



**Committee:** PLANNING AND HIGHWAYS REGULATORY COMMITTEE

**Date:** MONDAY, 17 SEPTEMBER 2018

**Venue:** LANCASTER TOWN HALL

**Time:** 10.30 A.M.

## A G E N D A

Officers have prepared a report for each of the planning or related applications listed on this Agenda. Copies of all application literature and any representations received are available for viewing at the City Council's Public Access website <http://www.lancaster.gov.uk/publicaccess> by searching for the relevant applicant number.

### 1 Apologies for Absence

### 2 Minutes

Minutes of meeting held on 20 August, 2018 (previously circulated).

### 3 Items of Urgent Business authorised by the Chairman

### 4 Declarations of Interest

To receive declarations by Members of interests in respect of items on this Agenda.

Members are reminded that, in accordance with the Localism Act 2011, they are required to declare any disclosable pecuniary interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting).

Whilst not a legal requirement, in accordance with Council Procedure Rule 9 and in the interests of clarity and transparency, Members should declare any disclosable pecuniary interests which they have already declared in the Register, at this point in the meeting.

In accordance with Part B Section 2 of the Code Of Conduct, Members are required to declare the existence and nature of any other interests as defined in paragraphs 8(1) or 9(2) of the Code of Conduct.

## Planning Applications for Decision

### Community Safety Implications

In preparing the reports for this agenda, regard has been paid to the implications of the proposed developments on community safety issues. Where it is considered that the proposed development has particular implications for community safety, the issue is fully considered within the main body of the individual planning application report. The weight attributed to this is a matter for the decision-taker.

## Local Finance Considerations

Section 143 of the Localism Act requires the local planning authority to have regard to local finance considerations when determining planning applications. Local finance considerations are defined as a grant or other financial assistance that has been provided; will be provided; or could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has, will or could receive in payment of the Community Infrastructure Levy. Whether a local finance consideration is material to the planning decision will depend upon whether it could help to make development acceptable in planning terms, and where necessary these issues are fully considered within the main body of the individual planning application report. The weight attributed to this is a matter for the decision-taker.

## Human Rights Act

Planning application recommendations have been reached after consideration of The Human Rights Act. Unless otherwise explicitly stated in the report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

- |          |  |   |                               |                        |
|----------|--|---|-------------------------------|------------------------|
| <b>5</b> | <b>A5 18/00877/OUT</b>                         | <b>Land To The Rear Of The Manor Inn, Cockerham</b>   | <b>Ellel Ward</b>             | <b>(Pages 1 - 8)</b>   |
|          |  | Outline application for the erection of up to 24 dwellings (C3) and associated access                       |                               |                        |
| <b>6</b> | <b>A6 18/00899/FUL</b>                         | <b>14 Altham Walk, Morecambe</b>  | <b>Westgate Ward</b>          | <b>(Pages 9 - 13)</b>  |
|          |  | Change of use of dwelling (Use Class C3) to 2 residential nursing self-contained 1-bed flats (Use Class C2) |                               |                        |
| <b>7</b> | <b>A7 18/00915/FUL</b>                         | <b>1 Warley Avenue, Morecambe</b>   | <b>Torrisholme Ward</b>       | <b>(Pages 14 - 17)</b> |
|          |  | Demolition of existing rear extension and erection of a single storey side and rear extension               |                               |                        |
| <b>8</b> | <b>A8 18/00956/FUL</b>                         | <b>11 Daisy Bank, Quernmore Road, Lancaster</b>   | <b>Lower Lune Valley Ward</b> | <b>(Pages 18 - 20)</b> |
|          |  | Erection of a single storey rear extension  |                               |                        |
| <b>9</b> | <b>Delegated Planning List (Pages 21 - 29)</b> |   |                               |                        |

## **ADMINISTRATIVE ARRANGEMENTS**

### **(i) Membership**

Councillors Carla Brayshaw (Chairman), Helen Helme (Vice-Chairman), June Ashworth, Jon Barry, Stuart Bateson, Alan Biddulph, Eileen Blamire, Dave Brookes, Abbott Bryning, Ian Clift, Mel Guilding, Jane Parkinson, Jean Parr, Robert Redfern and Sylvia Rogerson

### **(ii) Substitute Membership**

Councillors Claire Cozler, Tim Hamilton-Cox, Andrew Kay, Geoff Knight, Susan Sykes and Malcolm Thomas

### **(iii) Queries regarding this Agenda**

Please contact Tessa Mott, Democratic Services: telephone (01524) 582074 or email [tmott@lancaster.gov.uk](mailto:tmott@lancaster.gov.uk).

### **(iv) Changes to Membership, substitutions or apologies**

Please contact Democratic Support, telephone 582170, or alternatively email [democraticsupport@lancaster.gov.uk](mailto:democraticsupport@lancaster.gov.uk).

SUSAN PARSONAGE,  
CHIEF EXECUTIVE,  
TOWN HALL,  
DALTON SQUARE,  
LANCASTER, LA1 1PJ

Published on Tuesday 4<sup>th</sup> September, 2018.

<b>Agenda Item</b> A5	<b>Committee Date</b> 17 September 2018	<b>Application Number</b> 18/00877/OUT
<b>Application Site</b> Land To The Rear Of The Manor Inn Cockerham Lancashire	<b>Proposal</b> Outline application for the erection of up to 24 dwellings (C3) and associated access	
<b>Name of Applicant</b> Mr Halhead	<b>Name of Agent</b> Mr Jake Salisbury	
<b>Decision Target Date</b> 25 October 2018	<b>Reason For Delay</b> Not applicable	
<b>Case Officer</b>	Mr Mark Potts	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	Approval (Subject to No Objection from the Lead Local Flood Authority, Natural England and Greater Manchester Ecology Unit).	

### **1.0 The Site and its Surroundings**

- 1.1 The application site is located on the eastern fringes of the village of Cockerham which is located 9km to the south of Lancaster City Centre. The site is pastoral farmland and it falls to the west from a high point of approximately 30 metres Above Ordnance Datum (AOD) to approximately 22 metres AOD along the western boundary of the site. To the north of the site lies residential properties on Village Road and to the east and south lies open farmland, to the west lies residential properties, and the Manor Inn Public House.
- 1.2 The site extends to 1.3 hectares, and the boundaries of the site to the north, west and south consist of mature hedgerows. There is no discernible boundary to the east of the site. The site is relatively unconstrained, however Footpath Number 14 runs along the southern boundary of the site. There are two sycamore trees that are protected by a Tree Preservation Order located at the foot of the site at the access (TPO's 266 (1997) and 94 (1984)). The site is allocated as countryside land within the adopted local plan.

### **2.0 The Proposal**

- 2.1 The scheme proposes the erection of 24 residential dwellings together with the creation of a new vehicular access, which is proposed to be served off the existing turning head from Village Road. The illustrative site plan provides for open space; a 10 metre wide planted buffer together with a connection to Footpath Number 14. The scheme has been submitted in outline form with only access being applied for, and therefore the layout should be interpreted as indicative only.

### **3.0 Site History**

- 3.1 There is no relevant planning history associated with the site.

**4.0 Consultation Responses**

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

Consultee	Response
<b>County Highways</b>	<p><b>No Objection</b>, but recommend conditions associated with:</p> <ul style="list-style-type: none"> <li>• Laying of tactile paving and tightening up of A588 (Lancaster Road) / B5272 (Main Street) junction radii such as to shorten pedestrian crossing movements to community bus stops and village primary school;</li> <li>• Kerb &amp; hard surface areas of hatched markings in the junction area of Lancaster Road / Main Street for the benefit of improved pedestrian movements. Improvement works to be undertaken along the frontage of "The Manor Inn" public house though outside of an immediate area of "listed" granite sett paving; To be undertaken to the opposite extent of Main Street / Lancaster Road carriageway with the extents of the footway currently denoted by a dashed white line &amp; running around the frontage of established village parking provision;</li> <li>• Improvement of public footway link 1/12/FP14 to include: Construction / hard surfacing of a 2m wide footway link running adjacent to the sites southerly boundary &amp; exiting onto Main Street public highway;</li> <li>• Lighting of a 160m length of the afore-mentioned footway link from Main Street to the sites eastern extent.</li> </ul>
<b>Dynamo Cycle Campaign</b>	<b>Object</b> to the development as it is not contributing towards sustainable transport infrastructure.
<b>Environmental Health</b>	No observations received within the statutory timescales.
<b>Lead Local Flood Authority</b>	No observations received within the statutory timescales.
<b>Natural England</b>	<p>Requested additional information with respect to the use of the site and adjoining fields for SPA birds and also that the development is likely to result in increased recreational pressure on the Morecambe Bay Special Protection Area (SPA).</p> <p>Additional information has been received from the applicants in August 2018 and has been shared with Natural England and any observations will be reported verbally.</p>
<b>United Utilities</b>	<b>No objection</b> however recommends conditions associated with foul and surface water.
<b>Tree Protection Officer</b>	No observations received within the statutory timescales.
<b>Civil Aviation Authority</b>	No observations received within the statutory timescales.
<b>Greater Manchester Ecology Unit</b>	<b>Comments</b> - Further information is required to determine whether the site could be used by overwintering birds; Clarification is required over the five biological heritage sites within 2km of the site; and there is a need for a Construction Method Statement Plan.
<b>Cockerham Parish Council</b>	No observations received within the statutory timescales.
<b>Ramblers Association</b>	No observations received within the statutory timescales.
<b>Public Rights of Way Officer</b>	No observations received within the statutory timescales.
<b>Engineering Team</b>	No observations received within the statutory timescales.
<b>County Council (Education)</b>	No objection however recommends a financial contribution of <b>£94,949.12</b> for the provision of 4 secondary school places, but should other schemes be approved in advance of the determination of this application <b>£141,779.79</b> may be required towards the provision of 9 primary school places.

