



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 1 APRIL 2019

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 4 March, 2019 (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.

5	A5 18/01356/CU	Greendales Caravan Park, Carr Lane, Middleton, Morecambe	Overton Ward	(Pages 1 - 6)
		Change of use of agricultural land for the siting of 26 static holiday caravans, camping area, erection of a bicycle rack, formation of mini golf course, amenity/dog walking area and associated landscaping and creation of an extension to existing internal access road		
6	A6 19/00168/REM	Woodside, Ashton Road, Ashton With Stodday, Lancaster	Ellel Ward	(Pages 7 - 12)
		Reserved matters application for the erection of 1 residential dwelling		
7	A7 19/00237/FUL	38 Beck View, Hala Square, Lancaster	Scotforth East Ward	(Pages 13 - 17)
		Change of use of dwelling (C3) to 2 self-contained 1-bed flats (C2) and installation of vents and porch canopy to the west elevation		
8	A8 19/00154/FUL	11 High Road, Halton, Lancaster	Halton-with-Aughton Ward	(Pages 18 - 21)
		Construction of a dormer extension to the rear elevation		
9	Delegated Planning List (Pages 22 - 29)			

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.

(iv) Changes to Membership, substitutions or apologies

Please contact Democratic Support, telephone 582170, or alternatively email democraticsupport@lancaster.gov.uk.

KIERAN KEANE,
CHIEF EXECUTIVE,
TOWN HALL,
DALTON SQUARE,
LANCASTER, LA1 1PJ

Published on Tuesday 19th March, 2019.

Agenda Item	Committee Date	Application Number
A5	1 st April 2019	18/01356/CU
Application Site Greendales Caravan Park Carr Lane Middleton Morecambe		Proposal Change of use of agricultural land for the siting of 26 static holiday caravans, camping area, erection of a bicycle rack, formation of mini golf course, amenity/dog walking area and associated landscaping and creation of an extension to existing internal access road.
Name of Applicant Mr M McCarthy		Name of Agent Mr HR Wheatman
Decision Target Date 23 January 2019		Reason For Delay Awaiting amended layout
Case Officer		Mrs Petra Williams
Departure		No
Summary of Recommendation		Approval

1.0 The Site and its Surroundings

- 1.1 The site that forms the subject of this application is an existing caravan site which is located to the south of Carr Lane. The site lies approximately ½ mile west of the village of Middleton and is accessed via a road running south approximately 200 metres from Carr Lane. Greendales Caravan Site is established as a mixed static and touring caravan site. There is a separate parallel access leading to Greendales Stables which lies to the west. The proposed site is well screened from Carr Lane by mature hedge boundaries. The curvature of the land to the south of Carr Lane and existing planting within the site also helps to minimise the visual impact of the site.
- 1.2 The caravan site includes areas of hardstanding, landscaping and tree and hedgerow boundary planting. This application relates to the south-eastern part of the site which is an area of poor semi-improved grassland currently used as an informal camping area.
- 1.3 There are pastoral fields to the north, east and south of the site with mature hedgerows forming the boundaries to the neighbouring fields and nearby highways. The site is partly within Flood Zones 2 and 3 and is within the Countryside Area. Carr Lane Meadows Biological Heritage Site is situated 250m to the west of the site and the Lune Estuary Site of Special Scientific Interest (SSSI) known as Morecambe Bay, which is designated as a Special Area of Conservation (SAC), Special Protected Area (SPA) and Ramsar Site, is located approximately 1km to the west. A Public Right of Way (FP2) runs along the eastern edge of the site. This path provides connectivity between Middleton and Carr Lane to the south-west which ultimately leads to the shore.

2.0 The Proposal

- 2.1 The application proposes a change of use of agricultural land for the siting of 30 static caravans, 3 camping pods, 2 camping areas, erection of a bicycle rack, formation of mini golf course and associated landscaping and creation of an extension to existing road

3.0 Site History

- 3.1 There is an extensive planning history in relation to the caravan site. The most relevant, in relation to the application site, is set out below.

Application Number	Proposal	Decision
19/00003/EIR	Screening opinion for the change of use of agricultural land for the siting of 30 static caravans, 3 camping pods, 2 camping areas, erection of a bicycle rack, formation of mini golf course and associated landscaping and creation of an extension to existing road	EIA not required
17/01528/CU	Change of use of land to site 10 static holiday caravans, extension to toilet block and creation of a dog walking/amenity area.	Approved
16/01339/FUL	Change of use of land to relocate 10 existing touring pitches and siting of 10 additional static caravans, demolition of existing toilet block, erection of a toilet block and associated new access, internal road and landscaping	Approved
15/01530/CU	Change of use of land to allow the siting and use of holiday caravans for 12 months of the year	Approved

4.0 Consultation Responses

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

Consultee	Response
County Highways	No objections – Suggests conditions to ensure occupancy of the caravans are restricted for holiday use and the provision of cycle storage facilities.
Public Right of Way Officer	Neither supports nor objects but advises that the grant of planning permission would not provide the option of obstructing a public right of way. Comments will be provided as advice to the applicant.
Environment Agency	No objections - Recommend that the applicant updates their existing Flood Warning Evacuation Plan.
Tree Officer	No objections – subject to conditions to ensure implementation of landscaping scheme and details of species and planting densities.
Lancashire Fire and Rescue Service	No observations to make – advice notes provided.
British Pipeline Agency	Comments that the application site is not within a zone of interest.
Dynamo Cycle Campaign	Objection – This is another small development in this area which, when taken with all the others (residential, industrial, tourism), adds up to a lot more traffic without any improvement for sustainable transport.

5.0 Neighbour Representations

- 5.1 No representations have been received.

6.0 Principal National and Development Plan Policies

- 6.1 National Planning Policy Framework (NPPF)

Paragraph 48 – Weight of emerging plan

Paragraphs 83 and 84 – Supporting a prosperous rural economy

Paragraphs 124 and 127 – Achieving well-designed places

Paragraphs 170,175 and 176 – Protecting and enhancing biodiversity

6.2 Local Planning Policy Overview – Current Position

On 15 May 2018, and in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), Lancaster City Council submitted the following documents to the Secretary of State (Planning Inspectorate) for examination:

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

The Examination Hearing Sessions are due to commence in April 2019.

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.

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.

Given the current stage of both DPDs, it is considered that significant weight can be attributed to the policies contained therein.

6.3 Lancaster District Core Strategy (adopted July 2008)

SC1 – Sustainable Development

SC5 – Achieving Quality in Design

ER6 – Developing Tourism

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

E4 – Countryside Area

6.5 Development Management Development Plan Document (adopted July 2014)

DM7 – Economic Development in Rural Areas

DM14 – Caravan Sites, Chalets and Log Cabins

DM20 – Enhancing Accessibility and Transport Linkages

DM21 – Walking and Cycling

DM27 – Protection and Enhancement of Biodiversity

DM28 – Development and Landscape Impact

DM29 – Protection of Trees, Hedgerows and Woodland

DM35 – Key Design Principles

7.0 Comment and Analysis

7.1 The main issues to be considered in the determination of this application are:

- Principle
- Landscape and Visual Impacts
- Trees and Ecology
- Highways
- Flood Risk and Drainage

7.2 Principle

7.2.1 The proposal is for an extension to an existing caravan site to accommodate 26 static holiday caravans. Policy DM14 of the Development Management DPD sets out that extensions to existing

static or touring caravan sites will be supported in principle within the district, and outside areas of designated landscape importance and to an appropriate scale, subject to the following criteria:

- Priority is given to previously developed sites and, where greenfield sites are identified, it should be demonstrated that no alternative, suitable brownfield sites exist in the locality;
- The proposal has no adverse impact on landscape character or significant detrimental impact on the visual amenity of the locality, and includes satisfactory proposals for additional landscaping where required;
- The layout retains onsite features and provides compensatory planting and other nature conservation measures;
- The proposal maintains and enhances existing areas of recreational open space or creates new areas which are proportionate in scale;
- The proposal does not have an adverse impact on biodiversity;
- The proposal does not have an adverse impact on surrounding residential amenity; and
- The proposal is in an accessible location and has no adverse impact on the capacity of the highway network, or on highway safety.

