

Agenda Item A5	Committee Date 23 July 2018	Application Number 18/00615/FUL
Application Site Old Coach House Cantsfield Road Cantsfield Carnforth	Proposal Demolition of single storey rear extension, insertion of opening to rear of garage and erection of retaining walls to form access to rear, erection of single storey detached garage with attached workshop	
Name of Applicant Mrs Diana Sharratt	Name of Agent Mrs Erica Wright	
Decision Target Date 9 July 2018	Reason For Delay Committee Cycle	
Case Officer	Mrs Kim Ireland	
Departure	No	
Summary of Recommendation	Approval	

(i) Procedural Matters

The proposed development would normally fall within the scheme of delegation. However, Councillor Williamson has requested that the application be referred to the Planning Committee for a decision on the grounds of the proposed materials and the impact upon the Conservation Area, specifically relating to the surrounding trees.

1.0 The Site and its Surroundings

- 1.1 The property which forms the subject of this application relates to a two storey mid terrace property with an integral garage, which is located on Cantsfield Road in Cantsfield. The terrace has been formed from a converted barn, which is divided into three properties - Old Coach House, Yew Trees and Barn House that are all curtilage Listed as they formed part of the Grade II Listed Cantsfield House. Old Coach House and Yew Trees share an access to the north east of the properties that leads to a shared courtyard to the east of the properties. Old Coach House has an extensive garden to the west of the property with an L shaped dog-leg to the north.
- 1.2 The site is allocated as a countryside area and is situated within Cantsfield Conservation Area.

2.0 The Proposal

- 2.1 The application proposes the demolition of the single storey rear extension, insertion of an opening to the rear of the garage and erection of retaining walls to form an access to the rear, and erection of a single storey detached garage with attached workshop.
- 2.2 The proposed single storey detached garage with attached workshop is to be sited to the west of Old Coach House. It will be 10.6m in length, 6.3m in width with a gable roof that is 4.3m above ground level. The materials proposed are reclaimed local stone to the east and south elevations, smooth render to the west and north elevations, a natural slate roof, painted timber windows and doors, and vertical timber boarded garage doors.

- 2.3 The proposed garage with attached workshop will be accessed via the courtyard, located to the south east of Old Coach House. There will be new windows and doors installed to the south, east and north elevations. To facilitate the access the existing integral garage will be opened up by inserting an opening to the rear of the garage and removing the existing garage doors. Demolishing the existing single storey rear extension and erecting retaining walls will form the access to the rear. The retaining walls will be finished in reclaimed local stone.
- 2.4 The proposed internal and external works to the property including the raising of the floor level to part of the first floor, relocation of staircase, insertion and removal of walls, and alterations to and insertions of the windows and doors have been previously approved under 18/00359/LB.

3.0 Site History

- 3.1 The most recent planning application and listed building application were granted consent this year for a larger scheme. This included the erection of a two storey detached garage with ancillary accommodation. This has been omitted from the pending submission and replaced with a single storey detached garage with attached workshop.

Application Number	Proposal	Decision
18/00217/FUL	Demolition of existing single storey rear extension, insertion of opening to rear of garage and erection of retaining walls to form access to rear and erection of a 2 storey detached garage with ancillary accommodation	Permitted
18/00359/LB	Listed building application for the demolition of existing single storey rear extension, insertion of opening to rear of garage and erection of retaining walls to form access to rear, insertion of new windows and doors, including new openings; and internal alterations including raising the floor level to part of the first floor, relocation of staircase, and insertion and removal of walls	Permitted

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 during the statutory consultation period.
Conservation Officer	No objections , subject to a number of conditions to be applied to the decision.

5.0 Neighbour Representations

- 5.1 Five pieces of correspondence objecting to the application have been received. The reasons for opposition include the following:
- The scale of the garage is inappropriate;
 - The materials are not in keeping with the Conservation Area;
 - The glazed screens to the front of the property and the proposed windows to the rear of the property are unsatisfactory and impinge upon the privacy of the neighbouring property; and
 - Development to the rear of the existing property is not appropriate in a Conservation Area and it has not been demonstrated that there is a need for the proposal.

6.0 Principal National and Development Plan Policies

- 6.1 National Planning Policy Framework (NPPF)

Paragraph 17 - 12 Core Principles
Paragraphs 67 and 68 – 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

DM22 – Vehicle Parking Provision
DM28 – Development & Landscape Impact
DM29 – Protection of Trees, Hedgerows & Woodland
DM30 – Development affecting Listed buildings
DM31 – Development affecting Conservation Areas
DM32 – The Setting of Designated Heritage Assets
DM35 – Key Design Principles

7.0 Comment and Analysis

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

- General Design and Impact upon the Heritage Asset
- Impacts upon residential amenity

7.2 General Design and Impact upon the Heritage Asset

7.2.1 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed building, a Conservation Area or their setting, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the heritage asset or its setting. This is reiterated by policies DM31 and DM32.

