

Agenda Item	A11
Application Number	22/01482/FUL
Proposal	Demolition of existing rear extension, erection of a single storey rear extension with raised balcony, erection of a detached garage to the rear and construction of a new driveway
Application site	5 Laureston Avenue Heysham Morecambe Lancashire
Applicant	Mr and Mrs Russell
Agent	Mr Richard Mews
Case Officer	Ms Lucy Livesey
Departure	No
Summary of Recommendation	Approval

(i) Procedural Matters

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

1.0 Application Site and Setting

1.1 5 Laureston Avenue is a detached bungalow located in Heysham. The property features pebble dashed exterior walls, with white uPVC windows, underneath a red tiled hipped roof. The rear garden is bounded by approx. 1.8m high fencing to the south, stone fencing to the east and hedgerow to the north.

2.0 Proposal

2.1 The application seeks consent for the demolition of existing rear extension, erection of a single storey rear extension with raised balcony, erection of a detached garage to the rear and construction of a new driveway.

2.2 The proposed rear extension will measure approximately 8.8m wide, 4.9m deep, featuring a flat roof including a roof lantern, with a total height of 5.1m. The exterior walls will be finished in an off-white k-render with Agate Grey uPVC windows and doors and aluminium sliding doors.

2.3 This proposal also includes a raised balcony measuring 5.2m wide and 2.5m deep (an additional 1m will serve the external steps). At its lowest point, the raised balcony will be 1.5m from the garden floor level, and 2.1m at its highest point. A 2m high privacy screen will be sited along the northern elevation of the balcony. The balcony will be finished in grey composite decking and a glass balustrade with stainless steel posts.

- 2.4 In addition, a detached garage will be constructed to the east of the property. This will measure 4.2m wide, 5.4m deep, featuring a pitched roof with an eaves height of 2.2m and a total height of 3.6m. It will be finished in materials to match the proposed rear extension with the addition of dark grey roof tiles.
- 2.5 Following concerns raised by the Local Planning Authority and a local resident, the proposed scheme was amended to reduce the width of the balcony by setting it in from the boundary with the adjacent neighbouring property to the north.

3.0 Site History

- 3.1 No relevant planning history related to this application.

4.0 Consultation Responses

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

Consultee	Response
County Highways	No objection although the proposed garage space is smaller than the recommended 6x3m. Recommends condition for the driveway materials (to prevent loose materials from being carried onto the public highway).
Parish Council	No response has been received.

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

- **One letter of objection** to the original plans have been received. These primarily raised concerns relating to overlooking and loss of privacy.
- No public comments received following the amended plans.

5.0 Analysis

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

- Design
- Residential Amenity
- Parking and highways

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

- 5.2.1 The rear extension is not of any significant architectural merit and its demolition is considered to be acceptable and not detrimental to the character and appearance of the original building. The scale and massing of the proposed rear extension will be proportionate to the existing dwelling, sitting largely within the footprint of the existing rear extension. The proposed extension will feature a flat roof as per the existing rear extension; as such, this aspect of the proposal is considered to be acceptable in terms of character and design in relation to the existing dwelling. An appropriate amount of private garden space is retained. The existing materials to the dwelling will remain the same. The render to the proposed rear extension will add a contemporary look to the extension that is judged to complement the existing dwelling.
- 5.2.2 The proposed detached garage will be of an appropriate scale and design that will be in keeping with the rear extension. As it will be set back from the highway by approximately 24m and not highly visible, it is not judged to have an adverse impact upon visual amenity.
- 5.2.3 Overall, the proposed rear extension and detached garage are proportionate and subservient to the main dwelling, leaving sufficient garden space to the rear, and the materials will complement the existing dwelling. As much of the development will be to the rear, it will not be highly visible from the

street, and so is not judged to cause significant harm to visual amenity. The proposal is considered to comply with policy DM29 of the DM DPD and Section 12 of the NPPF and is therefore acceptable.

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

5.3.1 Whilst the existing rear extension will be demolished, the proposed rear extension will project no further from the rear wall of the host dwelling, and as it will feature a flat roof (like existing). As such, the rear extension is not judged to be significantly overbearing on 5 Laureston Avenue, especially as the neighbour's existing garage and the hedge boundary provide sufficient screening. Furthermore, the proposed rear extension will be set approximately 4.7m from the party boundary with 3 Laureston Avenue, and 13m from No.3's dwelling, separated by the proposed driveway and the neighbour's existing garage, therefore, the proposed extension is judged to be acceptable in terms of residential amenity.

5.3.2 Views from the windows to the rear elevation will look towards the applicant's own garden space, similar to existing. The property is separated from the rear neighbouring properties by Goldcrest Corridor (PPG 17 Open Spaces), having a separation distance of over 40m between the habitable room windows. There will be two new windows to the side elevation. Both of these windows will serve a bathroom and so will be obscurely glazed and conditioned to be retained as such. Therefore, it is considered that the proposal raises no significant privacy or overlooking issues.

5.3.3 To prevent overlooking from the raised balcony, a 2m high privacy screen will be installed along the edge nearest to 7 Laureston Avenue which will guide views away from the boundary. Providing the privacy screen is conditioned to be installed and retained, it is considered that the proposal raises no privacy or overlooking issues and ensure that the residential amenity of the adjacent neighbouring property is protected.

5.3.4 The proposed garage will be to the east of the property. As the property benefits from satisfactory boundary treatments, the 1.8m high fences to the side and rear boundaries will provide sufficient screening which will protect the residential amenity of 3 Laureston Avenue, and the pitched roof of the garage will lessen the impact upon the neighbour's private amenity space. The siting and scale of the proposed garage will not give rise to any significant overbearing/ overshadowing impact, or loss of privacy.

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

5.4.1 The proposal includes a detached garage and the construction of a new driveway. The internal garage dimensions fall short of those required by Policy DM62, however, still provides potential for covered and secure bicycle storage or the housing of a smaller vehicle. The construction of a new driveway is considered to provide sufficient parking for the two-bed property for at least two vehicles. On balance, the proposal is acceptable in terms of parking provision.

5.4.2 County Highways have recommended that a condition to ensure that the driveway is appropriately paved prior to use for vehicular purposes.

6.0 Conclusion and Planning Balance

6.1 For the reasons outlined above, the proposed development is considered to comply with local and national policies and is therefore recommended for approval.

Recommendation

That Outline Planning Permission Listed Building Consent Advertisement Consent Approval of Reserved Matters Consent 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	Driveway Surface Materials	Control
4	Privacy Screen	Control
5	Side windows to be obscure glazed	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