7.2.2 The site is a greenfield site immediately alongside the current caravan site and in the ownership of the applicant. The site expansion will utilise the main site access, and all the facilities currently available within the existing site. Whilst not previously developed land, expansion into the area proposed (currently used for camping purposes) will limit the need for additional infrastructure to support the tourism development as it is provided within the site's boundaries. Subject to the consideration of the more detailed issues, the principle of the development is considered to be acceptable.

7.3 Landscape and Visual Impact

7.3.1 Planning policy seeks to ensure that development of the site has no adverse impact upon the landscape character or visual amenity of the area. The site is well screened from wider public aspect from Carr Lane due to the distance involved, topography as well as the mature tree/hedgerow planting along the highway. The existing site is visible from the Public Right of Way (PRoW) along the eastern site boundary. While the development would clearly be observed from the PRoW it would be seen in the context of the existing site. Importantly the submission includes additional landscape along the eastern part of the site which would provide a degree of intervening screening between the development area and the PRoW and a general visual enhancement to the area. Subject to a condition to ensure implementation of the proposed landscaping scheme, it is considered that the visual impact of the development will be limited and would not impact unduly on the area.

7.4 Trees and Ecology

7.4.1 There are no proposals to remove existing trees or hedges in order to accommodate the proposed development and the Tree Protection Officer is satisfied that the existing tree/hedge stock can be satisfactorily retained and adequately protected during the course of the development. The proposed landscaping scheme will include silver birch, oak and rowan in addition to a new native woodland, various shrub plantings and wildflower grassland throughout the site. As highlighted within paragraph 7.3.1, it is considered that the proposed landscaping will offer a visual enhancement to the area and additional tree and planting cover is welcomed as it would encourage a wider variety of wildlife to the site.

7.4.2 The application has been accompanied by an Ecological Appraisal which highlights the surrounding fields as being poor semi-improved grassland which is heavily grazed by horses to the south of the site. Although amphibians, bats and nesting birds are known to occur in the local area, there was no conclusive evidence of any specifically protected species regularly occurring on the site or the surrounding areas which would be negatively affected by site development following the mitigation proposed. The limited vegetation on site has a low ecological significance in the local area and the protection of trees and hedgerows on the site boundary along with new hedgerow and shrub planting will ensure the structural and species diversity over the site is increased post development. Standing water on and in proximity to the site was found to offer poor potential habitat for great crested newts. Reasonable avoidance measures will be followed in order to ensure that the risk to amphibians crossing the site is minimised.

7.4.3 The Ecological Appraisal sets out that the development will have no undue impact on statutory or non-statutory sites. The Appraisal makes recommendations in respect of compensatory habitat enhancement which has been factored into the landscaping scheme. Mitigations measures are also outlined in the event that any evidence of protected species is found. Overall it is considered that the development will not result in adverse ecological impacts.

7.5 Highways

7.5.1 The application will increase the number of caravans at the site which will increase the number of vehicle movements. The Highway Authority has raised no objections to the proposal but has suggested that the length of stay in a unit by a single occupier and the continuous use of the units as family homes be restricted. A legal agreement is proposed, in addition to a condition, to ensure that the static caravans are used for holiday purposes only. However, the rest of the site is already used on a 12 month basis, and period of stay is not usually limited for caravans as these are often individually owned. As such, it is considered that the use for holiday purposes can be adequately controlled without restricting the length of stay by a single occupier.

7.5.2 The comments made by the Dynamo Cycle Campaign Group are noted and they raise concerns regarding the approval of small and medium sized applications in Heysham and Middleton without a requirement for a contribution towards an overarching scheme to mitigate the impacts of the extra traffic. However, there are no policy requirements (nationally or locally) which would justify the request of such a contribution, nor warrant a refusal of permission. Carr Lane between the site and Middleton is rural in nature and as such does not contain pedestrian footways. However, this is not a through-road and it is considered to accommodate relatively low traffic volumes. Policy DM20 acknowledges the importance of enhancing and promoting environmentally friendly transport modes including cycling. The submission includes provision of cycle storage facilities and this is acceptable. In addition the site is ideally placed close to a network of PRoWs with the closest one running along the eastern site boundary. This footpath will be unaffected by the proposal and therefore connectivity with the wider network of pedestrian routes will not be unduly impacted by the scheme.

7.6 Flood Risk and Drainage

7.6.1 The eastern part of the application site falls within Flood Zones 2 and 3 and during the course of the application the plans have been revised in order to remove static caravans from this area. This has resulted in the number of units being reduced from the 30 originally proposed down to 26 and the omission of camping pods from the scheme. The scheme has been considered by the Environment Agency who are satisfied that proposed development will not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere.

7.6.2 It is proposed that foul drainage will be directed to the existing mains sewer which runs across the site. Surface water drainage will be dealt with via soakaways and it is considered that these can be incorporated satisfactorily into the site given the degree of grassed areas proposed along with the gravel internal access track and parking areas. Details will be conditioned.

8.0 Planning Obligations

8.1 A Unilateral Undertaking is required in order to ensure that the caravans are used wholly for holiday accommodation given that the site will be operated on a 12 month basis.

9.0 Conclusions

9.1 The application proposes an extension to an existing holiday caravan site and will help to promote tourism within the area and the principle of this is considered to be acceptable. The site will be viewed in the context of existing caravans and will provide additional landscaping which will enhance the site itself and act to minimise landscape and visual impacts from the wider area. It is also considered that the scheme is acceptable in terms of impacts on highway safety, ecology and flood risk.

Recommendation

That Planning Permission **BE GRANTED** subject to the receipt of satisfactory information in relation to alternative sites, and signing and completing of a Unilateral Undertaking to ensure that the caravans are used wholly for holiday accommodation, and the following conditions:

1. Standard three year timescale
2. In accordance with amended plans
3. Details of covered and secure cycle storage facilities
4. Ecology mitigation
5. Implementation of hard and soft landscape scheme
6. Development carried out in accordance with Arboriculture Implications Assessment and Tree Protection Plan
7. Foul and surface drainage details
8. Implement amenity spaces in full prior to first occupation/being brought into use
9. Development carried out in accordance with FRA
10. Restriction of number of units and layout as on submitted plans
11. Restriction of use to holiday units

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 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	Committee Date	Application Number
A6	1 st April 2019	19/00168/REM
Application Site Woodside Ashton Road Ashton With Stodday Lancaster	Proposal Reserved matters application for the erection of 1 residential dwelling	
Name of Applicant Mr Michael Blackwell	Name of Agent Michael Harrison	
Decision Target Date 11 April 2019	Reason For Delay None	
Case Officer	Mr Andrew Clement	
Departure	None	
Summary of Recommendation	Refusal	

(i) Procedural Matters

The proposed development would normally fall within the scheme of delegation. However, Councillor Susan Charles has requested that the application be referred to the Planning Committee for a decision on the grounds of the Council's approach to design.

