

<b>Agenda Item</b>	A9
<b>Application Number</b>	21/00114/FUL
<b>Proposal</b>	Erection of a single storey rear and side extension
<b>Application site</b>	4 & 6 Hall Drive, Caton, Lancaster, Lancashire
<b>Applicant</b>	Mrs Alison McGurk
<b>Agent</b>	Mr Richard Alston
<b>Case Officer</b>	Mr Patrick Hopwood
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval but delegated back to the Head of Planning and Place to allow the consultation period to expire

**(i) Procedural Matters**

At the point of submitting the application, the applicant was employed by Lancaster City Council. Therefore, in accordance with the Council's Scheme of Delegation, the application must be determined by the Planning Regulatory Committee.

**1.0 Application Site and Setting**

- 1.1 The properties which form the subject of this application are a pair of semi-detached bungalows, located on Hall Drive, Caton.
- 1.2 The dwellings comprised a pebbledashed exterior under a tiled roof with white UPVC windows throughout. A dormer extension clad in brown boarding spans the rear roofslope of both properties.
- 1.3 Both properties feature driveway parking to the front and side, and large garden areas to the rear. A mature oak protected by Tree Preservation Order 217(1993) occupies the southernmost corner of the rear garden at 4 Hall Drive. Boundary treatments are largely comprised of timber panel fencing.
- 1.4 The properties lie within the Forest of Bowland Area of Outstanding Natural Beauty.

**2.0 Proposal**

- 2.1 This application seeks consent for the erection of a single storey rear extension across both properties. The proposed rear extension will project beyond the existing side elevation of each property. The extension on 4 Hall Drive will include a garage linked by a canopy. The existing garage at 4 Hall Drive and existing rear extensions on both properties will be removed to facilitate the proposal.
- 2.2 The extension on 4 Hall Drive measures approximately 4.6m in depth and 6.4m in width, with the garage measuring approximately 4.1m in width and 6.5m in depth. The extension on 6 Hall Drive

measures approximately 4.6m in depth (where adjacent to 4 Hall Drive) with a maximum depth of 7.5m, and a maximum width of 12.8m. Both extensions measure approximately 2.9m in height.

2.3 Walls will be finished in a combination of dark grey or black vertical timber cladding, lighter horizontal timber cladding and white silicone render. Windows and doors will be black or dark grey UPVC and the roof will be a single ply membrane flat roof.

### 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
1/78/1448	Renewal for demolition of garage extn to dining annexe kitchen (4 Hall Drive)	Approved
96/00601/FUL	Demolition of existing garage and erection of new garage and detached single storey building for use as a hobby room. (6 Hall Drive)	Approved
99/00328/FUL	Construction of dormer windows to rear (6 Hall Drive)	Approved
99/00329/FUL	Construction of dormer windows to the rear (4 Hall Drive)	Approved
04/00378/FUL	Demolition of existing conservatory to rear and erection of replacement conservatory (4 Hall Drive)	Approved

### 4.0 Consultation Responses

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

Consultee	Response
Caton Parish Council	No response received
Arboricultural Officer	No objection

4.2 Three letters of support were received from members of the public.

### 5.0 Analysis

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

- Design and Landscape Impact
- Residential Amenity
- Trees and Protected Species

5.2 Design and Landscape Impact (Policies DM29 & DM46 of the Development Management DPD, Policies EN 2 & EN3 of the Strategic Policies and Land Allocations DPD EN2 and EN3 and NPPF paragraphs 124, 127, 130 & 172)

5.2.1 The applicant has opted for a contemporary design and palette of materials. The local planning authority's Householder Design Guide recognises that contemporary design can add to the richness and interest of an area and it is welcomed where it complements the host dwelling and local context. There will be no adverse impact to the street scene and the design of the proposal is considered acceptable.

5.2.2 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 (an Area of Outstanding Natural Beauty), 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.

5.3 Residential Amenity (Policy DM29 of the Development Management DPD and NPPF paragraphs 124, 127 & 130)

5.3.1 As a result of the existing boundary treatments, views from the extensions will be restricted to the applicants' own gardens. Therefore it is considered that the proposal raises no privacy or overlooking issues. Furthermore, the scale and massing of the proposed single storey extensions are proportionate to the existing dwellings and the 45 degree rule is not breached. As such, daylight and sunlight levels are unlikely to be adversely affected. An appropriate amount of private garden space is retained.

5.4 Trees and Protected Species (Policies DM44 & DM45 of the Development Management DPD and NPPF paragraphs 170, 174 & 175)

5.4.1 An Arboricultural Implications Assessment (AIA) was submitted with the application. This found that the extension will not encroach upon the root protection area of the protected oak tree. The report includes recommendations including tree protection during construction phase. This can be conditioned. The Arboricultural Officer raised no objection.

5.4.2 The application involves works to a roof and is close to a beck, so a bat survey was undertaken. A daytime building inspection survey, desk study and data search were carried out. No indications of use of the site by bats was found during the survey, although the surrounding habitat offered moderate foraging potential. It was the professional ecologist's opinion that the risk to bats in the building will remain low and no additional survey work will be required. A Protected Species Mitigation Licence for bats will not be required, although as a precautionary approach a mitigation strategy has been prepared and should be followed in order to ensure that the welfare of the local bat population is maintained during, and following the works. The mitigation measures can be included in a suitably worded condition appended to the decision notice.

## **6.0 Conclusion and Planning Balance**

6.1 For the reasons outlined above, the proposal is considered to comply with the relevant local and national policies and as such is recommended for approval.

### **Recommendation**

That Planning Permission **BE GRANTED** in principle subject to the following conditions, but the application be delegated back to the Head of Planning and Place to allow the consultation period to expire:

Condition no.	Description	Type
1	Standard planning permission timescale	Control
2	Development in accordance with approved plans	Control
3	Materials – colours to be agreed	Prior to installation
4	Implementation of approved Arboricultural Implications Assessment	Control
5	Protected species mitigation measures	Control

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

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 Planning Documents/ Guidance.

### **Background Papers**

None