

Agenda Item	A7
Application Number	23/00938/FUL
Proposal	Erection of single storey side and rear extension, construction of dormer extension to the rear elevation and hip to gable roof extension
Application site	18 Queens Drive Morecambe Lancashire LA4 6LN
Applicant	Mr And Mrs O'Neill
Agent	Mr Richard Mews
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 applicants are directly related to an employee of 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 18 Queens Drive is a semi-detached bungalow located in Bare and is comprised of rendered walls with a natural slate tiled roof with white uPVC windows throughout. There is an existing detached garage along the southern boundary.
- 1.2 The property benefits from a generous sized rear garden measuring c.170sqm and is afforded privacy by hedgerows and fencing measuring between 1.5m and 2m in height.
- 1.3 The site is in a residential area with various house types and design in the immediate vicinity and is also located in Flood Zone 2.

2.0 Proposal

- 2.1 This application seeks consent for a hip to gable roof with rear dormer extension and erection of a single storey side and rear extension. The works will be finished in materials to match the existing dwelling whilst the dormer will be finished in vertical wood effect dark grey cladding.

3.0 Site History

- 3.1 There are no relevant planning applications that have been received by the Local Planning Authority.

4.0 Consultation Responses

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

Consultee	Response
Town 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
- Flood risk

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 hip to gable will cause a degree of unbalancing between the two properties but it is not considered to result in significant visual harm to the area as the dwelling remains set back from highway which reduces the prominence of the property and as mentioned in the earlier paragraphs, the street scene is incredibly varied through the different designs, scale and additions/extensions to the surrounding properties. The dormer is located to the rear finished in a colour to blend into the roof slope and again there are other instances of large box-like dormer extensions in much more prominent locations in the vicinity.

5.2.3 The side and rear extensions are set back from the front elevation of the property are finished in matching materials and will appear as subservient additions to the property. As such, these elements raise no concerns in terms of the visual appearance.

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 side and rear extensions are set in from the shared northern and southern boundaries and combined with the limited height and generous length of these boundaries, the extension will not appear as overbearing to the adjacent occupiers when inside or outside of their respective properties. The rear extension does project closer to the shared boundary but only by c.0.75m and will still retain c.2.75m of separation distance to the boundary. Even with the provision of a new dual pitched roof, it is unlikely to result in any significant changes in light levels.

5.3.2 Similarly, the hip to gable is set in from the boundary by c.5.5m and is angled away from the neighbouring property so will not appear overbearing nor result in a significant loss of light. The proposal does include a first floor window which would face to the neighbouring garden space but as this serves the proposed first floor hallway, it can be conditioned to be obscure glazed to protect privacy.

5.4 Flood risk (NPPF paragraphs 159, 167 and 168 and policy DM33 of the Development Management DPD)

- 5.4.1 Policy DM33 states that proposals for new development in areas at risk of flooding will be required to ensure that they are supported by a site-specific Flood Risk Assessment, that suitable flood prevention measures are agreed, implemented and maintained and that there will be no net increase in flooding beyond the site as a result of the development.
- 5.4.2 As this is defined as a 'minor extension' (household extensions or non-domestic extensions less than 250sqm.), the proposal should follow the standing advice from the Environment Agency. The development has incorporated flood proofing measures into the development and indicates that the floor levels will match that of the existing property and is 500mm above the external ground floor level. This will ensure that the development will incorporate suitable flood risk measures and will not result in an increased flood risk for both on and off site.

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, residential amenity of neighbouring properties and would not exacerbate flood risk in the area. 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
3	Slate tiles to match	Control
4	Dormer to be finished in colour to match roof slope	Control
5	Obscure glazing to first floor side window	Control

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