1.0 The Site and its Surroundings

- 1.1 The site that forms the subject of this application relates to land to the west of Woodside bungalow, located on a private access road to the west of Ashton Road, in small dispersed hamlet of Ashton With Stodday. Within the vicinity of the application site is Ashton Golf Centre, Lancaster Golf Club and Ashton Hall Garden Centre. Outside of the application site, but within the applicant's ownership and sharing an access to the proposed development, is the existing residential dwellinghouse of Woodside, and a domestic outbuilding permitted retrospectively through 07/00564/FUL, which carries an advertisement for Alltite Metal Roofing Systems.
- 1.2 The site is located 1.5 miles west of Lancaster University, 1.7 miles north west of the nearest sustainable settlement of Galgate, and 3 miles south of Lancaster City Centre. The application site land has been used as domestic curtilage in association with Woodside since 1990, and was granted an existing certificate of lawful use over 10 years of use through 08/00510/ELDC. The site contains a large number of trees, all of which are protected by Tree Protection Orders. The site is located within the designated Rural Countryside Area.

2.0 The Proposal

- 2.1 The application seeks reserved matters for the erection of a two storey detached dwellinghouse in terms of appearance, landscaping, layout and scale. The proposed dwellinghouse measures 12.7 metres long parallel to the access road, by a maximum of 8.8 metres wide, under a gable ended roof with a maximum ridge height of 7.59 metres and eaves measuring 5.4 metres tall. The development is to be finished in smooth white render to the ground floor with larch boarding above under black concrete roof tiles, with anthracite grey uPVC window frames and doors. The curved stairwell feature to the southwest facing elevation is to be finished in random laid local stone. First floor balconies are

proposed to this southwest facing elevation.

3.0 Site History

- 3.1 The most relevant planning applications, lawful development certificates and enforcement cases to the site are set out below:

Application Number	Proposal	Decision
07/00564/FUL	Retrospective application to retain buildings erected for use as storage/private workshop/garden store	Permitted
08/00510/ELDC	Application for Certificate of Lawful Use of land as domestic curtilage	Permitted
15/00372/UNAUTU	Use of residential property for business purposes	Pending
16/00989/OUT	Outline application for the erection of 1 residential dwelling	Refused
17/00363/OUT	Outline application for the erection of 1 residential dwelling	Allowed at appeal
17/01282/ELDC	Existing Lawful Development Certificate for the change of use of land to domestic garden	Permitted
18/01251/REM	Reserved matters application for the erection of 1 residential dwelling	Refused

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No observation received to date, consultation period expired on 12 March 2019
County Highways	No objection
Environmental Health	No observation received to date, consultation period expired on 12 March 2019
Tree Protection Officer	No observation received to date, consultation period expired on 12 March 2019
Fire Safety Officer	No objection , informative regarding fire safety vehicle access and water provision

5.0 Neighbour Representations

- 5.1 No observation received to date, consultation period expired on 14 March 2019.

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
 DM28: Development and landscape impact
 DM29: Protection of trees, hedgerow and woodlands
 DM35: Key design principles
 DM41: New residential development
 DM42: Managing rural housing

Appendix B: Car Parking Standards

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

SC3 – Rural communities
SC4 – Meeting the District's housing requirements
SC5 – Achieving quality in design

6.4 Lancaster District Core Strategy – saved policies

E4 – Countryside Area
SC4 – Meeting the District's Housing Requirements

6.5 Local Planning Policy Overview – Current Position

On 15 May 2018, and in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), Lancaster City Council submitted the following documents to the Secretary of State (Planning Inspectorate) for examination:

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

The Examination Hearing Sessions are due to commence in April 2019.

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.

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.

Given the current stage of both DPDs, it is considered that significant weight can be attributed to the policies contained therein.

7.0 Comment and Analysis

7.1 The proposal raises the following key considerations:

- Principle of development;
- Scale, design and landscape impact;
- Residential amenity;
- Highways and parking; and
- Impact upon protected trees.

7.2 Principle of development

7.2.1 The acceptability of the principle of the proposed residential development of the site has already been established through the outline permission 17/00363/OUT. The site is located within the small scattered hamlet of Ashton with Stodday, which is not identified as a sustainable settlement, however is located within walking distance of a garden centre, golf course and bus stop with a service between Lancaster and Knott End. The development is within the visual context of the built form of the aforementioned commercial businesses and several dwellinghouses, some of which are converted former agricultural buildings. The site is currently used as extended domestic curtilage to the residential bungalow of Woodside.

7.3 Scale, design and landscape impact

7.3.1 The proposed dwellinghouse is two storeys tall, finished in render and larch timber clad walls under a black concrete tile roof. The existing dwelling on site is a bungalow style property with first floor accommodation within the roofspace, and existing outbuilding is also single storey, however the

proposal is proportionate to other properties along this streetscene of this private road, such as Sizergh House and Ashton Barns. The proposed materials are consistent with those in the area, and the semi-tubular stairwell to the south west facing rear elevation offers a feature of interest to this elevation facing into the site towards the private curtilage area.

- 7.3.2 The property is designed to orientate the main architectural elevation facing south west into the site, offering views across the fields in this direction. It is understandable that the design and layout takes advantage of this viewpoint. However, the overall design approach has resulted in a dwellinghouse that effectively faces away from the access road, with the north east elevation looking particularly imposing and uninviting with a deficiency of openings, activity or change in depth to break up this long blank frontage. The Development Management DPD Policy DM35 states that development is expected to contribute positively to the identity and character of the area through good design, having regard to local distinctiveness. Furthermore, the Lancaster City Council Householder Design Guide elaborates upon this, stating that walls should be broken up with a reasonable window/door to wall ratio rather than be blank to provide an active and animated frontage to the highway. The revised NPPF in 2018 also applies even greater weight on good design than the previous version.
- 7.3.3 Unfortunately, the proposal focusses the architectural interest of the property to an elevation only visible to those privately accessing the proposed dwellinghouse and the existing adjacent property, whilst neglecting what would be publically viewed as the front elevation facing parallel to the access road.
- 7.3.4 This elevation of the dwellinghouse is just 3 metres within the site from a circa 1.2 metre tall boundary wall, which increases the prominence of the development from this perspective due to proximity and visibility. The north east facing elevation presents just 6.1sq.m of window and door area across a 64.4sqm flat elevation facing the highway, a window/door to wall ratio of under 10%. Furthermore, there are no openings proposed to the side south east facing elevation, which would be publically visible for users of this access road entering the wider site from Lancaster Road to the east and approaching the proposed dwellinghouse. Although the access road from which these elevations are visible is outside of the public highway system, this forms the access to 9 dwellinghouses, 3 holiday cottages, a golf course with associated café and garden centre with associated retail and café. There are pending and permitted planning applications to expand upon the existing holiday accommodation provision using this access road, and the existing properties along this road relate positively to it, which would make the blank and inactive elevations of the proposal even more conspicuous. Some agricultural barns and industrial buildings may contain large blank elevations, however the proposed materials of render, timber cladding and concrete tiles and design of the dwellinghouse are clearly domestic. The lack of an active front elevation to what is obviously a residential dwellinghouse in terms of design and materials would create imposing and uninviting development to the most prominent elevation of the property, which would detract from the streetscene setting of domestic properties that present more animated elevations from this visible perspective.
- 7.3.5 These design concerns have been discussed at length with the agent during the previous application refused on 13th December 2018, and have been raised again as part of this current application. No amendments or response to these concerns has been received during this current application prior to Councillor Susan Charles requesting that the application be referred to the Planning Committee. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve, with good design forming a key aspect of sustainable development. The proposed development is considered harmful to the character and appearance of the proposed dwelling and the wider streetscene, contrary to both local and national policies relating to design principles and well-designed places.