## **5.0 Neighbour Representations**

5.1 To date there has been five letters of objection received, which cite the following issues;

- Drainage – The existing drainage infrastructure cannot accommodate future expansion of the village, both from a surface water and also foul future drainage perspective;
- Amenity Matters – Concerns regarding additional traffic on the local highways, noise issues associated with the build; privacy and loss of view concerns; residents moved to Cockerham for the peace and quiet;
- Ecology – The impact on local wildlife.
- Housing – There is already a number of properties for sale within the village, no further dwellings are in fact required.

## **6.0 Principal National and Development Plan Policies**

6.1 National Planning Policy Framework (NPPF)

Section 2 – Delivering Sustainable Development

Section 4 – Decision Making

Section 8 – Promoting healthy and safe communities

Section 9 – Promoting Sustainable Transport

Section 11 – Making effective use of land

Section 12 – Achieving well designed places

Section 14 – meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

Section 16 – Conserving and enhancing the natural environment

6.2 Local Planning Policy Overview – Current Position

At the 20 December 2017 meeting of its Full Council, the local authority resolved to publish the following 2 Development Plan Documents (DPD) for submission to the Planning Inspectorate:

- (i) The Strategic Policies and Land Allocations DPD; and,
- (ii) A Review of the Development Management DPD.

This enables progress to be made on the preparation of a Local Plan for the Lancaster District. The DPDs were published on the 9 February for an 8 week consultation in preparation for submission to the Planning Inspectorate for independent Examination. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in late 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2017, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

6.3 Lancaster District Core Strategy (adopted July 2008)

SC1 – Sustainable Development

SC4 – Meeting the District's Housing Requirements

6.4 Lancaster District Local Plan - saved policies (adopted 2004)

E4 – Countryside Area

6.5 Development Management DPD

DM20 – Enhancing Accessibility and Transport Linkages

DM21 – Walking and Cycling

DM22 – Vehicle Parking Provision

DM26 – Open Space, Sports and Recreational Facilities

DM27 – Protection and Enhancement of Biodiversity

DM28 – Development and Landscape Impact

DM29 – Protection of Trees, Hedgerows and Woodland

DM30 – Development affecting Listed Buildings

DM32 – The Setting of Designated Heritage Assets

DM35 – Key Design Principles

DM38 – Development and Flood Risk

DM39 – Surface Water Run-off and Sustainable Drainage

DM41 – New Residential dwellings

DM42 – Managing Rural Housing Growth

6.6 Other Material Considerations

- National Planning Practice Guidance;
- Meeting Housing Needs Supplementary Planning Document;
- Lancaster City Council 2015 Housing Land Supply Statement;
- Cockerham Neighbourhood Plan;
- Low Emissions and Air Quality (September 2017);
- Housing Needs Affordable Practice Note (September 2017);
- Open Space Provision in new residential development (October 2015);
- Provision of Electric Vehicle Charging Points – New Developments (February 2016).

**7.0 Comment and Analysis**

The key issues arising from the proposal are:

- Principle of the Development;
- Layout and Design;
- Highways;
- Drainage Matters;
- Landscape;
- Cultural Heritage;
- Open Space and Education; and,
- Other Matters.

**7.1 Principle of Development**

7.1.1 Cockerham is listed as a Sustainable Rural Settlement under Policy DM42 of the adopted Development Management DPD and continues to be allocated within the forthcoming Strategic Land Allocations document and is a village in principle where sustainable housing will be supported. Policy DM42 does indicate that in all cases, proposals for new residential development on non-allocated sites must:

- Be well related to the existing built form of the settlement;
- Be proportionate to the existing scale and character of the settlement unless exceptional circumstances can be demonstrated;
- Be located where the environment and infrastructure can accommodate the impact of the development; and,
- Demonstrate good siting and design in order to conserve and where possible enhance the character and quality of the landscape.

7.1.2 The proposal is sited on the eastern fringes of the village, with properties to the north and west of the site and therefore it is considered that the development is well related to the built form of Cockerham. It is fair to suggest that in recent years the village has seen a number of planning applications approved for residential schemes, namely the Village Road development which has now been built out for 17 houses (13/01018/FUL); 36 dwellings off Marsh Lane (16/00494/OUT and 15/00587/OUT - a consolidated planning application for this site for 36 houses has also been received 18/00953/FUL); together with 18 units off Rectory Gardens (17/00723/OUT). The consideration of this application does need to be considered in the context of the previously approved schemes, however there is no certainty that the Marsh Lane development or Rectory Gardens scheme will come forward for development. Officers consider that even taking account of the approved schemes, this scheme is capable of being of a scale and character appropriate to the settlement, and is capable of being to demonstrate a high quality design. It is therefore considered that the development complies with the requirements of Policy DM42 of the Development Management DPD.

7.1.3 As part of this application the applicant has committed to providing *the full* (our emphasis) 40% affordable housing provision, so this would relate to the provision of nine affordable dwellings (37.5%). This is afforded significant weight in the decision making process.

### 7.2 Layout and Design

7.2.1 Layout is not being applied for, however the applicant has submitted an indicative layout in support of the application. The layout consists of a mixture of semi-detached and detached properties which are generally quite inward looking, the applicant's layout shows a proposed 10 metre planted buffer on the eastern boundary of the site (within the applicants red edge) and also a connection to the existing Public Right of Way 14. The scheme is of a low density, and even taking into account the gradient associated with the levels on the site it is considered that with suitable house types and appropriate boundary treatments there is scope to develop a layout that respects the character of the village.

7.2.2 The site rises as you head to the east and therefore plots 11-18 could be quite prominent when viewed from Main Street and these plots will also be noticeable when viewed from Willey Lane which is also a Public Right of Way. The front and rear projections in addition to boundary treatments will be critical to the success at reserved matters stage.

7.2.3 Given the gradient across the site and to ensure a high quality layout it is considered necessary to include planning conditions requiring the submission of the finished floor levels, this should include gardens associated with the plots and also open space and roads and pavements. Whilst the gradient creates a challenge, via the use of split level properties and working with the levels as opposed to against has the potential to create an attractive form of development. Concern has been raised amongst those residents on Village Road regarding loss of privacy and overlooking issues. There is a substantial hedgerow to the rear of the properties along the southern boundary of the Village Road site, and the layout is capable in ensuring that the required separation distances to protect residential amenity are capable of being provided at reserved matters stage. Whilst the concerns are all noted, these are issues that are capable of being resolved at reserved matter stage.

### 7.3 Drainage

7.3.1 The application is supported by a drainage statement which outlines that the nature of the local geology is such that soakaway's are likely to be feasible in this location. The views of the LLFA are awaited. No investigative ground works have occurred, and therefore officers do have some concerns that the site may not be capable of being drained via soakaway's and given there is no watercourse to drain into the only available option could be draining directly into the existing sewer (however at a controlled rate). The observations of the Lead Local Flood Authority are therefore important in the consideration of this planning application and officers support the scheme on the understanding that no objection is raised by the LLFA.

7.3.2 Officers have sympathy for those residents that unfortunately suffered flooding in November 2017, where it is understood that properties along Main Street suffered from surface water flooding. United Utilities have responded to the planning application with no objection to the scheme on the understanding that surface water will be dealt with in a sustainable fashion, and also that foul and surface water will be treated sustainably. The Framework is clear at Paragraph 163 that local



planning authorities should ensure that flood risk is not increased elsewhere, and there is nothing before officers to suggest that approval of this scheme would lead to an increased risk of flooding. The observations of the Lead Local Flood Authority will be reported verbally to Members, but officers are supporting the scheme only on the understanding that the LLFA raise no objection to the proposal.

### 7.4 **Landscape**

7.4.1 The site is currently pastoral farmland, and on the far eastern extent on the site there will be pleasant views across the open countryside towards the Bowland Fells. It is accepted that there would be a moderate degree of harm associated with the development, but given the Village Road development to the north, the development of this site is considered to represent a logical extension. The impact on the landscape can be mitigated via high quality design, and the use of soft landscaping, and therefore these are issues that can be addressed at the reserved matters stage.

