

Agenda Item A9	Committee Date 4 June 2018	Application Number 18/00468/FUL
Application Site 61 Gloucester Avenue Lancaster Lancashire LA1 4EF		Proposal Erection of a single storey side and rear extension
Name of Applicant Mr & Mrs Nicholas Wilkinson		Name of Agent Mr Steve Donnelly
Decision Target Date 12 June 2018		Reason For Delay N/A
Case Officer		Mr Sam Robinson
Departure		No
Summary of Recommendation		Approval

Procedural Matters

This form of development would normally be dealt with under the Scheme of Delegation. However, as the applicant is a City Councillor, and as such the application must be determined by the Planning Committee.

1.0 The Site and its Surroundings

- 1.1 61 Gloucester Avenue is a two storey detached property located in south Lancaster close to Scotforth Road. The building comprises a mix of white wet dash rendered walls underneath a dark blue/grey slate roof with white uPVC windows and doors installed throughout. The site has a large garden to the rear measuring 240m² with 2m to 3m high conifer hedges to the southern and western boundary and a detached garage located on the eastern boundary.
- 1.2 The immediate area is residential in nature with other domestic properties surrounding the site. Access to the property is via a driveway to the side which leads to the detached garage and rear garden.

2.0 The Proposal

- 2.1 The proposal is for a single storey side and rear extension which will form a dining room and kitchen. The proposed extension will measure approximately 4.3m in depth and 7.75m in width with differing heights of 3m and 3.2m due to land levels. Chosen materials include white wet dash rendered walls topped with a dark grey GRP flat roof with finished with white uPVC windows and doors. Access to the site and boundary treatments remain unaffected.

3.0 Site History

- 3.1 The application site has no relevant planning history.

4.0 Consultation Responses

4.1 No statutory and non-statutory consultees were consulted as part of this application.

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

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

Paragraph **56 and 57** – Requiring Good Design

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 were published on the 9 February for an 8 week consultation in preparation for submission 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

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 on residential amenity

7.2 General Design

7.2.1 As referenced earlier, the materials will largely match the existing dwelling and the works will be contained towards the rear of the site. A small proportion of the extension will be visible from the front elevation as it projects 1m from the side (western) elevation. However, it is set back about 6.4m from the front elevation and screened effectively by the existing vegetation on site so only passing views are afforded.

7.2.2 The proposed extension will utilise the footprint of the existing conservatory so the form of development is already in situ. The proposed extension will be slightly larger than existing but the matching materials and typical design will complement the host dwelling. As such it is considered that the scheme will not have an adverse impact on the visual amenity of the wider area and is acceptable from a design point of view.

7.3 Impacts on Residential Amenity

7.3.1 The proposal includes openings to all elevations with the main large doors located on the rear (south) elevation overlooking the applicant's own garden. The western elevation features one window with the western boundary and a detached garage beyond providing excellent screening between no.61 and 1 Devon Place. The eastern elevation includes a porch area with a door and window and whilst this faces towards the driveway and ground floor window at 59 Gloucester Avenue, a porch is not classed as a habitable room and would not be used as a primary viewing location. As such it is considered that the proposal would not have an adverse impact on privacy levels for nearby residential properties.

7.3.2 In terms of impact on light, the modest projection and height of the proposal, separation distances between properties and existing boundary treatments will ensure that light levels are maintained at acceptable standards for adjacent properties.

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 an adverse impact on nearby residential amenity whilst the choice of design and materials will ensure that it complements the existing dwelling.

Recommendation

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

1. Standard 3 year timescale
2. Development in accordance with plans

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