7.4 Residential amenity

- 7.4.1 The proposed dwellinghouse is located just over 15 metres from the existing bungalow on site. This separation distance combined with the location and orientation of the proposed dwelling raises no concerns regarding overbearing nor overshadowing. To the east of the proposed dwellinghouse is a length of over 20 metres of land within the applicant's ownership, which contains protected mature trees. This separation and protected wooded area sufficiently mitigates any amenity impact upon the neighbouring property to the north west. Balconies are proposed to the south west facing elevation of the proposed dwellinghouse, offering elevated views over the agricultural land in this direction. This may also offer views over the existing Woodside bungalows domestic curtilage area, however

due to the size of this curtilage, separation distance of over 20 metres from private amenity areas, and visual containment due to the existing built form, the proposal is considered to have no detrimental impact regarding overlooking or privacy, with sufficient private curtilage area retained.

- 7.4.2 The proposed dwellinghouse has ample domestic curtilage and room sizes, with all habitable rooms having outlook and natural light through openings, offering sufficient level of residential amenity to future occupants. The proposal is considered to have an acceptable impact in terms of residential amenity.

7.5 Highways and parking

- 7.5.1 The principle of the use of the existing vehicular access has been established within the outlined consent, and there are 5 parking spaces within the red edge plan, although only two of these appear for use of the proposed dwellinghouse. The two proposed dwellinghouse parking spaces have been re-orientated from those on the site plan approved through the outline consent, however the proposal maintains the same level of parking with improved functionality, accessed from the existing parking area rather than the narrow site access road. Finished in permeable tarmac, the proposal raises no adverse comment from County Highway, and the implementation of parking prior to use is controlled through the outline consent. As the plan differs slightly from that permitted at outline consent, this would need to be regularised through a variation of conditions on the outline permission.

7.6 Impact upon protected trees

- 7.6.1 There are a large number of trees within the curtilage of the property, all of which are subject to a tree preservation order. The trees within the property can be clearly seen beyond its boundaries, and collectively they make an important contribution to the character and appearance of the site and the wider locality. The submitted Arboricultural Impact Assessment has identified potential works to some trees, which would require permission. However, these recommended tree works are due to the condition of the trees, and no trees are required to be removed to facilitate the proposed development. The implementation of the recommended fencing and construction exclusion zone mitigations detailed within this report are controlled through the outline consent, as is the requirement for the submission of a soft landscaping scheme. The proposed reserved matters are aligned with the outline consent from the perspective of tree impacts, and therefore the proposal would have no detrimental impact upon the protected trees on site.

8.0 Planning Obligations

- 8.1 None

9.0 Conclusions

- 9.1 In conclusion, a number of considerations already form part of the outline consent, with parking and the retention of trees similar to that already approved. The proposed dwellinghouse design and internal layout has certain merits that optimise the views to the south west aspect of the site. However, unfortunately this has been to the neglect of the north east facing elevation, which is the most public aspect of the proposed development from the perspective of the parallel access road. It is from this access road that the streetscene of this part of the Ashton-with-Stodday hamlet is formed within the immediate vicinity. The proposed design would detract from this streetscene, at close proximity to the access road used by neighbouring dwellinghouse, holiday visitors and customers of the nearby golf club and garden centre. The proposal is considered to be unacceptable in design terms from this most prominent perspective, to the detriment of the visual amenity and character of the area.

Recommendation

That Approval of Reserved Matters **BE REFUSED** for the following reasons:

1. The proposed dwellinghouse presents a predominantly blank elevation to the main access road that serves the development and other properties, creating an inactive, imposing and uninviting development to the most prominent elevation of the property. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve, with good

design forming a key aspect of sustainable development. The design of the property, particularly to the north east facing elevation, is unsympathetic to the local character, streetscene, surrounding built environment and landscape setting. Ultimately, this is considered harmful to the character and appearance of the proposed dwelling and the wider streetscene. The scheme is found to be contrary to the requirements of Policy DM35 of the DPD (Key Design Principles) and paragraphs 124, 127 and 130 (Achieving Well-Designed Places) of the National Planning Policy Framework, which states that development should add to the overall quality of the area and be visually attractive as a result of good architecture through establishing and maintaining a strong sense of place.

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 takes a positive and proactive approach to development proposals, in the interests of delivering sustainable development. As part of this approach the Council offers a pre-application service, aimed at positively influencing development proposals. Whilst the applicant has taken advantage of this service prior to submission, the resulting proposal is unacceptable for the reasons prescribed in the Notice. The applicant is encouraged to liaise with the Case Officer in an attempt to resolve the reasons for refusal.

Background Papers

None

Agenda Item A7	Committee Date 1 April 2019	Application Number 19/00237/FUL
Application Site 38 Beck View Hala Square Lancaster Lancashire	Proposal Change of use of dwelling (C3) to 2 self-contained 1-bed flats (C2) and installation of vents and porch canopy to the west elevation	
Name of Applicant Lancaster City Council	Name of Agent -	
Decision Target Date 30 April 2019	Reason For Delay None	
Case Officer	Mr Andrew Clement	
Departure	No	
Summary of Recommendation	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 property which forms the subject of this application relates to a 3 bedroom two storey former scheme manager's residential accommodation within the elderly residential sheltered housing scheme. The site is access to the south of Hala Square, with parking provision immediately north west of the application site and further off-street parking to the south of the sheltered housing block. The property an end terrace attached to a wider residential nursing apartment building, finished in pebbledash under a grey tiled roof with brown window frames 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 sheltered housing scheme. To facilitate the proposed change of use, the only proposed external alteration is to install two extraction vents to the ground and first floors of the west facing front elevation of the property, plus blocking up the existing front door and installing a new front door and porch canopy by extending and existing window opening on the front elevation. 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
81/1072DPA	Erection of Sheltered Housing for the elderly comprising of 36 units, 2 wardens' units, communal block, chapel etc.	Permitted

4.0 Consultation Responses

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

Consultee	Response
County Highways	No objection
Fire Safety	No observation received to date, consultation period expires on 29 March 2019; comments will be verbally reported
Environmental Health	No observation received to date, consultation period expires on 29 March 2019; comments will be verbally reported

5.0 Neighbour Representations

5.1 No observations received to date, consultation period for site notice expires on 5 April 2019. 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

On 15 May 2018, and in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), Lancaster City Council submitted the following documents to the Secretary of State (Planning Inspectorate) for examination:

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

The Examination Hearing Sessions are due to commence in April 2019.

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.

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.

Given the current stage of both DPDs, it is considered that significant weight can be attributed to the policies contained therein.

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 Beck View, and will provide two additional self-contained residential nursing units within an existing dwellinghouse, formerly used to accommodate a Scheme Manager. It is currently vacant and is 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 property 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. Finished in matching materials, works to the ground floor doors and windows benefit from householder permitted development, and does not require planning permission providing that they are undertaken prior to the proposed use commencing. The existing porch canopy and surround is also to be removed, with these or similar alternative porch canopy and surrounds provided for the new front door opening. The upper floor flat will use the existing back door as a front door access to the internal stairwell, so each property will have its own separate front door.