### 7.5 **Highways**

7.5.1 The site would be accessed off the A588 onto Village Road and then a new access would be created to deliver access into the site from the existing turning head. The applicants are showing an indicative upgrade to the existing public right of way (footpath number 14) which would deliver access to Main Street. The County have requested that this be surfaced to a 2m wide footway which should be hard surfaced. There is significant value in this link being hard surfaced but only 50% of this falls within the applicant's ownership, and when approaching Main Street, the footway on the eastern side of 27 Main Street is in the region of 0.8 metres in width and in reality is unlikely to be possible of being increased in width here. As part of planning application 16/01577/FUL there was a requirement to improve the public right of way that falls to the west of the site in terms of hard surfacing this, but this would still leave an area of approximately 30 metres unsurfaced. It is acknowledged that there is significant benefit in a route being accommodated here, and it would be a direct route to village amenities such as the school, village hall and recreational facilities, fundamentally negating the need to pass the pinch-point adjacent to the Manor Inn Public House, and therefore not only is this route more direct but critically safer. Officers are negotiating with the applicant and County Highways as to what is feasible, practical and realistic and Members will be updated verbally.

7.5.2 It is important to note that the County raised no objection to the development but have recommended a suite of planning conditions associated with off-site highway improvement works namely the creation of footways along the frontage of 'The Manor Inn' public house and also on the opposite extent of the carriageway. The applicant has confirmed a willingness for the above to be addressed by planning condition and therefore it is considered reasonable to impose this by planning condition.

### 7.6 **Natural Environment**

7.6.2 The scheme is supported by an ecological appraisal and this has been reviewed by Greater Manchester Ecological Unit, who have commented that the site is relatively large but no wintering bird surveys have been undertaken. Further information has been requested from the applicant's agent and it is expected that additional information together with observations from GMEU will be provided to update members verbally. Natural England has also expressed a similar concern, but amended information to assist in addressing Natural England's concerns was received in August 2018 and comments are awaited from Natural England in this regard.

7.6.3 An Arboricultural Implications Assessment accompanies this planning application and highlights the tree and hedgerows that bound the site. There are no trees within the main body of the site itself, only the boundaries, and therefore there is confidence that the scheme can be developed without having a detrimental impact on trees. The observations of the Tree Protection Officer are awaited and will be reported verbally to Members. It is recommended that a planning condition is attached securing the implementation of the Arboricultural Implications Assessment and also to ensure that a Tree Method Survey is submitted in advance of any works occurring on site.

### 7.7 **Infrastructure**

7.7.1 The County Council as Education Authority for the district have requested there would be a shortfall of 211 secondary places in 5 years' time, this equates to a need of a financial contribution of

£94,949.12, for the provision of 4 secondary school places. With respect to primary places no contribution would be required as it is only envisaged that there would be 66 pupils at Cockerham Parochial School in 2023 when the future planned capacity is 102, although the County caveat that this position could change with planning applications that are pending consideration. Approval of this scheme would assist in contributing to the vitality of the school, as this is a key community asset.

### 7.8 **Other Matters**

- 7.8.1 The site falls within an aerodrome safeguarding zone where obstacles higher than 6 metres (covering 10% of the site) and no higher than 10 metres for the remainder of the site will not be permitted. The Civil Aviation Authority have been consulted and to date have not provided any response to the scheme. It is considered that the principle of development would not pose a danger to aircraft or parachutists, and in any event the group would be consulted on the detail at the reserved matters stage when matters concerning scale and layout will be considered then.
- 7.8.2 The scale of the site is such that there is unlikely to be a need for an on-site play area, although there will be a need for open space to be provided on the site. It is recommended that a condition is imposed regarding the provision of open space and also for an open space contribution to be assessed based on the needs of the village once the reserved matters application has been received (to be addressed by legal agreement).
- 7.8.3 The site is unlikely to be contaminated, given its previous use but it is considered reasonable in the circumstances to include a planning condition to cater for any unforeseen land contamination. The site is considered to have a low accessibility and from a sustainability perspective it is considered reasonable to impose a planning condition associated with the provision of electric vehicle charging points.
- 7.8.4 Concern has been raised regarding noise associated with the build process of the dwellings and this is inevitable with any form of development, but in the circumstances it is unlikely that the build process would be longer than 18-24 months. Any issues associated with noise arising from construction activity should be investigated under the Environmental Protection Act 1990.

### 8.0 **Planning Obligations**

- 8.1 The applicant is amenable to securing the following requirements by way of legal agreement. These requirements are considered to meet the tests set out in paragraph 204 of the NPPF.
- The provision of 40% of affordable housing to be based on a 50:50 (social rented:shared ownership) tenure split as required by policy (percentage, tenure, size, type, phasing to be address at Reserved Matters stage based on local housing needs);
  - The payment of **£94,949.12** for four secondary school places (to be assessed at reserved matters stage when the number of units and bedroom numbers is known).
  - Off-site open space contribution to be assessed based on the needs of the village of Cockerham (at the time of the reserved matters application); and,
  - Long term maintenance of non-adopted highways, open space, landscaping and creation of management company.

With Committee's support, Officers seek delegation to ensure that the Section 106 Agreement is signed within the agreed time period for decision-making (i.e. before 25<sup>th</sup> October 2018 – unless otherwise agreed and providing those consultees whose observations are still outstanding raise no objection to the development). Failure to sign the Section 106 could result in a refusal under delegated powers.

### 9.0 **Conclusions and Planning Balance**

- 9.1 The proposal would result in the provision of 24 dwellings which are likely to come forward within the next five years. The framework is a material consideration and it seeks to boost significantly the supply of housing. There is a clear need for affordable housing in the local area and the scheme

would deliver 9 affordable homes. Significant weight should be attached to the provision of market housing and affordable housing given the shortfall and the need in Lancaster.

- 9.2 The site benefits from being sited within a sustainable rural village and whilst public transport is limited, there is a bus stop within 100 metres of the site, and the site is on the northern loop cycle route and therefore whilst private car transport is likely to be the mainstay of trip movements there are other options open to future residents. Further information has been sought regarding wintering birds and the observations of the Lead Local Flood Authority and Greater Manchester Ecological Unit will be reported verbally to Members.
- 9.3 Surface water management has been raised as a concern by local residents and officers are acutely aware that many parts of the district were affected by flooding in November 2017 and also in July 2018. United Utilities raise no objection to the applicant's proposal and the scheme is being offered approval on the basis of no objection from the LLFA. Overall it is considered that the weight attached to the provision of housing within the district outweighs the landscape harm associated with the development and it is recommended to Members that the scheme be supported.

### **Recommendation**

That subject to 'No Objection' being raised by the Lead Local Flood Authority, Greater Manchester Ecological Unit and Natural England, and the applicant entering into a Section 106 Agreement to secure the obligations contained within Paragraph 8.1, that Outline Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard Timescales;
2. Approved Plans
3. Surface Water Drainage Scheme;
4. Foul Water Drainage Scheme;
5. Access Works;
6. Off-site Highway Improvements;
7. Development in accordance the submitted AIA, Tree Protection Plan;
8. Linkage to the public right of way and improvements;
9. Finished Floor Levels (to include plots, gardens, open space and roads);
10. Scheme for open space;
11. Unforeseen contamination;
12. Ecological mitigation to be carried out as per the approved plans;
13. Scheme for electric vehicle charging points to be submitted to and approved;
14. Surface Water Management and Maintenance Programme;
15. Environmental Construction Method Statement.

### **Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015**

In accordance with the above legislation, the City Council can confirm the following:

Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the agent to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been made 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

<b>Agenda Item</b> A6	<b>Committee Date</b> 17 September 2018	<b>Application Number</b> 18/00899/FUL
<b>Application Site</b> 14 Altham Walk Morecambe Lancashire LA4 4UY	<b>Proposal</b> Change of use of dwelling (Use Class C3) to 2 residential nursing self-contained 1-bed flats (Use Class C2)	
<b>Name of Applicant</b> Mr Thomas Richardson	<b>Name of Agent</b> -	
<b>Decision Target Date</b> 10 October 2018	<b>Reason For Delay</b> None	
<b>Case Officer</b>	Mr Andrew Clement	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	Approval – but delegated back to the Planning Manager to ensure that no material objections are received at the expiry of the consultation period.	

**(i) Procedural Matters**

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

**1.0 The Site and its Surroundings**

- 1.1 The application site is a 3 bedroom two storey former scheme manager's/cleaner's residential accommodation within the category two elderly residential sheltered housing scheme at Parkside Court in Westgate, Morecambe. The site is accessed to the west of Altham Road, which forms a cul-de-sac serving the parking areas to the housing scheme units, in addition to Westgate Medical Practice and Pharmacy, St Martins Church and a separate dwellinghouse all on the south side of Braddon Close. The property an end terrace attached to a wider residential nursing apartment building, finished in pebbledash walls under a grey concrete tiled roof with brown colour timber framed windows within cast stone surrounds. The site is owned and managed by Lancaster City Council.

