

Agenda Item A13	Committee Date 23 July 2018	Application Number 18/00756/VCN
Application Site Former Ridge Hotel Site 10 Patterdale Road Lancaster Lancashire		Proposal Erection of two 2-storey buildings comprising of 16 one-bed affordable flats (C3) with associated parking and landscaping (pursuant to the variation of condition 2 on planning permission 17/01572/FUL to alter the finished site and floor levels)
Name of Applicant TGP		Name of Agent HPA
Decision Target Date 17 September 2018		Reason For Delay None
Case Officer		Mrs Eleanor Fawcett
Departure		No
Summary of Recommendation		Approval

(i) Procedural Matters

The original application for the proposed development was not reported to the Planning Committee as it is a relatively small scale major development and no objections were received. However, the current application has received an objection and, in accordance with the scheme of delegation, it is therefore required to be reported to the Planning Committee.

1.0 The Site and its Surroundings

1.1 The site relates to a vacant piece of land which is located on the corner of Firbank Road and Patterdale Road, to the northeast of the centre of Lancaster. It currently comprises a mix of grass and hardstanding, however there was previously a building on this site, the Ridge Hotel, which was demolished several years ago. There are two existing access points from Firbank Road, and part of the site is currently used for the parking of vehicles. There is a change in levels across the site, with it being higher to the east, and also higher than the road level on Patterdale Road.

1.2 The site is in a predominantly residential area, with rows of mainly two storey terraced properties to the west and south, on the opposite side of the highway. To the north is a row of bungalows whose rear gardens abut the site. Adjacent to the eastern boundary is a footpath, beyond which is the playing field to the Ridge Primary School and Firbank Children's Centre.

2.0 The Proposal

2.1 Planning permission was granted earlier in the year for the erection of 2 two-storey buildings, each comprising eight one-bedroom flats for affordable occupancy. These will front onto Firbank Road and be set back from the highway with parking served from two access points at the front. Separate gardens are proposed at the rear for the ground floor units, and shared bin and cycle storage will be provided. The current application proposes the variation of condition 2 on the original consent which relates to the approved plans. The proposed amendments relate to finished floor and site levels of part of the development in order to better respond to the existing site levels. Block A, which is closest to Patterdale Road, will have a slightly lower floor level than approved (reduced by 0.2 and 0.27

metres) and Block B will have a higher level than approved (increased by 0.975 and 0.9 metres). The site levels will also change to respond to the alteration to the floor levels.

3.0 Site History

3.1 The relevant site history is set out below:

Application Number	Proposal	Decision
17/01572/FUL	Erection of two 2-storey buildings comprising of 16 one-bed affordable flats (C3) with associated parking and landscaping	Approved
17/01138/PREMTG	Follow up meeting for level 2 advice 16/01492/PRETWO	Advice provided
16/01492/PRETWO	Erection of 6 dwellings with associated parking and landscaping	Advice provided
07/01721/OUT	- Outline application for demolition of existing public house; erection of 6 semi-detached, three bedroom dwellings with associated access, parking and gardens and provision of altered access to Firbank Road	Approved

4.0 Consultation Responses

4.1 The following responses have been received from statutory and non-statutory consultees:

Consultee	Response
County Highways	No adverse comments to make.
Environmental Health	No response received to date.
County Schools Planning Team	No response received to date.
Lead Local Flood Authority	No response received to date.
United Utilities	No response received to date.
Canal and Rivers Trust	No comment to make.
Lancashire Constabulary	No response received to date.
Lancashire Fire and Rescue Service	It should be ensured that the scheme fully meets all the requirements of Building Regulations Approved Document B, Part B5 'Access and facilities for the Fire Service'.

5.0 Neighbour Representations

5.1 1 piece of correspondence has been received which raises an objection to the application and the following concerns:

- Will appear overcrowded with 16 flats over two storeys;
- Increase in anti-social behaviour; and
- The street cannot accommodate additional traffic and visitor parking.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraphs 7, 14 and 17 – Sustainable Development and Core Principles
Paragraphs 49 and 50 – Delivering Housing
Paragraphs 56, 58 and 60 – 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 Lancaster District Core Strategy (adopted July 2008)

SC1 – Sustainable Development
SC5 – Achieving Quality in Design

6.4 Development Management Development Plan Document (adopted July 2014)

DM35 – Key Design Principles
DM41 – New Residential Dwellings

7.0 Comment and Analysis

7.1 The main issues to be considered in the determination of this application are:

- Impact on the character and appearance of the area
- Impact on residential amenity

7.2 Impact on the character and appearance of the area

7.2.1 The alterations to the levels will result in less excavation at the eastern end of the site, but will require some increase in levels in the centre. The appearance of the development will change in that there will be a greater difference between the ridge heights of the two separate blocks than the original scheme, which had a more gradual step change across the two buildings. The existing development on Patterdale Road, which faces towards the site, rises in height to the east, following the gradient of the road. As such, it is considered that the development will relate well to its surroundings, will not have a detriment impact on the character or appearance of the area, and will probably respond better to the difference in levels across the site, avoiding the need for a large retaining wall at the eastern end.

7.3 Impact on residential amenity

7.3.1 The site is at a higher level than Patterdale Road, which is raised from the ground floor level of the dwellings fronting this to the west. The western gable will face towards two properties, one is two storey and one is a bungalow and will be separated from these properties by approximately 22 metres. The building closest to Patterdale Road will be lowered slightly from the approved scheme. As such, it is considered that there will not be a detrimental impact on the amenities of the occupiers of this properties, and there will likely be a slight improvement from the consented development.

- 7.3.2 The main part of the proposed buildings will be approx. 27 metres from the front wall of the existing dwellings to the south, which front onto Patterdale Road. As set out above, these also follow the gradient of the road and, whilst part of the development will be higher than the dwellings opposite, it is considered that this will not have a detrimental impact on the amenities of these properties. They will also be a similar distance to the rear wall of the bungalows to the north, however, they will be much closer to their gardens. At the eastern part of the site, the current ground level is similar to that at these adjacent properties. As such, the increase in level of the building, which will still mostly be lower than the existing ground level, will not result in any increased overlooking or an overbearing impact. There is a section where the ground level will be raised, but the boundary treatment will be at the garden level to ensure privacy between the gardens and it is considered that, given the separation distance, the properties will still be afforded sufficient amenity and privacy.

8.0 Planning Obligations

- 8.1 There are no planning obligations to consider in relation to this proposal.

9.0 Conclusions

- 9.1 The alterations to the approved affordable housing scheme, to amend the finished floor and ground levels, are considered to be in keeping with the character and appearance of the streetscene and will not result in a detrimental impact to the amenities of the neighbouring properties.

Recommendation

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

1. Standard 3 year timescale
2. In accordance with plans
3. Watching brief for contamination
4. In accordance with construction management plan
5. Implement drainage system
6. Development in accordance with External Materials Schedule
7. Provision of access, parking and turning facilities
8. Provision of bin and cycle storage
9. Windows in the side elevations of flats 7, 8, 9 and 10 to be fitted with fixed obscure glazing only
10. The development in accordance with the Affordable Housing Statement
11. Implement landscaping scheme

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 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