



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 6 DECEMBER 2021

**Venue:** MORECAMBE 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 8<sup>th</sup> November 2021 (previously circulated).

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

### 4 Declarations of Interest

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

Councillors 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, Councillors 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, Councillors 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 <a href="#">21/00515/FUL</a>	<b>67 And 69 Slyne Road And Land To The Rear, Lancaster</b>	<b>Skerton East Ward</b>	<b>(Pages 5 - 12)</b>
		Demolition of two dwellings and erection of 14 affordable residential dwellings with associated access and landscaping.		
6	A6 <a href="#">21/00277/VCN</a>	<b>Land Off Marsh Lane and Main Street, Cockerham</b>	<b>Ellel Ward</b>	<b>(Pages 13 - 17)</b>
		Erection of 36 dwellings, creation of vehicular access with associated landscaping, regrading of land levels and provision of surface water drainage scheme and public open space (pursuant to the variation of conditions 2 and 12 to amend approved floor plans and elevations and roofing material and add to the list of approved plans (condition 2) details required by conditions 6, 11, 12, 15 and 16 on planning permission 19/00438/FUL).		
7	A7 <a href="#">21/01134/VCN</a>	<b>Land Off Marsh Lane and Main Street, Cockerham</b>	<b>Ellel Ward</b>	<b>(Pages 18 - 20)</b>
		Erection of 36 dwellings, creation of vehicular access with associated landscaping, regrading of land levels and provision of surface water drainage scheme and public open		

space (pursuant to the variation of condition 8 on planning permission 19/00438/FUL to raise the finished floor levels of plots 3, 4, 5 and 6).

- |    |   |   |  |                            |
|----|---|---|--|----------------------------|
| 8  | A8 <a href="#"><u>21/00800/VCN</u></a>  | <b>3 And 5 Borwick Avenue Warton<br/>Carnforth</b>  | <b>Warton<br/>Ward</b>                   | <b>(Pages 21 -<br/>25)</b> |
|    |   | Erection of three dwellings with garages and associated access and landscaping (pursuant to variation of condition 1 on planning permission 17/00038/VCN to amend the plans for plots 1 and 2).           |  |                            |
| 9  | A9 <a href="#"><u>20/00614/FUL</u></a>  | <b>Senior Cohousing, Land Adjacent<br/>Forge Lane, Halton</b>   | <b>Halton-with-<br/>Aughton<br/>Ward</b> | <b>(Pages 26 -<br/>35)</b> |
|    |   | Erection of 4 dwellings, a block of 16 self-contained flats and a shared ancillary accommodation building for the residents over the age of 55, with associated access, internal roads and parking areas. |  |                            |
| 10 | A10 <a href="#"><u>20/01402/FUL</u></a> | <b>Garage, The Greaves, Greaves<br/>Road, Lancaster, Lancashire</b>   | <b>Scotforth<br/>West Ward</b>           | <b>(Pages 36 -<br/>41)</b> |
|    |   | Change of use of a garage into one single storey dwellinghouse (C3) with the erection of a front extension, associated access and parking.  |  |                            |
| 11 | A11 <a href="#"><u>21/00584/FUL</u></a> | <b>98 Aldcliffe Road Lancaster<br/>Lancashire LA1 5BE</b>   | <b>Castle Ward</b>                       | <b>(Pages 42 -<br/>45)</b> |
|    |   | Erection of single storey rear extension with roof terrace above.   |  |                            |

## 12 Delegated List (Pages 46 - 56)

### ADMINISTRATIVE ARRANGEMENTS

#### (i) Membership

Councillors Keith Budden (Chair), Sandra Thornberry (Vice-Chair), Paul Anderton, Victoria Boyd-Power, Dave Brookes, Abbott Bryning, Roger Cleet, Tim Dant, Kevin Frea, Mel Guilding, Janice Hanson, Cary Matthews, Joyce Pritchard, Robert Redfern and Malcolm Thomas

#### (ii) Substitute Membership

Councillors Alan Biddulph (Substitute), Mandy Bannon (Substitute), June Greenwell

(Substitute), Tim Hamilton-Cox (Substitute), Colin Hartley (Substitute) and Peter Yates (Substitute)

**(iii) Queries regarding this Agenda**

Please contact Eric Marsden - Democratic Services: email [emarsden@lancaster.gov.uk](mailto:emarsden@lancaster.gov.uk).

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

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

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

Published on 23<sup>rd</sup> November 2021.