**2.0 The Proposal**

- 2.1 The application proposes the change of use of the existing 3 bedroom two storey residential dwellinghouse (use class C3) to form two additional residential nursing self-contained 1-bed flats (use class C2) as part of the wider category two sheltered housing scheme. To facilitate the proposed change of use, the existing front door is to be blocked, with an existing window opening to be extended to form a new front door, with the first floor unit accessed through the existing back door. These are the only external alterations proposed, to be finished in matching pebbledash with composite glazed doors. Internal alterations to form a bedroom, bathroom and a living/dining room are required to form the two residential nursing self-contained units, in addition to blocking the internal ground floor access to the first floor.

**3.0 Site History**

3.1 The most relevant planning application and pre-application advice to the site is set out below:

Application Number	Proposal	Decision
<b>84/00644</b>	Outline application for sheltered housing, wardens house, leasehold for elderly (26 units) new church, vicarage parking & landscaping	Permitted
<b>88/01030</b>	Erection of 8 terraces of bungalows (26 units) and access	Permitted
<b>15/01145/PRETWO</b>	Residential development for 6 dwellings with associated landscaping	Advice provided

**4.0 Consultation Responses**

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

Consultee	Response
<b>Parish Council</b>	No observation received to date, consultation period expires on 18 September 2018
<b>Planning Policy</b>	<b>No objection</b> , supportive of the principle of conversion
<b>Fire Safety Officer</b>	No observation received to date, consultation period expires on 18 September 2018
<b>County Highways</b>	No observation received to date, consultation period expires on 18 September 2018
<b>Environmental Health</b>	No observation received to date, consultation period expires on 18 September 2018

**5.0 Neighbour Representations**

5.1 No observations received to date, consultation period expires on 18 September 2018. Any consultation responses received will be reported verbally to the Planning Committee meeting.

**6.0 Principal National and Development Plan Policies****6.1 National Planning Policy Framework (NPPF) 2018**

The National Planning Policy Framework indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The following sections of the NPPF are relevant to the determination of this proposal:

Paragraphs 8 and 11 – Sustainable Development  
Section 5 – Delivering a sufficient supply of homes  
Section 12 – Achieving well-designed places

**6.2 Development Management DPD**

DM22 – Vehicle Parking Provision  
DM35 – Key Design Principles  
DM45 – Accommodation for Vulnerable Communities  
Appendix B – Car Parking Standards  
Appendix E – Flat Conversions

**6.3 Lancaster District Core Strategy Saved Policies (adopted July 2008)**

SC5 – Achieving Quality in design

**6.4 Lancaster District Core Strategy – saved policies**

SC4 – Meeting the District's Housing Requirements

## 6.5 Local Planning Policy Overview – Current Position

At the 20 December 2017 meeting of its Full Council, the local authority resolved to publish the following 2 Development Plan Documents (DPD) for submission to the Planning Inspectorate:

- (i) The Strategic Policies and Land Allocations DPD; and,
- (ii) A Review of the Development Management DPD.

This enables progress to be made on the preparation of a Local Plan for the Lancaster District. The DPDs were published on the 9 February for an 8 week consultation in preparation for submission to the Planning Inspectorate for independent Examination. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in late 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2017, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

## 7.0 Comment and Analysis

7.1 The key considerations arising from the proposal are:

- Principle of the Use;
- Scale, Design and Landscape Impact;
- Residential Amenity;
- Highways and Parking;

### 7.2 Principle of the Use

7.2.1 The proposal forms part of the wider sheltered housing scheme at Parkside Court, and proposes to provide two additional self-contained residential nursing units within an existing dwellinghouse, formerly used to accommodate a manager/cleaner, but is currently vacant and now redundant to the sheltered housing scheme. The proposal to provide two additional units for housing vulnerable communities within and managed by an existing sheltered housing scheme is considered to be acceptable in principle, and would make a modest contribution to meeting the districts housing needs for those requiring residential nursing units.

### 7.3 Scale, Design and Landscape Impact

7.3.1 The proposed dwellinghouse will remain externally very similar to existing, with a new composite front door to be formed in an expanded window opening, and the existing front door to be blocked and finished in matching pebbledash render. Given the matching materials proposed and wider streetscene of similar appearance properties, the proposal is considered to be of acceptable design and will have no undue impact upon the streetscene or wider landscape.

### 7.4 Residential Amenity

7.4.1 The proposed one bedroom residential nursing self-contained are of similar size and style to typical single person's elderly residential sheltered housing, although space is relatively limited due to the conversion and space confined to the existing built form. That being said, each of the proposed flats has bedroom and bathroom size slightly greater than the minimum internal room standards for flat conversions, and although the usable living/dining room areas are slightly beneath the 16.7sq.m

internal space required (at 16.47sq.m and 16.55sq.m for ground and first floor flats respectively), given the small difference, surpassing standard for other rooms and separate cupboard space, the proposed internal layouts are considered to offer satisfactory residential amenity for future occupants under the proposed use. The ground floor flat has demonstrated some wheelchair accessibility and manoeuvrability with a wet room bathroom, and the stairwell to the first floor flat is of sufficient width to accommodate a stair lift if required and level access shower in the bathroom. Although the proposed units could not be converted to be fully accessible to all, the proposed accommodate is considered to be sufficient to meet the needs and be suitably converted to house some occupants of the category two elderly residential scheme, and as part of this wider provision is considered offer acceptable residential amenity to future occupants.

7.4.2 The site currently benefits from a modest external area, which is to be used for bin storage as existing, with the existing external space sufficient for a small drying area to meet standards for residential flat conversions. As part of the wider sheltered housing scheme, the two proposed units are considered to offer a satisfactory level of residential amenity, whilst not detracting from the residential amenity of neighbouring properties. A consultation response has yet to be received from Environmental Health, and any consultation responses received will be reported verbally to Members.

### 7.5 Highways and Parking

7.5.1 The site benefits from external parking as part of the sheltered housing scheme, with on-street parking available to the south side of Braddon Close, although restricted elsewhere within the cul-de-sac. It is recognised that on-street parking does cause issues in this locality, with the cul-de-sac serving other uses of the medical centre, pharmacy and church.

7.5.2 There are 17 residential parking spaces available to occupants of Parkside Court sheltered housing scheme, with no proposed increase to this provision through this application, however given that one 3 bedroom dwellinghouse has the same parking requirement as two 1 bedroom dwellinghouses, the proposal is considered to have no severe impact upon highways or parking. A consultation response has yet to be received from County Highways, and any consultation responses received will be reported verbally to Members.

### 8.0 Planning Obligations

8.1 There are no planning obligations to consider as part of this application.

### 9.0 Conclusions

9.1 The proposed two residential nursing self-contained flats are considered to offer satisfactory residential amenity for a flat conversion, providing suitable levels of residential amenity whilst not detracting from the residential amenity of neighbours. The physical alterations to facilitate the change of use are modest and will appear inconspicuous in matching materials, whilst the site will benefit from the existing parking provision as part of the sheltered housing scheme at Parkside Court, resulting in no severe highway or parking impact.

### Recommendation

That subject to no material objections being received at the expiry date of the consultation, Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard 3 year timescale
2. Development to be carried out in accordance to approved plans
3. To be owned and operated as part of the sheltered housing scheme at Parkside Court only

### Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, 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 made 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



<p align="center"><b>Agenda Item</b></p> <p align="center">A7</p>	<p align="center"><b>Committee Date</b></p> <p align="center">17<sup>th</sup> September 2018</p>	<p align="center"><b>Application Number</b></p> <p align="center">18/00915/FUL</p>
<p align="center"><b>Application Site</b></p> <p align="center">1 Warley Avenue Morecambe Lancashire LA3 3AR</p>	<p align="center"><b>Proposal</b></p> <p align="center">Demolition of existing rear extension and erection of a single storey side and rear extension</p>	
<p align="center"><b>Name of Applicant</b></p> <p align="center">Mr Mike Ireland</p>	<p align="center"><b>Name of Agent</b></p> <p align="center">Mr Richard Mews</p>	
<p align="center"><b>Decision Target Date</b></p> <p align="center">13 September 2018</p>	<p align="center"><b>Reason For Delay</b></p> <p align="center">N/A</p>	
<p><b>Case Officer</b></p>	<p>Mr Robert Clarke</p>	
<p><b>Departure</b></p>	<p>No</p>	
<p><b>Summary of Recommendation</b></p>	<p>Approval</p>	

**(i) Procedural matters**

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

**1.0 The Site and its Surroundings**

1.1 The property which forms the subject of this application relates to a two storey semi-detached dwellinghouse located to the west of Warley Avenue in Morecambe. The property features a dashed exterior with brick detailing underneath a hipped roof finished with slate, white upvc windows and doors are installed throughout. The dwelling benefits from a front garden and driveway which extends down the side of the property. To the rear is a single storey hipped roof extension which appears to be an original part of the property. The rear garden measures 130m<sup>2</sup> and is well enclosed by 1.8m high timber fencing to the south western boundary and the neighbouring garage and high hedgerow to the north eastern boundary. The north western boundary is formed by a timber outbuilding with further hedging.