7.3.2 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. Two new kitchen vents are to be provided to the front elevation, however given the setback of the property from the public viewpoints and location of vents immediately adjacent to existing rainwater downpipe, these development will appear inconspicuous finished in matt black and area considered acceptable.

7.4 Residential Amenity

7.4.1 The proposed one bedroom residential nursing self-contained units 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. The upper floor living/dining room area is slightly beneath the

16.7sq.m internal space required at 16.59sq.m, however given the small difference, and the acceptable (surpassing) standards 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, and the stairwell to the first floor flat is of sufficient width to accommodate a stair lift if required. 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 elderly residential scheme, and as part of this wider provision is considered offer acceptable residential amenity to future occupants.

7.4.2 The ground floor flat has demonstrated some wheelchair accessibility and manoeuvrability, and the stairwell to the first floor flat is of sufficient width to accommodate a stair lift if required. 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 elderly residential scheme. As part of this wider provision, this is considered offer acceptable residential amenity to future occupants.

7.4.3 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 off-street parking available to the north and south sides of the site, with on-street parking available in this residential area.

7.5.2 There are 16 residential parking spaces available to occupants of Beck View sheltered housing scheme, with no proposed increase to this provision through this application. 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, particularly in this sustainable location with good bus links and walking distance from services and facilities in the wider area. County Highways raised no objection to the proposal.

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 and colours. The site will benefit from the existing parking provision as part of the sheltered housing scheme at Beck View, resulting in no severe highway or parking impact.

Recommendation

That 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. Existing doorway closed and new one doorway provided prior to first occupation
4. Ventilation equipment finished in matt black
5. To be owned and operated as part of the sheltered housing scheme at Beck View 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

Agenda Item A8	Committee Date 1 April 2019	Application Number 19/00154/FUL
Application Site 11 High Road Halton Lancaster Lancashire	Proposal Construction of a dormer extension to the rear elevation	
Name of Applicant Mr & Mrs M Butterworth	Name of Agent Mr Sam Edge	
Decision Target Date 9 April 2019	Reason For Delay N/A	
Case Officer	Mr Sam Robinson	
Departure	No	
Summary of Recommendation	Refusal	

(i) **Procedural Matters**

This form of development would normally be dealt with the Scheme of Delegation. However as the applicant is related to a member of staff that works for Lancaster City Council the application is presented to Planning Committee.

1.0 The Site and its Surroundings

- 1.1 11 High Road is mid terraced property located within the Halton Conservation Area. The property is comprised of stone walls with white uPVC windows throughout underneath a grey tiled roof. The site features a small front garden area with a larger area located towards the rear which is enclosed by relatively large boundary walls.
- 1.2 The surrounding area is residential in nature with High Road providing a positive contribution to the significance of the Conservation Area owing to its scale and choice of materials, the properties on High Road are raised in relation to the highway. To the north are a number of newer properties that are served by a communal courtyard to the west which when coupled with the topography of the area makes the rear elevation relatively visible from public areas.
- 1.3 The site is located within the Halton Conservation Area.

2.0 The Proposal

- 2.1 The application seeks consent for a rear dormer extension.
- 2.2 The dormer measures approximately 3.6m in width, 1.1m in height and will project a maximum of 2.5m from the roof slope. The dormer features three dark grey uPVC windows located on the rear elevation with hanging slate tiles to the face and cheeks underneath a dark grey roofing membrane.
- 2.3 No alterations to the site access nor has any new landscaping been proposed as part of this application.

3.0 Site History

3.1 The site has no relevant planning history

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No comments received within the statutory consultation period
Conservation	Objection – Harmful impact on the Conservation Area and Listed Buildings

5.0 Neighbour Representations

5.1 No comments received within the statutory consultation period

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework

Paragraphs 7 to 10 – Achieving Sustainable Development
 Paragraphs 11 to 14 – The Presumption in Favour of Sustainable Development
 Paragraphs 47 to 50 – Determining Applications
 Paragraphs 124 to 132 – Achieving Well-Designed Places
 Paragraphs 196 and 197 – Conserving and Enhancing the Historic Environment

6.2 Local Planning Policy Overview – Current Position

On 15 May 2018, and in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), Lancaster City Council submitted the following documents to the Secretary of State (Planning Inspectorate) for examination:

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

The Examination Hearing Sessions are due to commence in April 2019.

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.

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.

Given the current stage of both DPDs, it is considered that significant weight can be attributed to the policies contained therein.

6.3 Lancaster Core Strategy Policies

SC1 – Sustainable Development
 SC5 – Achieving Quality in Design

6.4 Development Management DPD Policies

DM31 – Development Affecting Conservation Area

7.0 Comment and Analysis

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

- General design;
- Impacts upon residential amenity;
- Impacts upon Conservation Area; and,
- Impacts upon the setting of designated heritage assets.

7.2 General Design

7.2.1 In terms of design, Policy DM35 of the DMDPD states that new development should make a positive contribution to the identity and character of the area through good design, having a regard to local distinctiveness appropriate siting and scale, the policy also carries on to say that the development should make a positive contribution to the surrounding landscape or townscape.

7.2.2 It is considered that the scale and design of the proposed dormer by reason of the combined height, width and projection from the roof slope would appear as an unsympathetic addition to the property. When viewed from the rear courtyard, the dormer would detract from the visually pleasing roofline and would further highlight the proposal as a poorly thought out proposal that has failed to integrate itself into the wider area. Furthermore, the large flat roof design would dominate the roof slope appearing at odds with this modest terraced property.

7.3 Impacts Upon Residential Amenity

7.3.1 The proposal raises no residential amenity concerns with direct views facing towards the applicants' own garden.

7.4 Impacts Upon Conservation Area

7.4.1 Policy DM31 (Development Affected Conservation Areas) states that only development which preserves or enhances the character and appearance of the Conservation Area will be permitted. This is further reinforced by Paragraph 193 of the NPPF which states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

7.4.2 As referenced above, due to the topography of the area and communal courtyard to the rear, the rear elevation is relatively prominent with the roofscape visible on approach from the west along Foundry Lane. As highlighted in the Conservation Area Appraisal (2009) alterations such as dormers are inappropriate and detract from the architectural and historic character of the area. While it is acknowledged that there is a modern white uPVC dormer further down High Road (possibly no.23) this harm does not justify further harm to the Conservation Area. The size and prominence of this proposed dormer would have a detrimental impact to the visual amenity of the courtyard area and views of the roofline within the Conservation Area with the harm exacerbated by the large box design and use of uPVC windows.

7.4.3 Paragraph 196 of the NPPF goes on to state that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Without any public benefit to outweigh this harm, it is thought that the proposal is contrary to Paragraph 196.

7.5 Impacts Upon the Setting of Designated Heritage Assets

7.5.1 Policy DM32 (Setting of Designated Heritage Assets) states that proposals that fail to preserve or enhance the setting of a designated heritage asset will not be supported by the council.