7.2.2 The proposed development has been designed to reflect that of the existing dwelling, particularly in terms of the material palette and therefore the proposed appearance is not considered to be out of character with the surrounding properties. Whilst the proposed works to the existing integral garage will change the appearance of the dwelling, the dwelling is set back from Cantsfield Road and therefore will not result in any adverse visual impacts when viewed from within the street scene and the wider Conservation Area.

7.2.3 The proposed internal works and installation of new windows and doors are thought to have a neutral impact on the designated heritage asset and enable the internal spaces to be better utilised. During the conversion of the barns inappropriate materials and finishes were used. The demolition of the existing single storey rear extension, the opening up of the integral garage, including installation of a new front door and replacing the existing main door and bay window with glazed screening, are thought to be an improvement on the existing dwelling. Furthermore the materials that are proposed to be used are more in keeping with a traditional barn. The location, scale, design and materials of the detached garage is considered to be appropriate in its setting and the driveway and retaining walls are thought to be minor alterations to the existing landscape and will help facilitate the removal of parked cars from the front of the property which currently detracts from the setting of the designated heritage assets. The Conservation Officer has requested further details to be submitted in relation to materials, and it has been agreed with the agent that these details can be conditioned as part of the decision. They will be agreed via a pre-commencement condition, as these details will need to be agreed before the works commence to ensure that the local planning authority is satisfied with the details provided.

7.2.4 The proposed scheme seeks to undertake a series of works to the property in order for the current owner to better utilise the current internal space and provide a detached double garage with attached workshop and parking area. The proposed works are thought to renovate the property and in some parts enhance, including the removal and replacement of inappropriate materials and finishes. It is considered that the proposed partial demolition to the existing garage and changes to the setting of the curtilage Listed building will cause less than substantial harm to the designated heritage asset, but this harm will be mitigated by the enhancements to the dwelling and the setting of the Conservation Area.

7.3 Impacts upon residential amenity

7.3.1 The existing window and front door to the north elevation of the property are proposed to be replaced with a glazed screen. This is to facilitate a larger second bedroom to the first floor and convert the hall to a further bedroom to the ground floor. The front door is to be relocated to the existing integral garage that is proposed to be opened up. The proposed glazed screening will look out onto the courtyard located to the front of the properties, Old Coach House and Yew Trees. The glazed screening will be located 4.3m away from windows located to the ground and first floor of the neighbouring property Yew Trees. However, the proposed glazed screening does not look directly into the neighbouring properties windows and therefore they are not thought to have a detrimental impact upon the residential amenity of either property. Furthermore, it should be noted that this glazed screen was consented earlier this year under planning permission 18/00217/FUL.

7.3.2 The proposed garage is not thought to have a detrimental impact upon the residential amenities of the neighbouring properties. This is due to screening from existing hedges that are sited along the boundaries of the rear garden and the detached garage with an attached workshop is proposed to be sited 17m away from the nearest property of Hall Bank, 32m away from the adjoining property of Yew Trees and 38m away from the property of Cantsfield House. Furthermore, a number of conditions are proposed to be attached to the decision. These include a requirement to retain the hedgerow and trees, and to impose a control of the use of the detached garage, so it shall be retained solely for the housing of private motor vehicles or storage associated with the main dwelling.

7.3.3 The remaining proposed works are not thought to have an impact upon residential amenities, as they involve demolishing the single storey rear extension, insertion of opening to the rear of the existing integral garage and erection of retaining walls to form access to the rear.

8.0 Planning Obligations

8.1 Given the nature of the proposal there are no requirements for a legal obligation.

9.0 Conclusions

9.1 In conclusion, the proposed works have been designed and are thought to reflect that of the existing dwelling. The proposed development will better utilise the current internal space and provide a detached double garage with attached workshop and parking area. The proposed works are thought to renovate the property and in some parts enhance it. The proposed works are not thought to have a detrimental impact to residential amenities. This is due to the proposed garage being set a good

distance away from the properties Hall Bank, Yew Trees and Cantsfield House. The proposed glazed screening does not directly looking into the neighbouring property of Yew Trees and the remaining proposed works do not have a detrimental impact upon residential amenities.

Recommendation

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

1. Standard 3 year timescale
2. Development to accord to approved plans
3. Sample of materials are to be submitted before any works takes place
4. Retain existing trees and hedges
5. The use of garage restricted

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:

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 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 officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary

Background Papers

None