside the property. Furthermore given the limited height, shallow pitch of the roof and the change to a more aesthetically pleasing roof material the proposal is considered to not have an overbearing impact on Oakdene. The impact on the other adjacent property, Whinfell, is restricted due to the separation distance between the proposal and the main house (approximately 20m) and the boundary trees and hedges, which largely screen the development.

7.3.2 Concerns were raised from the residents of Oakdene regarding the installation of pipes (which occurred in 2016) between the house and the outbuilding, but this is not a planning matter for consideration. Further concerns were raised regarding the size and use of the building. Whilst the building is large for a log store, the choice of design and materials ensures that it is not an overbearing structure. To address concerns over the use, this can be conditioned so that its use remains ancillary to main property, Walnut Cottage.

7.4 Impacts upon Conservation Area

7.4.1 The proposal is located to the rear of the property and as such visually contained by the properties on Main Street. As it will not be visible from the wider Conservation Area it will preserve the designated area's setting in line with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Conservation Officer raises no concerns, subject to the finish of the southern elevation wall.

7.5 Impacts upon Listed Buildings

7.5.1 The proposal is located approximately 20m away from the nearest listed building, Walnut Cottage. Due to the separation distance, choice of materials and containment within the site, there is thought to be no undue impact on the setting of the listed building. Again this is compliant with the aforementioned 1990 Act.

7.6 Impacts upon the AONB

7.6.1 Paragraph 115 of the NPPF states that great weight should be given to conserving landscape in Areas of Outstanding Natural Beauty (AONB). As the proposal is a householder application contained within the domestic curtilage of Walnut Cottage it is considered that the proposal will not have an adverse impact upon the landscape character of the AONB.

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, Oakdene is acceptable given the shallow pitch of the roof, the limited height of the structure and choice of materials. Whilst the proposal could be considered large for a log store, it is well contained within the application site which limit its impact on neighbouring properties, the Conservation Area, the listed building and the AONB. Therefore it is considered to be an acceptable form of development.

Recommendation

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

1. Development to accord with approved plans
2. Development to be used in conjunction with the main house and in particular no commercial use shall take place within it

3. The wall to the southern elevation to be finished in stone to match the existing walls on the north and south-west elevations

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