

Agenda Item	A6
Application Number	23/01449/FUL
Proposal	Erection of a detached rear garage
Application site	Malvern House Main Street Wray Lancaster
Applicant	Mrs Hannah Walling
Agent	Mr Richard Mews
Case Officer	Ms Charlotte Hutton
Departure	No
Summary of Recommendation	Approval, subject to conditions

(i) **Procedural Matters**

This form of development would normally be dealt with via the scheme of delegation however, the applicants are directly related to an employee of Lancaster City Council and therefore, the application is required to be determined by the Planning Regulatory Committee.

1.0 Application Site and Setting

- 1.1 Malvern house is part of a row of terraced properties, the property dates to the early 19th century which is constructed of sandstone rubble with stone slate roof and timber windows.
- 1.2 The property site benefits from private amenity space and off-street parking located to the rear.
- 1.3 The property is grade II listed and within Melling conservation area. The property is adjacent to Greystones cottages which is a group designation of grade II listed properties which covers numbers 1, 2, 3 and Greystone Cottage. The site also lies within Forrest of Bowland natural landscape (previously AONB).

2.0 Proposal

- 2.1 This application seeks consent for the erection of a detached garage measuring approximately 6.2m in depth and has a proposed width of 3.2m with a pitched roof with a maximum height of 3.3m. The proposed garage comprises of stone-faced walls, under a Spanish slate roof and painted timber doors.
- 2.2 Although the proposed application forms also indicate that new windows are to be installed to the rear, for clarity, these works do not require full planning consent and are included in the listed

building consent application that has accompanied this FUL submission.

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
23/01450/LB	Listed Building consent for the erection of a detached garage to the rear and installation of replacement windows	Pending consideration
09/00495/LB	Listed Building application for works to front elevation comprising infilling of two door openings with stonework, raising lintel of adjacent door, works to rear elevation infilling door with a window and providing door to adjacent opening, forming new window to bathroom and internal works to remove wall at ground floor and form entrance hall and utility room from former stores	Approved
07/00070/LB	Listed building application for the installation of a satellite dish to rear	Approved

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No response
Conservation	Objection – subject to amendments
Forrest of Bowland	No response
Mineral Safeguarding	No response
County highways	No objection

4.2 No responses have been received from members of the public.

5.0 Analysis

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

- Design and streetscene impact
- Residential amenity
- Heritage
- Natural Landscape (previously AONB)
- Highway matters

5.2 **Design and streetscene impact** (NPPF paragraphs 126, 130 and 134 and policy DM29 of the Development Management DPD)

5.2.1 Good design is expected by policy DM29 which states that new development should ‘contribute positively to the identity and character of the area through good design, having regard to local distinctiveness, appropriate siting, layout, palate of materials, separation distances, orientation and scale.’

5.2.2 The proposed garage is sited at the rear of the application property and cannot be seen from the

street scene. The proposed materials are in keeping with the existing dwelling and surrounding area and the scale and massing of the proposal are considered to appear subservient to the host dwelling and the neighbouring buildings. As such, the proposed scale, built form, massing and detailing are considered to be acceptable and do not raise any concerns in terms of visual appearance.

5.3 **Residential amenity** (NPPF paragraphs 126, 130 and 134 and policy DM29 of the Development Management DPD)

5.3.1 Policy DM29 requires all new development to 'ensure there is no significant detrimental impact to amenity in relation to overshadowing, visual amenity, privacy, overlooking, massing and pollution.'

5.3.2 The proposed garage is surrounded by high boundary treatments and is not considered to be overbearing to the adjacent occupiers when inside or outside of their respective properties. The proposed garage is set within an enclosed part of the site and it is considered unlikely to result in any significant changes in existing light and outlook levels.

5.3.3 The proposed garage does not include any windows and, therefore, it is not considered that the proposal will raise concerns with regards to privacy/ overlooking.

5.4 **Heritage** (NPPF Section 16; Policy DM37 of the Development Management DPD)

5.4.1 In accordance with the Planning (Listed Building and Conservation Areas) Act 1990, when considering any application that affects a Listed Building, 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 the heritage policies of the Local Plan.

5.4.2 The Conservation Officer raised no objection to the principle of the scheme but raised concerns over the proposed rendered finish to the rear and side elevations and Spanish slate roof covering. Amended plans have since been received for all walls to be constructed out of stone and the roof coverings to be a natural slate.

5.4.3 The amended plans are seen to be in keeping with the character of the listed building and will be well screened from the street scene. In terms of the level of harm to the setting and significance of the heritage asset, the proposal is considered to constitute 'less than substantial harm'. Although there are no public benefits to outweigh the minimal visual harm to the listed building's setting, the minor visual harm is not considered to be unacceptable in terms of assessment against the relevant heritage sections of the NPPF. Overall, the proposed works are thought to be in keeping with the existing dwelling and are not out of character with the setting and appearance of the listed building and the surrounding area.

5.5 **Natural landscape** (NPPF Section 15; Policy DM46 of the Development Management DPD)

5.5.1 Policy DM46 states 'Development proposals should, through their siting, scale, massing, materials, landscaping, vernacular style and design seek to contribute positively to the conservation and enhancement of the protected landscape and its setting.'

5.5.2 In terms of design and appearance, the overall scale and massing is considered to appear subservient to the host dwelling, finished appropriately to match the host dwelling. It is considered the developments will not result in a negative impact upon the visual amenity of the wider natural landscape. Overall, the proposal is not considered to result in harm to the visual amenity of the host dwelling, or of the visual amenity of the surrounding Natural Landscape (formerly known as AONB's).

5.5.3 In terms of screening under the Environmental Impact Assessment Regulations, the type of the development proposed falls outside Schedule 1 and the scale of the development proposed falls below the thresholds within Schedule 2. Although located within a designated sensitive area (Natural Landscape), the development is a small-scale proposal and there would be no likely significant environmental impacts in terms of noise, waste, contamination, flooding, archaeology, heritage,

ecology or landscape. Therefore, an Environmental Statement is not required.

5.6.1 **Highway matters** (NPPF Section 09; Policy DM62 of the Development Management DPD)

5.6.2 Policy DM62 states 'Where garage provision is to be provided, these should be of a sufficient size to be genuinely used by a car and should include an internal space of at least 6 metres long by 3 metres wide.'

5.6.3 The proposal complies with the above measurements required and County highways stated they do not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity, or amenity in the immediate vicinity of the site.

6.0 Conclusion and Planning Balance

6.1 The proposal will provide additional garage space to an existing dwellinghouse with no adverse impacts upon the visual amenity of the original property/ wider street scene or the wider residential amenity of neighbouring properties. Although there are no public benefits to the proposal, the proposal is considered to have a minimal impact upon the setting and appearance of the wider Conservation Area and the listed buildings and constitutes 'less than substantial harm', which is not considered to be unacceptable. As such, the proposal is seen to comply with the relevant local and national policies and is therefore recommended for approval.

Recommendation

That Listed Building Consent **BE GRANTED** subject to the following conditions:

Condition no.	Description	Type
1	Timescales	Standard
2	Development to accord with plans	Standard
3	Samples	Control

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with Article 35 of the above Order, your decision notice contains reasons for the imposition of planning conditions (where planning conditions are imposed), and in the case of each pre-commencement condition, a justification for the pre-commencement nature of the condition(s).

Lancaster City Council has made the decision 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 decision 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 Planning Documents/ Guidance.

Background Papers

None