1.2 Warley Avenue is predominantly characterised by two storey semi-detached post war dwellings, however, there are also some detached properties and bungalows.

1.3 The site is unallocated in the Lancaster District Local Plan.

**2.0 The Proposal**

2.1 This application seeks consent for the demolition of the existing single storey rear extension and erection of a single storey side and rear wraparound extension. The side element of the existing will feature a maximum width of 2.9m, however, due to the line of the shared boundary the extension will feature an angled elevation. Including its projection beyond the rear elevation of the dwelling this element of the extension will feature a maximum depth of 10.3m. The rear extension will feature a maximum depth of 2.7m and a maximum width of 8.45m including its projection beyond the side elevation of the original dwelling. The entire extension will feature a flat roof with a maximum height

of 3m, a roof lantern measuring 3.1m x 1.55m will be installed to the rear. The extension will be finished in dashing to match the appearance of the original dwelling, whilst the roof will feature a grey fibreglass/rubber roofing system, grey upvc windows and doors will be installed throughout.

**3.0 Site History**

3.1 The Local Planning Authority has no planning history relating to this site.

**4.0 Consultation Responses**

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

Consultee	Response
<b>Morecambe Town Council</b>	<b>No response</b> at the time of compiling this report

**5.0 Neighbour Representations**

5.1 **No responses** received at the time of compiling this report.

**6.0 Principal National and Development Plan Policies**

6.1 National Planning Policy Framework

The National Planning Policy Framework indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development (**paragraph 11**). **Paragraph 124:** High quality design is relevant to the determination of this proposal:

6.2 Development Management DPD Policies

**DM22:** Vehicle Parking Provision  
**DM35:** Key Design Principles

6.3 Lancaster District Core Strategy Policies

**SC1:** Sustainable Development

6.4 Local Planning Policy Overview – Current Position

At the 20 December 2017 meeting of its Full Council, the local authority resolved to publish the following 2 Development Plan Documents (DPD) for submission to the Planning Inspectorate:

- (i) The Strategic Policies and Land Allocations DPD; and,
- (ii) A Review of the Development Management DPD.

This enables progress to be made on the preparation of a Local Plan for the Lancaster District. The DPDs were published on the 9 February for an 8 week consultation in preparation for submission to the Planning Inspectorate for independent Examination. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in late 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual ‘saved’ land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2017, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan’s preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan

the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

### **7.0** **Comment and Analysis**

7.1 The main issues are:

- Design
- Residential Amenity
- Parking and Highways

#### 7.2 Design

7.2.1 The proposed extension will be finished in dashed render with grey upvc windows/doors so as to match and complement the appearance of the existing dwelling and that of the wider street scene. Although the development will be finished with a flat roof arrangement including the proposed side element which will be viewed from the street scene it is acknowledged that there are various flat roofed extensions and garages within the locality as such in this instance this design approach can be supported. The use of the flat roof is also considered to reduce the overall massing of the existing ensuring that it remains subservient to the original property.

#### 7.3 Residential Amenity

7.3.1 Both the side extension and rear extension will be constructed upon the shared boundary with both neighbouring properties No. 1A and 3 Warley Avenue. With regards to the side element of the proposal, the adjacent property No. 1A benefits from one obscure glazed window serving a bathroom and a door to the kitchen. The proposed extension will be within 3m of this side elevation which is likely to impinge on the amount of daylight serving these openings, however, given the use of the room which the window serves not primary living space and the presence of a kitchen window to the rear elevation which will not be affected by the proposed development, it is considered that this relationship will not significantly impact upon the standard of amenity that these residents currently enjoy.

7.3.2 The rear element of the development will be sited immediately adjacent to and sit relatively flush, in terms of overall depth from the original rear elevation, with the existing rear extension of No. 3. For this reason this aspect of the development will not impact upon the residential amenity of the occupiers of this property.

#### 7.4 Parking and Highways

7.4.1 The existing driveway which extends to the side of the property measures 2.6m at its widest point, though due to the constricted nature of the site this narrows to 2.2m towards the rear of the site. As a result, this driveway would not be considered as useable parking space by current standards and is therefore not included in the existing properties parking provision. The proposed side extension features a 'store' though this is not large enough to be considered as a parking space. The existing single parking space to the front of the dwelling will remain whilst Warley Avenue also benefits from unrestricted on road parking. As the existing parking and highway arrangement will remain unchanged the application is considered acceptable in this regard.

### **8.0** **Planning Obligations**

8.1 There are no planning obligations to consider as part of this application.

### **9.0** **Conclusions**

9.1 The proposed side and rear extension will appear as a subservient and coherent addition to this property that will respect the character of the surrounding built form. Although in close proximity to neighbouring properties, due to the use of neighbouring windows to adjacent property No. 1A the construction will not significantly impinge upon existing levels of amenity that these occupiers

currently enjoy. Due to the inadequate usability of the current driveway, existing parking provision will remain the same.

**Recommendation**

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard three year timescale
2. Development in accordance with the approved plans

**Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015**

In accordance with the above legislation, the City Council can confirm that it 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 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

Agenda Item A8	Committee Date 17 <sup>th</sup> September 2018	Application Number 18/00956/FUL
<b>Application Site</b>  11 Daisy Bank Quernmore Road Lancaster Lancashire	<b>Proposal</b>  Erection of a single storey rear extension	
<b>Name of Applicant</b>  Mr Simon Raffaelli	<b>Name of Agent</b>  Mr Ryan Leahy	
<b>Decision Target Date</b>  16 September 2018	<b>Reason For Delay</b>  Committee cycle	
<b>Case Officer</b>	Mr Robert Clarke	
<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, the applicant is related to an employee of Lancaster City Council, as such the application must be determined by the Planning and Highways Regulatory Committee.

**1.0 The Site and its Surroundings**

- 1.1 The site that forms the subject of this application is a single dwellinghouse located on the eastern extremity of Lancaster, relatively close to recent housing developments at the Lancaster Moor Hospital site. The property is finished in redbrick walls to ground floor level beneath a dashed render first floor under a grey concrete tile roof, in uniform materials to the immediate streetscene. The property benefits from front and rear gardens as well as an area of land within the field to the south.
- 1.2 The site is within a linear pattern of semi-detached dwellinghouses along the south side of Quernmore Road, with agricultural fields opposite on the north side of this highway and fields to the south.
- 1.3 The site is located within a key urban landscape as indicated in the Lancaster District Local Plan.

**2.0 The Proposal**

- 2.1 This application seeks consent for the erection of a single storey rear extension measuring a depth of 3 metres and width of 6.4 metres, it will feature a lean to roof with a maximum height of 3.9m. The extension will be finished in matching brickwork underneath a natural slate roof, white UPVC windows will be installed throughout.

**3.0 Site History**

- 3.1 The Local Planning Authority has the following history for this site:

Application Number	Proposal	Decision
08/01034/FUL	Creation of a dropped kerb to create new access	Refused
11/01148/PLDC	Application for the proposed lawful development certificate for a hip to gable roof extension	Permitted Lawful Development Certificate Granted

#### **4.0 Consultation Responses**

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

Consultee	Response
Parish Council	<b>No response</b> received during the statutory consultation period
Environmental Health	<b>No response</b> received during the statutory consultation period
Cadent Gas	<b>No response</b> received during the statutory consultation period

#### **5.0 Neighbour Representations**

5.1 **No responses** received during the statutory consultation period

#### **6.0 Principal National and Development Plan Policies**

##### 6.1 National Planning Policy Framework

The National Planning Policy Framework indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development (**paragraph 11**). The following paragraphs of the NPPF are relevant to the determination of this proposal:

**Paragraph 124:** High quality design

##### 6.2 Development Management DPD Policies

**DM22:** Vehicle Parking Provision

**DM28:** Development & Landscape Impact

**DM35:** Key Design Principles

##### 6.3 Lancaster Local Plan Saved Policies (2008)

**E31:** Key Urban Landscapes

##### 6.4 Local Planning Policy Overview – Current Position

At the 20 December 2017 meeting of its Full Council, the local authority resolved to publish the following 2 Development Plan Documents (DPD) for submission to the Planning Inspectorate:

- (i) The Strategic Policies and Land Allocations DPD; and,
- (ii) A Review of the Development Management DPD.

This enables progress to be made on the preparation of a Local Plan for the Lancaster District. The DPDs were published on the 9 February for an 8 week consultation in preparation for submission to the Planning Inspectorate for independent Examination. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in late 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2017, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

## **7.0 Comment and Analysis**

7.1 The main issues are (i) Design; and (ii) Residential Amenity.

### **7.2 Design**

7.2.1 This part of the Key Urban Landscape is already urbanised by dwellings, and the scale of the development and the materials being proposed are such that the extension would be read as part of the existing dwelling. The development would be removed from view from within the wider street scene and would respect the character and appearance of the general locality.

