

Agenda Item	A9
Application Number	21/01344/FUL
Proposal	Erection of single storey front extension, installation of new window and air source heat pump to the side elevation and erection of a single storey rear extension
Application site	29 Alderman Road Lancaster Lancashire LA1 5FW
Applicant	Adina Lew and Tim Hamilton-Cox
Agent	Mr Sam Edge
Case Officer	Mr Patrick Hopwood
Departure	No
Summary of Recommendation	Approval

(i) **Procedural Matters**

This form of development would normally be dealt with the Scheme of Delegation. However, as one of the applicants is Lancaster City Council Councillor the application must be determined by the Planning Regulatory Committee.

1.0 Application Site and Setting

1.1 29 Alderman Road is a detached dwellinghouse located in the south of Lancaster, close to Scotforth Cemetery and Piccadilly Gardens. The dwellinghouse is the penultimate property on the north side of this cul-de-sac, and is accessed off a shared driveway. The property features coursed stone walls and white framed windows under a tiled roof. The property is bounded to the sides and rear by an approx. 1.8m high timber fence. Permitted Development rights were removed through the original consent for the estate.

2.0 Proposal

2.1 The application seeks consent for the erection of single storey front extension (to form a porch), installation of new window and air source heat pump to the side elevation and erection of a single storey rear extension. The porch measures approx. 2.7m wide and 1.7m deep, projecting no further than the existing garage. The proposed rear extension measures approx. 3.5 in depth, 5.4m in width, 2.4m to the eaves, 3.7m to the ridge. Walls, windows, doors and roofing materials are to match the existing, with a feature oak-framed glazed gable end of the rear extension.

2.2 Originally, a garage conversion and yoga studio were also proposed. Following concerns raised by the Local Planning Authority, County Highways and local residents, these elements were removed from the proposal.

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
13/00618/FUL	Erection of a single storey rear extension	Approved

4.0 Consultation Responses

4.1 At the time of writing this report, the following responses have been received from statutory and internal consultees:

Consultee	Response
County Highways	<p>Objection to original plans due to loss of off-street parking spaces. Recommends driveway widened with conditions for paving material and EV charging point.</p> <p>At the time of drafting this report County Highways have been reconsulted, however no response has been received – councillors will be updated verbally.</p>
Environmental Health	<p>Recommends conditions for air source heat pump (to minimise noise transmission) and an EV charging point (to minimise impact on local air quality).</p>

4.2 The following responses have been received from members of the public:

- **Six letters of objection** to the original plans have been received. These primarily raised concerns relating to parking and visual impacts arising from the originally proposed garage conversion and studio.
- No public comments received following the amended plans.

4.3 Any further consultee or public comments will be summarised by way of a verbal update.

5.0 Analysis

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

- Design
- Residential Amenity
- Parking

5.2 **Design** (Policies DM29 and DM0 of the Development Management DPD and NPPF Section 12)

5.2.1 The scale and massing of the proposed extensions are proportionate to the existing dwelling, and with matching materials the extensions are considered acceptable in terms of character and design in relation to the existing dwelling. An appropriate amount of private garden space is retained. The new window to the side elevation will matching existing windows.

5.2.2 Policy DM30 supports the use of measures to reduce energy consumption and carbon dioxide emissions, and supports opportunities for energy supply from on-site renewable systems. The Council are currently reviewing their local plan in light of the climate emergency we find ourselves in. A series of policies have been updated and amended however the weight attached to such policies given the infancy of the plan is very minor however air source heat pumps would align with the aspirations of the Council,

5.3 **Residential Amenity** (Policy DM29 of the Development Management DPD and NPPF Section 12)

5.3.1 Views from the extensions and new windows will be restricted to the applicant's own gardens as a result of the timber boundary fencing to the sides and rear. Windows from the extensions will look towards the applicant's own garden. As such, it is considered that the proposal raises no privacy or

overlooking issues.

5.3.2 The air source heat pump close to the boundary may generate noise affecting neighbouring properties unless it is such a model designed to minimise noise transmission. The Environmental Health Officer has recommended a condition ensuring that the air source heat pump is of such type to prevent unacceptable noise condition.

5.4 **Parking (Policy DM62 of the Development Management DPD and NPPF Section 9)**

5.4.1 The amended plans show that the garage is no longer being converted, and that no driveway space will be lost as a result of the front porch. Therefore, the proposal is now considered acceptable in terms of parking and highways impacts.

5.4.2 County Highways and Environmental Health have both suggested conditions requiring the installation of an electric vehicle (EV) charger. Given that this is a householder application and a small-scale development to an existing dwellinghouse, such a condition is not deemed reasonable or necessary, and would fail to meet the requires tests set out in Paragraph 56 of the NPPF.

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 polices and as such is recommended for approval.

Recommendation

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

Condition no.	Description	Type
1	Standard Planning Permission Timescale	Control
2	Development in accordance with Amended Plans	Control
3	Minimise noise from air source heat pump	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