

Agenda Item	A14
Application Number	23/00524/FUL
Proposal	Erection of a single storey extension to the rear and construction of a hipped roof extension above existing garage
Application site	58 Lister Grove Heysham Morecambe Lancashire
Applicant	Mr. & Mrs. S. Moneagle
Agent	Building Plan Services
Case Officer	Mr Sam Robinson
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 applicant is employed by 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 58 Lister Grove is a detached dwellinghouse located in Heysham, which features a split-level design with a single storey height to the front and a larger one and a half storey height to the rear, due to the sloping ground level. The building features a rosemary tiled hipped roof with pebble dashed exterior with white uPVC windows throughout. There is an existing flat roof garage to the side and a flat roof extension to the rear.
- 1.2 The property benefits from a large rear garden which measures c.350sqm which also features an outbuilding in the northern corner of the site. The rear boundary is comprised of c.1.5m/1.8m high wall and fencing.
- 1.3 There are no significant site constraints affecting the determination of this householder planning application.

2.0 Proposal

- 2.1 This application seeks consent for the erection of a single storey rear extension and installation of a hipped roof above the existing flat roof garage. The extension measures approximately 3.9m in depth, 6.1m in width and is sited on pillars which results in a flat roof height of 4.3m and is finished

in WPC dura cedar cladding. The hipped roof will increase the roof height of the garage by approximately 1.9m and is to be finished in tiles to match the existing dwelling.

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
12/01068/FUL	Partial demolition of existing conservatory and decking and erection of new conservatory	Permitted
04/00983/FUL	Erection of an extension to the side	Permitted

4.0 Consultation Responses

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

Consultee	Response
Heysham Parish Council	No response

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

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 extension matches the flat roof design of the existing rear extension and is also sited on matching pillars. While the proposal will increase the overall width of the existing rear extension, it does not extend beyond the side elevation of the dwelling helping to maintain a sense of proportion. The choice of dura cedar cladding will also help to provide a visual break in the elevation. Notwithstanding this point, clear views of the extension from Lister Grove will be screened by the existing dwelling and as such, there will be no significant visual changes upon the street scene. There may be distant views of the extension in between dwellinghouses when viewed from Kingsway to the east but due to distances involved and numerous other dwellinghouses which have been altered and extended, it will not appear obtrusive within this setting.

5.2.3 The hipped roof will match the form and materiality of the existing dwelling whilst the reduced ridge and eaves height appear subservient to the main dwelling, and also help to provide a visual break on the elevation. This element raises no visual concerns.

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 extension features a single large opening on the rear elevation, but this remains approximately 15m from the rear boundary and approximately 25m from the rear elevation of 155 Kingsway. In addition, the rear elevation already features large, glazed openings and the proposal does not extend any further towards the rear boundary than the existing extension. As such, the proposal will not have an adverse impact on privacy levels for the neighbouring properties.
- 5.3.3 The extension will run alongside the side elevation of 60 Lister Grove, although it will be set in between approximately 1.8m and 2.6m from the shared boundary and will face onto the driveway and side kitchen window. Despite the height of the extension, the driveway of no.60 is on a much higher land level and views from here will continue to benefit from open views of the sky above. Similarly, the provision of a hipped new roof that projects away from the neighbouring property will not extend higher than the existing dwellings main roof and although closer to the neighbouring property, it is considered to be sufficiently set in from the boundary and will not significantly harm the amenity of the neighbour. In addition to these points, as the extension and new roof are located to the northeast of the neighbouring property, there will be little impact on light levels due to the siting and solar orientation.
- 5.3.4 Whilst it is acknowledged that the occupants of no.60 benefit from a pleasant view from their kitchen and driveway over the garden of no.58 and towards the distant landscape and hills which may be affected by the proposal, the loss of a personal view is not a material consideration. Therefore, when considering the impact in terms of overbearing, loss of light and privacy, the proposal will not have an adverse impact upon any of these elements and therefore complies with policy DM29.

6.0 Conclusion and Planning Balance

- 6.1 The proposal will provide an extension and alterations to an existing dwellinghouse with no adverse impacts upon the visual amenity of the street scene or upon the amenity of the nearby residential properties. As such, the proposal is seen to comply with the relevant local and national policies and is therefore recommended for approval.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

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

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