7.5.2 The property forms the backdrop and consequently part of the setting of two listed buildings: 1 and 2 Rectory Cottages (Grade II). With the dormer projecting above the listed buildings, it is considered

that it would erode a key view when approaching and viewing from the west along Foundry Lane. Without any public benefit to outweigh this harm, the proposal is considered contrary to Paragraph 196 of the NPPF.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 While the LPA appreciates the applicants need for additional living accommodation, it is considered that this circumstance does not outweigh the significant visual harm that has been identified. For the reasons outlined above, it is considered that the proposal is contrary to policies DM31, DM32 and DM35 of the Development Management DPD, in addition to Section 12 (Achieving Well Designed Places) and Section 16 (Conserving and Enhancing the Historic Environment) of the NPPF and as such is recommended for refusal.

Recommendation

That Planning Permission **BE REFUSED** for the following reasons:

1. It is considered that the proposed dormer extension by reason of its overall size, scale and design would result in an inappropriate form of development that does not relate well to the existing property and consequently would have a harmful impact on the character of this modest mid terraced property. Furthermore, with the lack of alterations to the roofline along the rear elevations of the properties along High Road, this would only serve to highlight the proposal as an incompatible addition and as a result would have a harmful impact on key views within the Conservation Area. As such, it is considered that the proposed development is contrary to DM31, DM32 and DM35 of the Development Management DPD and Section 12 and 16 of the NPPF and consequently cannot be supported.

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:

1. Lancaster City Council takes a positive and proactive approach to development proposals, in the interests of delivering sustainable development. As part of this approach the Council has provided access, via its website, to detailed standing advice for householder development in the Lancaster District (the Householder Design Guide), in an attempt to positively influence development proposals. Regrettably the proposal fails to adhere to this document, or the policies of the Development Plan, for the reasons prescribed in the Notice. The applicant is encouraged to consult the Householder Design Guide prior to the submission of any future planning application.

Background Papers

None

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
17/01064/VLA	Crook O Lune Caravan Park, Caton Road, Quernmore Variation of legal agreement attached to planning permission 02/01282/FUL to allow all year round holiday occupancy for Mr J Morphet (Lower Lune Valley Ward 2015 Ward)	Application Permitted
18/00132/DIS	Galgate Mill, Chapel Lane, Galgate Discharge of conditions 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H on approved application 14/00989/CU for Ayub Hussain (Ellel Ward 2015 Ward)	Split Decision
18/00168/DIS	Lane House Farm, Kirkby Lonsdale Road, Arkholme Discharge of conditions 3 and 4 on approved application 17/01460/REM for Mr & Mrs Cornall (Kellet Ward 2015 Ward)	Split Decision
18/00178/DIS	St Georges Quay Development Site, St Georges Quay, Lancaster Discharge of conditions 12, 13 and 14 on approved application 16/00574/FUL for Lunside East Ltd (Marsh Ward 2015 Ward)	Application Permitted
18/00179/DIS	Site Of Former Garden Centre And Tearoom, Lindeth Road, Silverdale Discharge of conditions 3,4,5 and 6 on approved application 18/00728/FUL for Mr & Mrs Andrew And Wendy Barrington (Silverdale Ward 2015 Ward)	Application Permitted
18/00183/DIS	Old School, Main Street, Whittington Discharge of condition 5 on approved application 16/01450/CU for Mr Bernard Sampson (Upper Lune Valley Ward 2015 Ward)	Application Permitted
18/00197/DIS	Old School, Main Street, Whittington Discharge of condition 3 on approved planning application 16/01451/LB for Mr Bernard Sampson (Upper Lune Valley Ward 2015 Ward)	Application Permitted
18/00199/DIS	Cockshotts Barn, Lodge Lane, Wennington Discharge of conditions 2 and 5 on approved application 18/01176/PAA for Tim Smith (Upper Lune Valley Ward 2015 Ward)	Application Permitted
18/00349/FUL	Land Opposite Greendale Drive, Mill Lane, Warton Erection of 8 dwellings and a pumping station with associated access for Mr Bleasedale (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
18/01041/ADV	Kings Arms Hotel, 248 Marine Road Central, Morecambe Advertisement application for the display of two externally illuminated fascia signs, two non-illuminated fascia signs, one internally illuminated projecting sign, three non- illuminated amenity boards, three illuminated menu display boards for Stonegate (Poulton Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

18/01416/FUL	7 Dallas Road, Lancaster, Lancashire Part retrospective application for the erection of a two storey side and single storey front extension incorporating terrace, excavation of land, construction of retaining walls, staircase and footpath to the front and associated landscaping, demolition of garage and replacement of windows for Mr Inayat Munshi (Castle Ward 2015 Ward)	Application Permitted
18/01438/FUL	4 Bryn Grove, Hest Bank, Lancaster Erection of single storey side extension two storey side extension including installation of a balcony at first floor and single storey rear extension, construction of dormers to the front and rear elevations, and installation of raised terrace to the rear for Mr & Mrs D Furey (Bolton And Slyne Ward 2015 Ward)	Application Withdrawn
18/01477/FUL	78 Schola Green Lane, Morecambe, Lancashire Erection of a two storey side extension to the dwelling and retention of a single storey front/side extension to existing outbuilding for Mr & Miss Hill Hutton (Harbour Ward 2015 Ward)	Application Permitted
18/01479/FUL	1 Arnside Crescent, Morecambe, Lancashire Erection of a 2 storey link extension to create additional accommodation for existing residential care home (C2) for Mr R. Taylor (Poulton Ward 2015 Ward)	Application Permitted
18/01493/FUL	Land Off Bye Pass Road And , Land Rear Of 18 To 24 Monkswell Avenue, Bolton Le Sands Erection of three dwellinghouses (C3) and a retail unit (A1) with associated parking and access for Langdale Capital (Bolton And Slyne Ward 2015 Ward)	Application Permitted
18/01503/FUL	Ironworks House, Warton Road, Carnforth Erection of six general industrial units (B2) with associated parking for Mr Phil Rogerson (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
18/01507/FUL	36A Ingleborough Road, Lancaster, Lancashire Erection of an attached garage to the side elevation for Mr E. Gundu (Skerton West Ward 2015 Ward)	Application Permitted
18/01518/FUL	13 Broadlands Drive, Bolton Le Sands, Carnforth Demolition of existing garage and erection of a single storey side extension and single storey rear extension for Mr & Mrs Jackson (Bolton And Slyne Ward 2015 Ward)	Application Permitted
18/01526/FUL	Land Adjacent Bowerham Hotel, Bowerham Road, Lancaster Erection of a mixed use scheme comprising two retail units (A1) and 49 1-bed student accommodation studio flats, conversion of existing outbuilding to create 4 1-bed student accommodation studio flats and associated access, parking and loading bay for A G Enterprises (Lancaster) Limited (Scotforth West Ward 2015 Ward)	Application Refused
18/01558/LB	Royal Hotel, Thurnham Street, Lancaster Listed building application for the installation of a replacement roof on existing outbuilding with three roof lights for Mr B Robinson (Castle Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