### **7.3 Residential amenity**

7.3.1 The proposed extension will be situated close to the shared boundary with No. 12, this adjoining property already benefits from a conservatory to its rear elevation. Despite this conservatory featuring side elevation windows facing into the garden of the applicant property, given remaining glazing it is considered that the construction of the extension currently proposed will not reduce daylight levels serving the adjoining property to unacceptable levels. The proposed extension is set away from the shared boundary with No. 10 which is also set at an increased land level, as such the development proposed will not impact upon existing standards of residential amenity for this neighbouring property.

## **8.0 Planning Obligations**

8.1 There are no planning obligations to consider as part of this application.

## **9.0 Conclusions**

9.1 The proposed extension is of a scale and design that will ensure it appears as a subservient and coherent addition to this property that will respect the character of the surrounding built form. Despite the proximity of the extension to the neighbouring conservatory it is considered that acceptable levels of daylight for the adjoining property will be retained.

## **Recommendation**

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard three year timescale
2. Development in accordance with the approved plans

## **Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015**

In accordance with the above legislation, the City Council can confirm that it 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 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

## LIST OF DELEGATED PLANNING DECISIONS

## LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
17/01520/FUL	Kingfisher Lodge, Featherbed Meadow, Borwick Lane Retrospective application for the erection of holiday lodge and balcony, with raised vehicular access to parking, incorporating use of the lake for fishing and demolition of existing holiday lodge for Mr E. Wilson (Kellet Ward 2015 Ward)	Application Permitted
18/00067/DIS	Halton Green East, Green Lane, Halton Discharge of conditions 5 and 6 on approved application 17/01129/FUL for Mr M Clarkson (Halton-with-Aughton Ward 2015 Ward)	Split Decision
18/00075/DIS	Halton Green East, Green Lane, Halton Discharge of condition 5 on approved application 17/01130/LB for Mr M Clarkson (Halton-with-Aughton Ward 2015 Ward)	Split Decision
18/00085/DIS	Fleet House, Whitepits Lane, Tatham Discharge of conditions 3 and 4 on approved application 17/00393/FUL for Mr & Mrs Tim Parkinson (Lower Lune Valley Ward 2015 Ward)	Split Decision
18/00091/DIS	Lower Langthwaite Farm, Littlefell Lane, Lancaster Discharge of conditions 5, 6, 7 and 8 on approved application 17/01092/CU for Mr & Mrs Wood (University And Scotforth Rural Ward)	Split Decision
18/00092/DIS	Lower Langthwaite Farm, Littlefell Lane, Lancaster Discharge of conditions 4, 5, 6 and 7 on approved application 17/01093/LB for Mr & Mrs Wood (University And Scotforth Rural Ward)	Split Decision
18/00093/DIS	Lower Langthwaite Farm, Littlefell Lane, Lancaster Discharge of conditions 3 and 4 on approved application 17/01426/LB for Mr & Mrs Wood (University And Scotforth Rural Ward)	Split Decision
18/00095/DIS	Land North East Of Briarlea Road, Briarlea Road, Nether Kellet Discharge of conditions 3, 4, 5, 6, 7 and 8 on approved application 17/01410/FUL for Mr Lee Ogley (Kellet Ward 2015 Ward)	Split Decision
18/00097/DIS	Land South Of, Low Road, Halton Approval of details pursuant to conditions 3, 6, 7 and 9 on approved application 17/01423/REM for c/o Agent (Halton-with-Aughton Ward 2015 Ward)	Split Decision
18/00098/DIS	Gunnerthwaite, Locka Lane, Arkholme Discharge of conditions 2, 3, 4 and 5 on approved application 17/00950/OUT for Mr Anr Mrs Barker (Kellet Ward 2015 Ward)	Application Refused
18/00099/DIS	Hawthorn Bank, Cove Road, Silverdale Discharge of condition 5 on approved application 16/01082/FUL for Mr Richard Whittaker (Silverdale Ward 2015 Ward)	Application Permitted



LIST OF DELEGATED PLANNING DECISIONS

18/00109/DIS	Thortindale Cottage, Coastal Road, Bolton Le Sands Discharge of conditions 4 and 5 on approved application 18/00491/CU for Mr Horner (Bolton And Slyne Ward 2015 Ward)	Application Permitted
18/00113/DIS	Capernwray Diving Centre, Jackdaw Quarry, Capernwray Road Discharge of conditions 4 ,5, 7 and 9 on approved application 08/01308/REM for Mrs Carol Hack (Kellet Ward 2015 Ward)	Split Decision
18/00116/DIS	Land Off Sycamore Road, Brookhouse, Lancashire Discharge of condition 13 on approved application 17/00925/RCN for Oakmere Homes (Lower Lune Valley Ward 2015 Ward)	Application Permitted
18/00131/DIS	85-89 Penny Street, Lancaster, Lancashire Discharge of condition 3 on approved application 18/00588/FUL for Mr Trevor Bargh (Castle Ward 2015 Ward)	Application Permitted
18/00237/FUL	Land Adjacent Appletree Barn, 34 Wennington Road, Wray Erection of five 2-storey detached dwellings (C3) with associated accesses for Mr & Mrs Garrod (Lower Lune Valley Ward 2015 Ward)	Application Permitted
18/00473/FUL	Gowan View, Kirkby Lonsdale Road, Arkholme Partial demolition of agricultural building, erection of a single storey extension and change of use to form a one bed holiday-let, and partial demolition of bungalow and erection of a single storey side extension to form a 3-bed holiday let with associated creation of hardstanding for Mr W.E. Archer (Kellet Ward 2015 Ward)	Application Permitted
18/00474/LB	Gowan View, Kirkby Lonsdale Road, Arkholme Listed building application for works to facilitate the partial demolition of agricultural building, erection of a single storey extension and change of use to form a one bed holiday-let, and partial demolition of bungalow and erection of a single storey side extension to form a 3-bed holiday let with associated creation of hardstanding for Mr W.E. Archer (Kellet Ward 2015 Ward)	Application Permitted
18/00556/FUL	30 Main Street, Heysham, Morecambe Replacement of timber windows and doors with UPVC windows and doors to the front elevation for Mr Peter Whaley (Heysham Central Ward 2015 Ward)	Application Refused
18/00560/FUL	16 Rushley Drive, Hest Bank, Lancaster Erection of single storey rear extension, construction of dormer extensions to the rear elevation and raised rear terrace for John Manley (Bolton And Slyne Ward 2015 Ward)	Application Permitted
18/00567/FUL	Dragons Head Hotel, Main Street, Whittington Demolition of outbuildings, conversion of barn to dwelling, erection of 3 dwellings with associated landscaping, parking and alterations to the existing access and erection of a first floor side extension over existing pub for Mr Simon Nutter (Upper Lune Valley Ward 2015 Ward)	Application Permitted
18/00570/FUL	Chancellors Wharf, Aldcliffe Road, Lancaster Demolition of two cycle shelters, erection of three cycle shelters, landscaping works including paving and planting, perimeter wall and access gates, and installation of boiler flues for	Application Withdrawn

## LIST OF DELEGATED PLANNING DECISIONS

Lancaster University (Castle Ward 2015 Ward)

18/00579/LB	Royal Kings Arms Hotel, 75 Market Street, Lancaster Listed building application for replacement windows to the rear and side elevations, replacement of gutters, downpipes, soil and vent pipes, rendering of part of the rear elevation and repointing of the rear and side elevations, installation of replacement external lighting to the rear, replacement signage to the front and side, replacement balustrade to the internal staircase, replacement flooring at basement level, painting of doors and fascia for Mr Tony Flanagan (Castle Ward 2015 Ward)	Application Permitted
18/00584/FUL	3 Croftlands, Westbourne Road, Lancaster Change of use of a residential property comprising of three 1-bed flats, one 2-bed flat and one 3-bed flat to a mixed use scheme comprising of one 7-bed flat (sui generis), three 1-bed flats (C3) and one 2-bed flat (C3), excavations to form a new lightwell/stairwell and an extended lightwell, removal of front dormer and rear external stairwell, demolition of front porch and rear outrigger, erection of a single storey rear extension, replacement of external doors with windows on rear elevation, insertion and removal of windows to front elevation and insertion of rooflights for Mr Simon Gershon (Castle Ward 2015 Ward)	Application Permitted
18/00600/FUL	Former "Walled Garden", Ridgeway Park, Lindeth Road Demolition of existing former school buildings and erection of a dwelling (C3) and associated access for Mr A.W. Stubbs (Silverdale Ward 2015 Ward)	Application Permitted
18/00606/VCN	Halton Green East, Green Lane, Halton Change of use of part of existing barn to one dwelling (C3) including the demolition of existing attached outbuilding and associated engineering works (pursuant to the variation of condition 2 on planning permission 17/01129/FUL to amend the approved plans to alter the position of a side window) for Mr M Clarkson (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
18/00607/LB	Halton Green East, Green Lane, Halton Listed building application for internal and external works to facilitate the conversion of part of existing barn to one dwelling (C3) including the demolition of existing attached outbuilding, blocking up of existing door and window openings and insertion of windows and rooflights, removal of internal walls and a replacement of a timber floor for Mr M Clarkson (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
18/00632/FUL	Whinney Hill Farm, Aughton Road, Aughton Erection of a stable building, including storage areas and staff facilities, and creation of associated hardstanding and access track, outdoor arena, turnout pens, 2 lunge pens and horse walker for Ms G Carlisle (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
18/00646/FUL	32 Hatlex Drive, Hest Bank, Lancaster Part retrospective application for the erection of a single storey side and rear extension for Hearne (Bolton And Slyne Ward 2015 Ward)	Application Permitted
18/00654/FUL	Diviny Livery Stables, Middleton Road, Middleton Change of use of agricultural land to site 6 timber pods to be used in	Application Withdrawn

