

<b>Agenda Item</b>	A15
<b>Application Number</b>	23/00645/FUL
<b>Proposal</b>	Erection of single storey rear extension
<b>Application site</b>	29 Patterdale Road Lancaster Lancashire LA1 3HN
<b>Applicant</b>	Mr Tom Greenwood
<b>Agent</b>	Mr Lee Donner
<b>Case Officer</b>	Ms Soraya Moghaddam
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval

(i) **Procedural Matters**

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

**1.0 Application Site and Setting**

1.1 The site which forms the subject of this application is 29 Patterdale Road, a semi-detached two storey dwellinghouse, located to the east of Lancaster City Centre. The application site gains access off the A6 via Bulk Road, Ridge Lane, and then Keswick Road. The property is on the north side of the road with a northwest-facing garden. The application site is situated approximately 61m from Lancaster Canal to the north-west and lies within the canal consultation zone. The property comprises of pebble-dashed exterior walls, with upvc windows and doors, underneath a slate roof. The site benefits from a good-sized amenity space to the rear and features a shared store along the northern shared boundary of No. 31 Patterdale Road.

**2.0 Proposal**

2.1 This application seeks consent for the erection of a single storey rear extension. The extension will measure a depth of 4m and a width of 7.1m, featuring a lean-to pitched roof with an eaves height of 2.7m and a maximum height of 3.6m. The extension will be finished to match the appearance of the existing dwelling, comprising of dashed exterior walls, upvc windows, underneath a slate tiled roof. The lean to pitched roof will feature a Velux roof light, and the rear elevation will feature 3 additional windows.

### 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
23/00647/PLDC	Proposed lawful development certificate for erection of single storey side extension with access ramp	PERLDC

### 4.0 Consultation Responses

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

Consultee	Response
Property Services	Awaiting Response
Canal and River Trust	Awaiting Response

4.2 At the time of writing, no representations have been received.

### 5.0 Analysis

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

- Design
- Residential Amenity
- Lancaster Canal

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

5.2.1 The single storey rear extension is considered to appear subservient to the host dwelling and the site, consisting of a modest footprint and appropriate height and is not considered to appear overbearing to either adjacent neighbouring property. The extension will be obscured from the street scene given its siting to the rear of the property, and it is not considered to result in a negative impact upon the visual amenity of the wider area. The extension is to be finished in materials to match the host dwelling and will therefore integrate well with the design and appearance of the host dwelling.

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

5.3.1 Views from the rear ground floor windows of the proposed extension will afford an outlook similar to existing, looking towards the applicant's own amenity space to the rear, which is well screened to all shared boundaries by satisfactory boundary treatments. Suitable separation distances of at least 21m are retained between the single storey habitable room windows to the rear elevation, between the opposing neighbouring property to the northwest. There are no additional windows to the side elevations. It is considered that the proposal raises no privacy or overlooking issues.

5.3.2 The extension does not intersect the 45-degree line taken from the rear habitable room windows to either adjacent property, and would therefore not result in a detrimental impact upon the light levels to these neighbouring dwellings.

5.3.3 An appropriate amount of private garden space is retained to the rear, suitable for a property of this size.

#### 5.4 Lancaster Canal (Policy T3 of the Strategic Policies and Land Allocations DPD)

- 5.4.1 Policy T3 of the SPLA states that development adjacent to waterways will only be permitted if it can be demonstrated that it would not adversely impact on the structural integrity of the waterway or its related infrastructure and assets.
- 5.4.2 Whilst the consultation period has not yet expired for the Canal and River Trust to provide comments, given the small-scale nature of this householder planning application, and the distance of the site away from Lancaster Canal, it is considered that the proposed development would not result in an adverse impact upon the waterway.

## 5.5 **Other Matters**

- 5.5.1 An application seeking a lawful development certificate for the erection of a single storey side extension with access ramp was submitted at the same time as the full planning application. The PLDC application has been granted, as it meets the criteria set out within Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. As the application for permitted development is not a full planning application, and is deemed acceptable under the provisions of the above Order, determination by the Planning Regulatory Committee is not required.

## 6.0 **Conclusion and Planning Balance**

- 6.1 For the reasons outlined above, subject to the any possible conditions received from statutory consultees, 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 subject to the following conditions:

Condition no.	Description	Type
1	Standard Planning Permission Timescale	Control
2	Development in accordance with approved plans	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**