<b>Agenda Item</b>	A5
<b>Application Number</b>	21/00515/FUL
<b>Proposal</b>	Demolition of two dwellings and erection of 14 affordable residential dwellings with associated access and landscaping
<b>Application site</b>	67 And 69 Slyne Road And Land To The Rear, Lancaster
<b>Applicant</b>	Great Places Housing Group
<b>Agent</b>	Sheila East Lancashire Property (UK) Ltd
<b>Case Officer</b>	David Forshaw
<b>Departure</b>	Yes
<b>Summary of Recommendation</b>	Approval (subject to amendments to house types to cater for Nationally Described Space Standards and further discussions on biodiversity net gain) and subject to s106.

## 1.0 Application Site and Setting

- 1.1 This site relates to two disused semi-detached dwellings fronting Slyne Road, associated outbuildings and an area of allocated open space to the rear. The dwellings are in an uninhabitable condition and the roof coverings have been removed. It is believed the site was last occupied in July 2018. The open space is included within the application site boundary but falls outside the domestic curtilages although there is no physical boundary between the two. This open space extends north to the rear of adjacent flats and is overgrown, containing a number of trees mostly towards the site boundaries. There is a Tree Preservation Order on trees within and adjacent to the site (ref. 659 (2018), including two groups along the southern boundary, a group along the western boundary, a sycamore within the site and a silver birch which appears to be within the highway verge.
- 1.2 To the south of the site is Skerton St Luke's Church of England Primary School, and to the north of the existing dwellings is a two storey building containing flats (Hareruns House) with garages beyond this. To the north of the open space part of the site is a scout hut and the car park associated with King George's Field, an allocated area of open space containing playing pitches and a play area located to the west of the site.
- 1.3 The site is identified as being susceptible to groundwater flooding (50-75%) and partly to surface water flooding (1 in 1000 years). It is also within zone 1 of the Lancaster Air Quality Management Area. The site is located approximately 3 kilometres from Morecambe Bay Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar Site.

## 2.0 Proposal

- 2.1 The application, as amended, proposes to demolish the existing dwellings, and outbuildings and redevelop the curtilage and open space to the rear with 14 semi-detached dwellings. All dwellings will be affordable homes provided as shared ownership and managed by the applicant, Great Places

Housing Group. There will be 12 no. 3 bed (5 person) two storey houses and 2 no. 2 bed (3 person) bungalows. All will be served by a single point of access off Slyne Road situated alongside the adjacent flats. On-site parking and amenity space is included and a financial contribution will be secured to improve off site open space provision.

- 2.2 The houses will be constructed of buff and grey bricks with white render panels to the bungalows under grey concrete tile roofs. Fenestration, rainwater goods, fascias and soffits will be in dark grey.
- 2.3 As amended following negotiations, parking will be down the side of properties along the south side of the road and in front of the properties to the north side. Driveways and parking areas will be surfaced with block paving and separated by landscaped areas. A row of trees along the southern boundary are being retained and replacement planting will be provided in rear gardens and along the western boundary with King George's Fields.

## 3.0 Site History

- 3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
20/00142/OUT	Outline application for the demolition of 2 residential dwellings, and associated buildings, together with the erection of 10 dwellings with associated access	Refused
20/00244/PRETWO	Erection of 16 dwellings	Advice Given
18/01379/PREONE	Demolition of 2 dwellings and erection of semi and linked detached dwellings	Advice Given
18/00866/PRETWO	Demolition of 2 dwellings and erection of a block of 12 flats and 10 dwellings	Advice Given
19/0013/TPO	Works to various trees	Permit

## 4.0 Consultation Responses

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

Consultee	Response
County Highways	<b>No objection</b> following amendments to the internal layout. To mitigate the potential for cars from the adjacent school blocking the access to and parking within the development, yellow lines are needed to extend past the entrance to the north and into the site. This can be achieved through a s278 agreement; EV charging points are needed and standard conditions to be imposed
Greater Manchester Ecology Unit	Biodiversity net gain assessment shows a net loss which is contrary to policy and therefore <b>object</b> . The mature trees and buildings on the site were assessed for their potential to support roosting bats, and only negligible potential was recorded. However, as this survey is from December 2019, an updated survey is recommended.
United Utilities	Drainage strategy unacceptable – no evidence of hierarchy and it is not Suds standard compliant; need further evidence of infiltration testing. Standard conditions to agree scheme
Civic Society	Support principle but not design. Overall impression of overcrowding small site; lack of open space; austere layout and drab materials; concerns over quality of landscaping.
County Education	Contribution to school places is not needed
Sport England	Previous objection now withdrawn following consideration of the applicant's Ball Strike Assessment and requests condition to secure a 1.8m fence along the boundary with the playing fields to mitigate the potential for footballs to cause damage and nuisance to future occupiers.
NHS	Requests £4364 towards reconfiguration of Lancaster Medical Practice (Owen Road) for additional general practice clinical capacity. Without this objection is raised
Fire Officer	Standard advice
Natural England	No objections subject to provision of homeowner packs to mitigate recreational