LIST OF DELEGATED PLANNING DECISIONS

conjunction with livery stables for Miss H. Diviny-Day  
(Overton Ward 2015 Ward)

18/00661/OUT	Land North Of Hampson Green Mews, Hampson Lane, Hampson Outline application for the erection of a single storey dwelling for Mrs Yvonne Dickinson (Ellel Ward 2015 Ward)	Application Permitted
18/00666/FUL	18 St Pauls Drive, Brookhouse, Lancaster Construction of dormer extension to the rear elevation and erection of a front porch for Mr & Mrs Huddleston (Lower Lune Valley Ward 2015 Ward)	Application Permitted
18/00667/CU	Central Methodist Church, Green Street, Morecambe Change of use from a place of worship (D1) to a mixed use unit comprising a community centre (D1) and storage (B8) for Mr & Mrs Sonja & Howard Byrom (Poulton Ward 2015 Ward)	Application Permitted
18/00682/FUL	77 Beech Road, Halton, Lancaster Demolition of the existing garage and erection of a detached double garage and alterations to existing access for Mr Aldo Macari (Halton-with-Aughton Ward 2015 Ward)	Application Refused
18/00689/FUL	8 Sulyard Street, Lancaster, Lancashire Replacement of plastic rainwater goods with cast rainwater goods, removal of satellite dish, removal of render to the rear elevation and repointing for Mr Houghton (Castle Ward 2015 Ward)	Application Permitted
18/00690/LB	8 Sulyard Street, Lancaster, Lancashire Listed building application for the replacement of existing rainwater goods with cast rainwater goods, removal of render and satellite dish and repointing to the rear elevation for Mr Houghton (Castle Ward 2015 Ward)	Application Permitted
18/00696/FUL	Land To The Rear Of , 52 Middleton Road, Heysham Erection of a single storey detached dwelling for Mr Jasdev Thind (Heysham South Ward 2015 Ward)	Application Permitted
18/00704/FUL	2 Guidem Park, Lancaster, Lancashire Erection of a single storey rear extension, front porch and detached outbuilding for Mr K. Yazdani (Bulk Ward 2015 Ward)	Application Permitted
18/00717/PLDC	15 Hall Park, Lancaster, Lancashire Proposed lawful development certificate for the erection of front porch for Mr M Thompson (Scotforth West Ward 2015 Ward)	Lawful Development Certificate Refused
18/00720/CU	Stable End And Newcroft, Berrys Farm, Conder Green Road Change of use of two holiday cottages into two dwellings (C3) for Mr & Mrs Tony / Charlotte Lawson / Whitaker (Ellel Ward 2015 Ward)	Application Permitted
18/00722/FUL	1 Low Road, Middleton, Morecambe Demolition of existing garage, erection of a single storey rear extension, installation of two roof lights to the rear and construction of retaining walls for Mr Matt Catterall (Overton Ward 2015 Ward)	Application Permitted
18/00723/LB	1 Low Road, Middleton, Morecambe Listed Building application for the demolition of the garage, erection of a single storey rear extension, installation of roof lights to the rear, construction of a retaining wall, replacement gutters,	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

fascias and flashings, chimney repairs, repointing of external walls, installation of an internal staircase and removal of a floor for Mr Matt Catterall (Overton Ward 2015 Ward)

18/00725/FUL	Community Centre, Woodhill Lane, Morecambe Construction of a canopy to the western elevation for Mrs Denise Armer (Harbour Ward 2015 Ward)	Application Permitted
18/00734/CU	Sandside Garage, Sandside, Cockerham Retrospective change of use of haulage firm (Sui Generis) into storage and distribution (B8) for builders merchants for Mr S Slater (Ellel Ward 2015 Ward)	Application Permitted
18/00753/LB	St Pauls Church, 24 Scotforth Road, Lancaster Listed building application for the replacement of existing window to second floor rear elevation with an emergency escape window for Mr John Sunter (Scotforth West Ward 2015 Ward)	Application Permitted
18/00757/FUL	78 Winchester Avenue, Lancaster, Lancashire Demolition of existing conservatory and erection of a single storey rear extension for Mr D. Hope (John O'Gaunt Ward 2015 Ward)	Application Permitted
18/00758/FUL	80 Winchester Avenue, Lancaster, Lancashire Demolition of existing conservatory and erection of a single storey rear extension for Mr M. Gibbon (John O'Gaunt Ward 2015 Ward)	Application Permitted
18/00762/AD	Scale House Farm, Scale House Lane, Wray Agricultural determination for extension to existing agricultural livestock building for Mr Daniel Towers (Upper Lune Valley Ward 2015 Ward)	Prior Approval Not Required
18/00768/FUL	Land Adjacent To Castle O Trim Farmhouse, Procter Moss Road, Abbeystead Proposed siting of two temporary agricultural workers caravans and the creation of a bund and retrospective permission for the creation of an access track for Mr Johnny Miller (Ellel Ward 2015 Ward)	Application Withdrawn
18/00772/PLDC	32 Thonock Road, Morecambe, Lancashire Proposed lawful development certificate for the erection of a detached outbuilding for Mr David Jowett (Westgate Ward 2015 Ward)	Lawful Development Certificate Granted
18/00774/VCN	Oak Tree House, West Road, Lancaster Demolition of existing Dolly Blue Tavern and associated steward's house and erection of new 2 storey supported living accommodation, associated landscaping and parking facilities and erection of external refuse store (pursuant to the variation of condition 22 on planning permission 13/00838/FUL to change the age of residents to 18 years and above) for Miss Maria Runaghan (Marsh Ward 2015 Ward)	Application Permitted
18/00781/PLDC	14 Heysham Mossgate Road, Heysham, Morecambe Proposed Lawful Development Certificate for the erection of single storey rear extension, installation of replacement windows and doors in existing conservatory and rear extension, and installation of lantern rooflights for Mr S Hamblett (Heysham South Ward 2015 Ward)	Lawful Development Certificate Granted
18/00784/LB	Sun Hotel, 63 - 65 Church Street, Lancaster Listed building application for the installation of a replacement flue to the rear for Mr Phillip Simpson (Castle Ward 2015 Ward)	Application Permitted

## LIST OF DELEGATED PLANNING DECISIONS

18/00789/FUL	7 Peacock Lane, Hest Bank, Lancaster Erection of a two storey and single storey front, side and rear extension for Mr Neale Goddard (Bolton And Slyne Ward 2015 Ward)	Application Permitted
18/00792/FUL	Mount Vernon Farm, Littlefell Lane, Lancaster Creation of a new vehicular access and gate for Mr Dale Tomlinson (University And Scotforth Rural Ward)	Application Permitted
18/00794/FUL	18 New Street, Lancaster, Lancashire Change of use of retail unit (A1) to a mixed use scheme comprising retail (A1), a student studio (C3), and a 6-bed student cluster flat (C4), erection of a single storey rear extension, installation of external stairs, and insertion of replacement and new windows, external doors and rooflights for Mr Andrew Allan (Castle Ward 2015 Ward)	Application Permitted
18/00795/FUL	9 Peacock Lane, Hest Bank, Lancaster Erection of a part two storey, part single storey side extension with balcony, single storey side extension and construction of a raised terrace to the rear for Messrs Guy and Gavin Fercot (Bolton And Slyne Ward 2015 Ward)	Application Withdrawn
18/00797/FUL	11 Aldcliffe Hall Drive, Aldcliffe, Lancaster Erection of a shed for Mr Michael Stainton (Scotforth West Ward 2015 Ward)	Application Permitted
18/00801/FUL	41 Hadrian Road, Morecambe, Lancashire Installation of a raised replacement roof, construction of hip to gable extensions and dormer to the rear elevation for Mrs Kavina Bagis (Torrisholme Ward 2015 Ward)	Application Refused
18/00802/ADV	Marketgate Shopping Centre, Marketgate, Lancaster Advertisement application for the display of a non-illuminated fascia sign for Mr Dobbie (Castle Ward 2015 Ward)	Application Permitted
18/00804/FUL	7 The Nook, Bolton Le Sands, Carnforth Demolition of existing conservatory and outrigger, erection of single storey rear extension and installation of replacement roof to garage for Mr & Mrs Steve Clegg (Bolton And Slyne Ward 2015 Ward)	Application Permitted
18/00807/FUL	23 Golgotha Road, Lancaster, Lancashire Erection of a single storey rear extension and retention of a second floor rear extension for Mr & Mrs Aspin (John O'Gaunt Ward 2015 Ward)	Application Withdrawn
18/00812/ADV	Bus Shelter Adjacent To Festival Market Car Park, Central Drive, Morecambe Advertising application for the display of an internally illuminated double sided digital screen for Miss Jennifer Richards (Poulton Ward 2015 Ward)	Application Permitted
18/00813/ADV	Bus Shelter Adjacent To Morecambe Library, Central Drive, Morecambe Advertising application for the display of an internally illuminated double sided digital screen for Miss Jennifer Richards (Poulton Ward 2015 Ward)	Application Permitted
18/00814/ADV	Bus Shelter Adjacent To The Clock Tower, Marine Road Central, Morecambe Advertising application for the display of an internally illuminated double sided digital screen for Miss Jennifer Richards (Poulton Ward 2015 Ward)	Application Refused

