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|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Agenda Item</b>               | A13                                                                                                                                                                                                    |
| <b>Application Number</b>        | 22/00596/FUL                                                                                                                                                                                           |
| <b>Proposal</b>                  | Erection of a two storey side extension, single storey rear extension, and front porch extension, construction of a dormer extension to the rear, and creation of an access, dropped kerb and driveway |
| <b>Application site</b>          | 136 High Road<br>Halton<br>Lancaster<br>Lancashire                                                                                                                                                     |
| <b>Applicant</b>                 | Mr Marcin Tkaczyk                                                                                                                                                                                      |
| <b>Agent</b>                     | Mr Sam Edge                                                                                                                                                                                            |
| <b>Case Officer</b>              | Mr Patrick Hopwood                                                                                                                                                                                     |
| <b>Departure</b>                 | No                                                                                                                                                                                                     |
| <b>Summary of Recommendation</b> | Approval                                                                                                                                                                                               |

(i) **Procedural Matters**

This form of development would normally be dealt with under the Scheme of Delegation. However, as the landowner of the grass verge is Lancaster City Council, the application must be determined by the Planning Regulatory Committee.

**1.0 Application Site and Setting**

1.1 The property which forms the subject of this proposal is a two-storey end of terrace dwelling, located at 136 High Road, Halton. The property is dash rendered, with UPVC windows underneath a slate roof. The application site benefits from a large garden space which wraps around the front, side and rear. The property does not feature any existing off-road parking.

1.2 The property is set back from High Road, a C-class road, with City Council-owned grassland between.

**2.0 Proposal**

2.1 This application seeks consent for the erection of a two-storey side extension, single storey rear extension, and front porch extension, construction of a dormer extension to the rear, and creation of an access, dropped kerb and driveway.

2.2 This application is a resubmission of previously approved 21/01024/FUL which is set out in the site history below. This resubmission involves alterations to the roof of the approved extension to accommodate a dormer, and the addition of a front porch and driveway access.

2.3 The two-storey side element will measure 3m projection to the east, measuring approx. 6.7m in

length, 5.2m to the eaves and 7.8m to the ridge. The single storey rear extension will measure a maximum projection of 4m, a width of 8.5m, with an eaves height of 2.4m and a maximum height of 3.4m. The extension will feature a chamfered corner to the west in order to respect the 45-degree line from the rear elevation of 134 High Road. An oak framed front porch with adjoining open canopy and rear box dormer in hung slates (approx. 5.4m wide) are also proposed. Slates will match existing and the extensions will be rendered to match the main house.

2.4 The proposed driveway measures approx. 3m wide and 8m in length, and will be completed to the requirements of Lancashire County Council. The parking area provides parking and turning for two cars.

### 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 |
|--------------------|----------------------------------------------------------------------------------------|----------|
| 21/01024/FUL       | Erection of a two storey side extension and erection of a single storey rear extension | Approved |

### 4.0 Consultation Responses

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

| Consultee         | Response                                                                                                                                                                                                                                                    |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parish Council    | No response received.                                                                                                                                                                                                                                       |
| County Highways   | <b>No objection</b> , the proposals should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site. Requests conditions for surfacing, EV charging and visibility splays. Section 184 agreement required. |
| Property Services | <b>Would not consent</b> to City Council owned land being developed as is part of adopted highway. Not surplus to requirements at time of original enquiry. <b>No objection</b> to extensions.                                                              |

4.2 No public comments have been received at the time of writing this report. 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
- Highways

#### 5.2 Design (NPPF Section 12; Policy DM29 of the Development Management DPD)

5.2.1 The extensions are broadly similar to those approved previously, which whilst large was scaled down from the plans first proposed. The use of a lower ridge height and setback for the two storey element helps the extension appear subservient when viewed from the street. With this resubmission, a gable ended roof was original proposed, however this has been amended to a hipped roof to match the existing property and reduce harm to the terrace and wider streetscene. Whilst the pitch of the extension is slightly off compared to the main roof, this is not a significant design issue. Rear dormers often fall under Permitted Development, however this proposal must be assessed as a single construction operation. The dormer has been reduced slightly in scale and is now considered to accord with the recommendations of the LPA's Householder Design Guide.

5.2.2 The parking area has been reduced slightly in scale to mitigate its visual impact.

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

5.3.1 The two storey element is sufficiently set back from the boundary with the bungalows on Harrowdale Park such that the extension is not considered to have any significant overbearing impacts. With the angled corner to the single storey extension, the development does not breach the 45 degree rule used to assess overshadowing. Windows will largely overlook the applicant's own gardens, and overall the proposal raises no significant concerns in relation to amenity.

### 5.4 **Highways** (NPPF Section 9; Policies DM29 and DM62 of the Development Management DPD)

5.4.1 Policy DM29 expects proposals to incorporate safe access to the highway network and DM62 sets out requirements for off-street parking spaces. Currently the property has no off-street parking with vehicles parked on the surrounding highway network. The proposal will provide two spaces with the existing curtilage and allow cars to enter and leave the site in a forward gear.

5.4.2 County Highways have no objections to the new access, and conclude that the proposals should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site. They have requested conditions to ensure that the parking and turning areas remain available for their intended uses, details of the surfacing materials, provision of EV chargers and control of visibility splays. They also note that a Section 184 agreement will be required.

5.4.3 The control of the parking areas and surfacing materials can be conditioned, to ensure that the parking-spaces are available (particularly given the increased number of bedrooms the extensions will result in) and the surfacing materials can also be conditioned to ensure that loose materials are not dragged onto the highway detrimental to highways safety. It is understood that any drainage required will be assessed by County Highways separately under the Section 184 agreement. Given that this is an application for works to an existing dwellinghouse, a condition for EV charging is not deemed reasonable or necessary, and would fail to meet the requires tests set out in Paragraph 56 of the NPPF. The condition for the visibility splay to remain obstruction-free, in this instance, could not satisfactorily enforced by the LPA therefore failing the aforementioned tests, so it is also recommended that this condition is omitted from the decision notice.

5.4.4 It is noted that the owner of the land which the driveway will cross say they would not consent to the land being developed, however this is a private legal matter between the two parties and has no bearing on the planning decision.

## 6.0 **Conclusion and Planning Balance**

6.1 The principle of extensions on this property have been established through the previous application, and the addition of the rear dormer and front porch are considered to be broadly acceptable in both design and amenity terms. The creation of an access and driveway will enable the development of off-street parking spaces, which will be an improvement on the existing parking situation. On balance, 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 three year timescale                    | Control |
| 2             | Development in accordance with plans and details | Control |
| 3             | Materials to match                               | Control |
| 4             | Parking areas, driveway and surfacing            | 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