	disturbance of the protected Morecambe Bay habitats
Arboricultural Officer	It is positive to see that the layout of the scheme has been revised, incorporating existing trees into the design. However, whilst the revised layout is a marked improvement, due to the scale of the trees to be retained and their proximity to the dwellings, it is likely that there will be future pressure for removal/pruning due to light, perceived threat, and seasonal nuisance. Reducing the number of plots further would reduce this pressure and enable additional trees to be retained. Of the 22 individual trees and five groups identified within the AIA, seven trees will now be retained within the site. All seven trees sit along the southern boundary with St Luke's Primary School. Of the seven trees to be retained, six will require immediate pruning works to reduce their impact on the development. To compensate for the loss of trees, the revised landscape proposal includes the replanting of 19 trees around the site boundary. The planting of trees of upright form was discussed with the applicant and this has been taken on board, reducing future conflict. In addition, approximately 73 metres of beech hedgerow will be planted in short sections along the boundary of the internal road and between driveways. No individual trees are proposed within the site due to a lack of space.
EHO	<b>No objections</b> subject to conditions requiring electric vehicle charging points and implementation of noise and demolition dust mitigation measures
Housing/policy	Great Places Housing Group is a well-established local Registered Provider in Lancaster district and an important existing partner assisting the city council in meeting local housing need. The scheme is now seeking to provide 14 units of affordable housing with the layout and density being improved which will enhance the quality of the scheme and takes better account of other planning considerations. Whilst I very much welcomed an opportunity to increase the number of affordable rented units in north Lancaster, this has to be balanced with the cost of developing the scheme and the reduction in the overall number of units being provided. A scheme providing 14 shared ownership properties will still provide an excellent opportunity to meet local affordable housing need to first time buyers who are not able to purchase properties at full market value and therefore fully support this proposal.
Public Realm	The applicant has taken on board previous concerns and reduced the number of dwellings to provide sufficient on-site amenity open space and planting. The site is classed as natural and semi natural greenspace which is in deficit across the district but is not publicly accessible. Development is acceptable where appropriate mitigation or compensation measures are provided. An off-site contribution of £10,928.75 is needed to improve the adjacent King George playing pitches and young persons' provision in Ryelands Park.
LLFA	<b>No objection</b> subject to standard conditions including final drainage scheme design to be submitted and agreed
Waste and Recycling	<b>No objection</b> in principle but collection points should be provided at the end of each shared driveway

4.2 The following responses have been received from members of the public.

Five objections on the grounds of:

- Over development;
- Traffic implications from existing congestion, parking and situated near a school and bend; recent fatality;
- No evidence dwellings will be sustainable;
- Cycle lanes and widened pedestrian footpaths needed;
- Each house should have a cycle store;
- Effect on trees;
- Development of derelict site is needed but previous refusal for less houses and loss of less trees not taken into account. Scheme needs to be reduced.

1 Support

- Much needed development of the site

## 5.0 Analysis

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

- Principle of development
- Layout Issues
- Ecology and loss of trees
- Highways
- Drainage
- Effect on adjacent playing fields
- Energy and sustainability

### 5.2 **Principle of Development (SPLA Policies SP1, SP2, SP3, SP6, SP8, SC3; DMDPD Policies DM1, DM3, DM27; DM43; NPPF sections 2, 5, 11 and 15)**

5.2.1 The site is located within the urban area of Lancaster and lies adjacent to existing residential development and a school. Part of the site is previously developed, containing two dwellings and outbuildings which have been vacant for some time and in disrepair. It is close to existing public transport links and services and is therefore considered to be a sustainable location where residential development is supported in principle, in accordance with the settlement hierarchy and development strategy set out within the Strategic Policies and Land Allocations DPD.

5.2.2 The open space part of the site is identified as natural-semi natural (NSN) green space on the local plan map. Loss of identified open space is not supported unless an assessment has been carried out to demonstrate it is surplus to requirements, it no longer has an economic, environmental or community value or the loss is replaced by equivalent or better provision.

5.2.3 The applicant has submitted an assessment which states the area is 0.27ha and not 0.77ha as stated in the local plan which is marginally over the 0.2ha threshold for including sites within the local plan open space assessment. The site has never and does not now have public access and therefore should not have been included in the open space assessment. The applicant's assessment concludes there is sufficient NSN green space across the district so its loss will not lead to a deficit. Furthermore, there is only very limited visual and ecological value and loss is justified against the requirements of policy DM27 and the NPPF.