## LIST OF DELEGATED PLANNING DECISIONS

18/00815/ADV	Bus Shelter Opposite Phoenix Street, Parliament Street, Lancaster Advertising application for the display of an internally illuminated double sided digital screen for Miss Jennifer Richards (Bulk Ward 2015 Ward)	Application Permitted
18/00816/ADV	Bus Shelter South Of Skerton Bridge, Parliament Street, Lancaster Advertising application for the display of an internally illuminated double sided digital screen for Miss Jennifer Richards (Bulk Ward 2015 Ward)	Application Refused
18/00817/ADV	Bus Stop Adjacent To Lancaster Infirmary, South Road, Lancaster Advertising application for the display of an internally illuminated double sided digital screen for Miss Jennifer Richards (Scotforth West Ward 2015 Ward)	Application Refused
18/00818/FUL	The Barn, Borbles Hall, Bay Horse Road Conversion of garage to create habitable room for Mrs Winstanley (Ellel Ward 2015 Ward)	Application Permitted
18/00823/PLDC	6 Gringley Road, Morecambe, Lancashire Proposed Lawful Development Certificate for the construction of a hip to gable extension, dormer extension to the rear elevation with Juliet balcony, installation of window to existing side elevation and rooflight to the front for Mr & Mrs Fox (Westgate Ward 2015 Ward)	Lawful Development Certificate Granted
18/00824/FUL	407 Lancaster Road, Morecambe, Lancashire Erection of a single storey rear and side extension for Ms Annie Robinson (Torrisholme Ward 2015 Ward)	Application Permitted
18/00831/FUL	26 Station Road, Hornby, Lancaster Conversion of domestic underpass into habitable room for Mr Mark Norris (Upper Lune Valley Ward 2015 Ward)	Application Permitted
18/00838/ELDC	131 Thornton Road, Morecambe, Lancashire Existing lawful development certificate for use as five self-contained flats (C3) for Mr D Nicholls (Poulton Ward 2015 Ward)	Lawful Development Certificate Granted
18/00839/FUL	94A Albert Road, Morecambe, Lancashire Installation of replacement roof coverings for Mr Andrew Lewis (Harbour Ward 2015 Ward)	Application Permitted
18/00842/FUL	1 West Road, Lancaster, Lancashire Change of use of one 2-bed flat(C3) and takeaway(A5) to a mixed use scheme comprising a takeaway(A5), one 1-bed flat and two 2-bed flats(C3), including construction of a rear first floor extension for Mr & Mrs Bridges (Marsh Ward 2015 Ward)	Application Permitted
18/00848/FUL	22 St Annes Close, Brookhouse, Lancaster Erection of a single storey rear extension including alteration of land levels to create terrace for Mr & Mrs Tyrer (Lower Lune Valley Ward 2015 Ward)	Application Permitted
18/00851/LB	18 New Street, Lancaster, Lancashire Listed building application for the erection of a single storey rear extension, installation of external stairs, insertion of replacement and new windows, external doors, rooflights, and internal partition walls, repointing of stonework with lime mortar and replacement of rainwater goods for Mr Andrew Allan (Castle	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS  
Ward 2015 Ward)

18/00853/FUL	1 Pierce Close, Lancaster, Lancashire Demolition of existing conservatory and erection of a single storey rear extension for Mr Dixon (Marsh Ward 2015 Ward)	Application Permitted
18/00854/PLDC	1 Lincoln Road, Lancaster, Lancashire Proposed Lawful Development Certificate for the erection of a single storey rear extension and construction of a dormer extension to the rear elevation for Mr & Mrs C. Reddy (Castle Ward 2015 Ward)	Lawful Development Certificate Granted
18/00855/FUL	22 Hyde Road, Morecambe, Lancashire Erection of a two storey side extension and single storey rear extension for Mr & Mrs J. Pardy (Torrisholme Ward 2015 Ward)	Application Withdrawn
18/00861/FUL	32 Church Hill Avenue, Warton, Carnforth Construction of a dormer extension to the rear elevation for Mr & Mrs Pearcy (Warton Ward 2015 Ward)	Application Permitted
18/00863/PLDC	2 Brantwood Avenue, Morecambe, Lancashire Proposed Lawful Development Certificate for the construction of a hip to gable extension, dormer extension to the rear elevation, insertion of window to side elevation for Mr P. Harrison (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
18/00864/PLDC	36 Schoolhouse Lane, Halton, Lancaster Proposed Lawful Development Certificate for the construction of 2 dormer extensions to the rear elevation for Mr & Mrs Coats (Halton-with-Aughton Ward 2015 Ward)	Lawful Development Certificate Granted
18/00865/PLDC	92 Sibsey Street, Lancaster, Lancashire Proposed Lawful Development Certificate for the construction of a dormer extension to the rear elevation and two rooflights to the front roof pitch for Miss E Tregidgo (Castle Ward 2015 Ward)	Lawful Development Certificate Granted
18/00867/FUL	Land West Of, Littledale Road, Brookhouse Erection of a detached dwelling (C3) with associated access for Mr P Kershaw (Lower Lune Valley Ward 2015 Ward)	Application Withdrawn
18/00873/FUL	Fireplace Warehouse, 2 Owen Road, Lancaster Installation of enlarged window to the front for Mr Robert Whitehead (Skerton East Ward 2015 Ward)	Application Permitted
18/00894/ELDC	9 Draycombe Drive, Heysham, Morecambe Existing Lawful Development Certificate for the continued use of property as residential for Mrs Linda Mitton (Heysham Central Ward 2015 Ward)	Lawful Development Certificate Granted
18/00913/FUL	South View, 7 Ashford Avenue, Lancaster Erection of a replacement conservatory to rear for Mr & Mrs I. Simpson (Scotforth West Ward 2015 Ward)	Application Permitted
18/00925/PLDC	9 Highland Brow, Galgate, Lancaster Proposed Lawful Development Certificate for the installation of 3 rooflights to the rear for Mr J Bloe (Ellel Ward 2015 Ward)	Lawful Development Certificate Granted
18/00932/NMA	26 Littledale Road, Brookhouse, Lancaster Non-material amendment to approved application 18/00064/FUL to remove weatherboard on North, South and West elevation	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

	and replace with render to match ground floor and remove canopy and posts to front door for Mr David Kilburn (Lower Lune Valley Ward 2015 Ward)	
18/00964/AD	Docker Hall, Keerside, Arkholme Agricultural Determination for the erection of an extension to existing steel portal agricultural livestock building for Mr Ian Close (Upper Lune Valley Ward 2015 Ward)	Prior Approval Refused
18/00969/NMA	6 The Green, Silverdale, Carnforth Non material amendment to planning permission 17/01286/FUL to alter the window and door design on the north east and north west elevations for Ms Watson-Keith (Silverdale Ward 2015 Ward)	Application Permitted
18/00984/AD	North Farm, Moss Road, Heaton With Oxcliffe Agricultural determination for erection of an extension to existing cattle building for Mr Sam Bargh (Overton Ward 2015 Ward)	Prior Approval Not Required
18/01003/NMA	46 Walker Grove, Heysham, Morecambe Non material amendment application to planning permission 18/00414/FUL for the re-siting of the pedestrian garage door from the side to front elevation for Mr P Phelps (Heysham South Ward 2015 Ward)	Application Permitted
18/01053/CCC	Lythe Brow Farmhouse, Quernmore Road, Quernmore County Council Consultation for variation of condition 1 on LCC/2015/0079 to extend the period of commencement to completion from 12 weeks to 6 months for Mr Tim Butler (Lower Lune Valley Ward 2015 Ward)	No Objections
18/01066/NMA	Land For Proposed Bailrigg Business Park, Bailrigg Lane, Lancaster Non material amendment to planning permission 16/01308/REM to accommodate revised site level for Mr Jason Homan (University And Scotforth Rural Ward)	Application Permitted
18/01105/FUL	62 Manor Road, Slyne, Lancaster Erection of a single storey rear extension for Mr Alan Poppleton (Bolton And Slyne Ward 2015 Ward)	Application Withdrawn