18/01597/FUL	Land Adjacent To, Spout Beck Lane And Hartlebeck, Wray Erection of a single storey dwelling with associated access for Stephenson (Lower Lune Valley Ward 2015 Ward)	Application Refused
18/01616/FUL	Cottages, Long Level, Cowan Bridge Erection of single and 2 storey rear extensions and porches to a front elevation and a side elevation, installation of a front door to replace existing window, removal of chimney stack, and creation of reconfigured domestic curtilages with associated hardstanding for Mr Matthew Howson (Upper Lune Valley Ward 2015 Ward)	Application Permitted
18/01626/FUL	Proposed Sculpture, Sand Lane, Warton Installation of a sculpture with information panel for Morecambe Bay Partnership (Warton Ward 2015 Ward)	Application Permitted
18/01627/FUL	Proposed Sculpture, The Shore, Hest Bank Installation of a sculpture with information panel for Morecambe Bay Partnership (Bolton And Slyne Ward 2015 Ward)	Application Permitted
18/01629/FUL	Proposed Sculpture, Carr Lane, Middleton Installation of a sculpture with information panel for Morecambe Bay Partnership (Overton Ward 2015 Ward)	Application Permitted
18/01649/LB	New Inn, 40 Yealand Road, Yealand Conyers Listed building application for relocation of staircase to first floor of east elevation, repairs to existing staircase to attic floor, removal of existing attic floor flooring to create additional headroom over existing stair, installation of replacement windows to the east and south elevations, removal and replacement of partition walls to the attic floor, installation of a handrail to the external staircase and installation of 3 roof lights for Barry Robinson Leisure Ltd (Warton Ward 2015 Ward)	Application Permitted
18/01650/RCN	New Inn, Yealand Road, Yealand Conyers Change of use of existing first floor managers flat (C3) and toilets to hotel accommodation (C1) comprising of 5 en-suite bedrooms, conversion of attic space to form managers flat and installation of roof lights to the front and rear elevations, installation of a replacement fire escape and replacement of existing hard standing (pursuant to the removal of condition 5 on planning permission 17/00138/FUL to allow change of use of the managers flat to hotel accommodation comprising of 2 en-suite bedrooms and variation of condition 2 to alter approved plans) for Barry Robinson Leisure (Warton Ward 2015 Ward)	Application Permitted
19/00001/FUL	9 Cambridge Avenue, Lancaster, Lancashire Retrospective application for the retention of a two storey side extension, single storey rear extension and erection of a front porch for Mr S. Patel (John O'Gaunt Ward 2015 Ward)	Application Refused
19/00002/LB	Platform 1 And 2 , Castle Station, Westbourne Road Listed Building application for the installation of cycle racks for West Coast Trains Ltd. (Virgin Trains) (Castle Ward 2015 Ward)	Application Permitted
19/00003/DIS	Site Of Former 87-89, Penny Street, Lancaster Discharge of conditions 9,10 and 18 on approved application 18/00588/FUL for Mr John Clarke (Castle Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

19/00004/ADV	74 Coastal Road, Hest Bank, Lancaster Advertisement application for the retained display of one externally illuminated fascia sign and one non illuminated hanging sign for Terry McArdle (Bolton And Slyne Ward 2015 Ward)	Application Permitted
19/00006/FUL	Heron House, 67 Queen Street, Morecambe Replacement of existing aluminium/timber windows with powder coated aluminium windows on front, side and rear elevations for Department of Work and Pensions (Poulton Ward 2015 Ward)	Application Permitted
19/00007/FUL	St Marys Church, Main Road, Galgate Installation of a replacement roof, windows and doors, removal of front step and creation of a new ramp and access road and installation of a sewage treatment plant for Mr Andy Taylor (Ellel Ward 2015 Ward)	Application Permitted
19/00008/DIS	Luneside East, St Georges Quay, Lancaster Discharge of condition 16 and 26 on approved application 16/00574/FUL for Luneside East Ltd (Marsh Ward 2015 Ward)	Application Permitted
19/00008/LB	St Marys Church, Main Road, Galgate Listed building application for the installation of a replacement roof, windows, internal and external doors, repairs to masonry, removal of front step and creation of a new ramp and access road, installation of flooring, partition walls, ceiling and boarding of internal walls, the fitting of new kitchen and toilet facilities and installation of a sewage treatment plant for Mr Andy Taylor (Ellel Ward 2015 Ward)	Application Permitted
19/00009/PLDC	34 Redruth Drive, Carnforth, Lancashire Proposed Lawful Development Certificate for the erection of a single storey rear extension for Mr & Mrs J. Simpson (Carnforth And Millhead Ward 2015 Ward)	Lawful Development Certificate Granted
19/00010/FUL	19 Well Lane, Warton, Carnforth Erection of a single storey side extension for Mr & Mrs M. Sammons (Warton Ward 2015 Ward)	Application Permitted
19/00011/DIS	Gabriel Lodge, Coneygarth Lane, Tunstall Discharge of condition 3 on approved application 18/01312/FUL for Mr And Mrs Harker (Upper Lune Valley Ward 2015 Ward)	Application Permitted
19/00016/FUL	2 Mount Avenue, Morecambe, Lancashire Erection of a two storey rear extension incorporating a dormer extension to the rear elevation and a bay window to the side elevation for Mr & Mrs Foxcroft (Bare Ward 2015 Ward)	Application Permitted
19/00028/LB	St Marys Church, Main Road, Galgate Listed building application for installation of a bat box in the mausoleum for Mr Taylor (Ellel Ward 2015 Ward)	Application Permitted
19/00033/FUL	25 Hest Bank Lane, Hest Bank, Lancaster Erection of single storey side extension, first floor front extension and construction of a raised terrace area to the side for Mr Edmund Metcalfe (Bolton And Slyne Ward 2015 Ward)	Application Permitted

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19/00036/FUL	7 Fleet Green, Lancaster, Lancashire Retrospective application for the retention of a single and two storey rear extension for Mr Michael Whitelock (Skerton East Ward 2015 Ward)	Application Permitted
19/00037/PLDC	6 Leapers View, Over Kellet, Carnforth Proposed lawful development certificate for the erection of a shed and platform for Mr Glyn Baines (Kellet Ward 2015 Ward)	Lawful Development Certificate Granted
19/00039/FUL	2 Swallow Wharf, Troutbeck Road, Lancaster Conversion of existing garage to create additional living accommodation and replacement of garage door with cladding and a window for Mr & Mrs M Ostermeyer (Bulk Ward 2015 Ward)	Application Permitted
19/00041/FUL	9 Torrisholme Square, Morecambe, Lancashire Construction of a dormer extension to the rear elevation for Mr L Horner (Torrisholme Ward 2015 Ward)	Application Permitted
19/00042/LB	9 Torrisholme Square, Morecambe, Lancashire Listed building application for the construction of a dormer extension to the rear elevation, installation of rooflight to the rear roof slope, replacement of windows and internal alterations to partition walls, reconfiguration of staircase and installation of new staircase for Mr L Horner (Torrisholme Ward 2015 Ward)	Application Permitted
19/00043/PLDC	68 Wyresdale Road, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension for Mr H. Pretorius & T. Brunfaut (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
19/00045/OUT	Field 9759, Netherbeck, Carnforth Outline application for the erection of an agricultural workers dwelling with associated access for Mr & Mrs Thompson (Kellet Ward 2015 Ward)	Application Refused
19/00051/PLDC	12 Lichfield Avenue, Morecambe, Lancashire Proposed lawful development certificate for alterations to the ground floor and a single storey rear extension for Mr & Mrs G. Nisbet (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
19/00052/PLDC	10 Taylor Grove, Morecambe, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension and construction of a rear dormer extension for Mrs T. Horton (Bare Ward 2015 Ward)	Application Withdrawn
19/00057/FUL	33 Ashfield Avenue, Lancaster, Lancashire Construction of a dormer extension to the rear elevation for Dr. P. Bishop L. Anderson (Marsh Ward 2015 Ward)	Application Refused
19/00058/LB	18 - 20 Sun Street, Lancaster, Lancashire Listed building application for the installation of a replacement roof, installation of new rainwater goods, painting of external timber doors, windows and metal railings to front and rear elevations for Mr Christopher Welsby (Castle Ward 2015 Ward)	Application Withdrawn
19/00059/PLDC	45 Windsor Avenue, Lancaster, Lancashire Proposed lawful development certificate for the construction of a hip to gable extension with a dormer to rear elevation for Mr & Mrs Kay (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted

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19/00066/PLDC	Bailrigg House, Lancaster University, North West Drive Proposed lawful development certificate for external repairs to the existing building fabric including roof, windows and render and internal alterations to partition walls and fire escape and improvements to toilet, kitchen and access facilities for Mr Peter Thompson (University And Scotforth Rural Ward)	Lawful Development Certificate Granted
19/00071/FUL	17 Mill Hill Grove, Middleton, Morecambe Erection of a single storey rear and side extension for Mr & Mrs Z. Dalton (Overton Ward 2015 Ward)	Application Permitted
19/00073/PLDC	7 Sulby Grove, Morecambe, Lancashire Proposed Lawful Development Certificate for the erection of a single storey rear extension for Mr & Mrs G. Grainger (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
19/00075/ADV	Fraser Hall, Long Level, Cowan Bridge Advertisement application for the display of a freestanding notice board for Mr Kevin Price (Clerk to PC) (Upper Lune Valley Ward 2015 Ward)	Application Permitted
19/00076/LB	Greaves Park, Bowerham Road, Lancaster Listed building application for removal of internal screens and installation of internal screens, removal of part of existing bar and installation of timber flooring for Greene King (Scotforth West Ward 2015 Ward)	Application Permitted
19/00078/FUL	456 Heysham Road, Heysham, Morecambe Erection of a two storey side extension for Mr Matthew Oldrieve (Heysham South Ward 2015 Ward)	Application Permitted
19/00085/PLDC	25 Toll Bar Crescent, Lancaster, Lancashire Proposed Lawful Development Certificate for the construction of a hip to gable extension and dormer extension to the rear elevation for Mr & Mrs Gornall (Scotforth West Ward 2015 Ward)	Lawful Development Certificate Granted
19/00086/FUL	17 Lonsdale Avenue, Morecambe, Lancashire Erection of a single storey side and rear extension and construction of a hip to gable extension for Mr & Mrs Fay (Torrisholme Ward 2015 Ward)	Application Permitted
19/00087/FUL	Field 9759, Netherbeck, Carnforth Erection of an agricultural livestock and storage building, creation of an area of hardstanding for Mr Andrew Thompson (Kellet Ward 2015 Ward)	Application Withdrawn
19/00089/AD	Pennington Wood And Redmond Wood, Gleaves Hill, Ellel Agricultural determination for the creation of two hardstanding access areas for The Duchy of Lancaster (Ellel Ward 2015 Ward)	Prior Approval Not Required
19/00096/FUL	17 Greaves Drive, Lancaster, Lancashire Erection of single storey rear and side extension for Mr & Mrs Cousins (Scotforth West Ward 2015 Ward)	Application Permitted

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19/00097/FUL	Barley Bank Granary, Rantreefold Road, Tatham Change of use of mixed use building comprising of ground floor agricultural use/storage and first floor dwelling to single dwelling (C3), erection of single storey front extension, new window openings to ground and first floor and installation of roof lights for K Dickinson (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/00101/FUL	Croft Barn, Abbeystead Road, Abbeystead Demolition of the existing conservatory and erection of a single storey rear extension for Mr & Mrs Crabtree (Ellel Ward 2015 Ward)	Application Permitted
19/00104/FUL	Chenick Lea, Quernmore Road, Quernmore Change of use from agricultural land to equestrian use, erection of a stable block, construction of a menage, alterations to land levels and siting of a trailer for Mr & Mrs Helliwell (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/00105/PLDC	50 Primrose Street, Lancaster, Lancashire Proposed lawful development certificate for the construction of a dormer extension to the rear for Mr & Mrs Stubbart (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
19/00109/PLDC	11 Clifton Drive, Morecambe, Lancashire Proposed lawful development certificate for the erection of single storey rear extensions and a single storey side garage extension for Mr J Watson (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
19/00111/FUL	Great Hall, Rossendale Avenue West, Bailrigg Erection of a single storey front extension and canopy, installation of a new window and enlargement of a window to the front, installation of cladding to the front, erection of a part single, part two storey side extension and canopy, installation of a new door and cladding to the side for Mr Andrew Burgess (University And Scotforth Rural Ward)	Application Permitted
19/00115/NMA	Street Record, Campbell Drive, Lancaster Non-material amendment to planning permission 18/00203/VCN to regularise the installation of a roof projection on the north facing roofscape o allow for the lift shaft, to alter the design of house type at Plot 1 and to alter boundary treatment in 2 locations for Mr Richard Wilshaw (Bulk Ward 2015 Ward)	Application Permitted
19/00125/FUL	49 Gloucester Avenue, Lancaster, Lancashire Demolition of existing single storey lean-to and erection of single storey rear extension for Mr & Mrs Whiteley (Scotforth East Ward 2015 Ward)	Application Permitted
19/00134/PLDC	Peel Byre, Green Lane, Lancaster Proposed Lawful Development Certificate for the installation of 3 roof lights to the east and west elevations, 3 light tunnels, installation of bi-fold doors to the south elevation, removal of existing chimney stack and construction of a new chimney stack for Mr Douglas Allender (Bolton And Slyne Ward 2015 Ward)	Lawful Development Certificate Granted
19/00144/PLDC	63 Farmdale Road, Lancaster, Lancashire Proposed lawful development certificate for the construction of dormer extension to the rear elevation and a single storey rear extension for Mrs A. Seel (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted

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19/00161/AD	Cinderbarrow Farm, Cinderbarrow Lane, Yealand Redmayne Agricultural determination for the erection of a storage building for W R Clarke (Silverdale Ward 2015 Ward)	Prior Approval Not Required
19/00166/PLDC	53 Halton Road, Lancaster, Lancashire Proposed lawful development certificate for erection of a single storey rear extension, and installation of a window and door to the existing side elevation for Mr & Mrs L. Culkin (Skerton East Ward 2015 Ward)	Lawful Development Certificate Granted
19/00202/NMA	17 Yealand Drive, Lancaster, Lancashire Non material amendment to planning permission 18/00835/FUL to include two additional roof lights to the front elevation for Mr I McIntosh (Scotforth East Ward 2015 Ward)	Application Permitted
19/00203/CCC	Westgate Primary School, Langridge Way, Morecambe Provision of Multi-use Games Area with 3 metre high ball stop fencing and gates for Mr Steve Robinson (Westgate Ward 2015 Ward)	Objection
19/00204/NMA	51 Slyne Road, Bolton Le Sands, Carnforth Non material amendment to planning permission 18/01198/FUL to render the north elevation to match other elevations for Mr & Mrs M Preddy (Bolton And Slyne Ward 2015 Ward)	Application Permitted
19/00214/CCC	The Gatehouse Restaurant, White Cross Industrial Estate, South Road Change of use from restaurant (A3) to storage units (B8) for Ms Janet Nielson (Scotforth West Ward 2015 Ward)	No Objections
19/00224/NMA	Caravan, Scale House Farm, Scale House Lane Non material amendment to planning permission 18/01441/FUL to amend the fenestration to the north and west elevation and to reposition a door to the east elevation for Mr Towers (Upper Lune Valley Ward 2015 Ward)	Application Permitted