5.2.3 The applicant's assessment does not use the benchmark for NSN used in the Planning Advisory Note and therefore produces a skewed figure. Using the adopted benchmark, there is a deficit of NSN in the area. Furthermore, the site does have some visual amenity and ecological value, albeit very localised and limited. However, it is accepted the site is not publicly accessible, except where boundary fencing has been broken down to gain unauthorised access. In accordance with criterion iii of DM27 loss can be accepted if it is replaced by equivalent or better, high quality provision in a suitable location. The amount of contribution required to offset loss is £10,928.75 (after a 50% discount is applied due to the affordable housing scheme proposed). This can be used to improve the adjacent football pitches in King Georges playing fields which are in poor condition (£7,428.75) and young person's provision, which is also in deficit, in Ryelands Park (£3,500). This contribution can be secured through a s106 agreement.

5.2.4 Provision of housing meeting an identified need is also a material consideration in consideration of the principle of development. 14 affordable shared ownership dwellings, including 2 bungalows is very welcomed. Given the limited amenity value of the site and lack of public access, provision of affordable housing and funding for replacement better quality open space facilities, the principle of development is considered acceptable despite the loss of the open space.

### 5.3 **Layout (DMDPD Policies DM2, DM29, DM30)**

5.3.1 The original layout proposed 16 dwellings including 4 bungalows. This resulted in all trees on site being removed, an over dominance of car parking in front of the dwellings, insufficient amenity space and substandard garden sizes to many of the plots. These deficiencies represented over development of the site to an unacceptable degree. Following negotiation, the application has been amended to reduce the overall number by two bungalows, enabling retention of 7 trees along the southern boundary, parking between dwellings, increased amenity and landscaping areas and



greater on site replacement tree planting.

- 5.3.2 The layout remains deficient in respect of rear garden areas to plots 10, 11, 12 and 13. These gardens should be 60sqm in area and 10m in length. Plot 10 is 55sqm (9m long), plot 11 is 49.5sqm (8.25m long), plot 12 is 49sqm (8m long) and plot 13 is 45.3sqm (7.3m long). Furthermore, the rear garden length of plots 1, 2 (both bungalows), 3 and 4 are deficient in length and only provide between 4.3m to 8.9m. All other garden areas (including plots 1 and 2) exceed the minimum sqm requirement, the largest of which is over double the size. The fact there is an existing playing field and play area on adjacent land and that the rear garden lengths are not required to provide separation to prevent loss of privacy (there are no other dwellings rear of the short rear gardens) and, in the case of the bungalows, prospective mobility impaired residents do not want long garden areas due to access issues, means in this case the deficiencies are just about acceptable, when balanced against the provision of a 100% affordable housing scheme.
- 5.3.3 Internal interface distances are met. The distance between a principle habitable room window in plot 3 and existing flats in Hareruns House to the north is, at 20m, 1m short of the normal requirement. However, given this relates to a single bedroom window to one plot it is not considered sufficient to justify refusal of the whole scheme.
- 5.3.4 The two bungalows are NDSS compliant although the two storey houses are not. The houses are each over 8sqm short of the standard. Further discussions will occur with the applicant to address the shortfall and will be reported verbally to councillors. All the properties will meet M4(2) accessibility standards. The design of the dwellings is acceptable, being of appropriate appearance and materials for the locality.
- 5.3.5 Improvements to the layout have made the current proposal acceptable as there is now not overdominance of car parking and adequate amenity/open space with appropriate planting is now provided and retention and re-placement of more trees is possible.
- 5.4 **Ecology and Loss of Trees (DMDPD Policies DM44, DM45)**
- 5.4.1 The submitted preliminary ecological survey finds the site is not subject to any statutory designation, is not a priority habitat, does not show the presence of any protected species and is unsuitable or has negligible value for them. These findings are accepted although given the age of the survey (completed in December 2019) further surveys for bats prior to commencement of development is proposed to be conditioned. In addition, the survey recommends installation of bird and bat boxes and mitigation measures should various species be found on site which can all be conditioned.
- 5.4.2 Of the 22 individual trees and five groups identified within the Arboricultural Impact Assessment, seven trees will now be retained within the site, which are along the southern boundary with St Luke's Primary School. Of these, six will require immediate pruning works to reduce their impact on the development. To compensate for the significant loss of trees, the revised landscape proposal includes the replanting of 19 trees around the site boundary. The planting of trees of upright form was discussed with the applicant and this has been taken on board, reducing future conflict. In addition, approximately 73 metres of beech hedgerow will be planted in short sections along the boundary of the internal road and between driveways.
- 5.4.3 Negotiations have minimised tree loss and maximised replacement planting. Further reduction in the number of dwellings will enable more trees to be retained and greater replacement planting. However, the applicant states this is not possible due to viability of the scheme. No viability evidence has been submitted to prove this. Also, there is a need to raise the slab levels of the houses in the middle of the site to achieve natural fall for drainage towards Slyne Road. This will result in compaction of root zones of the trees along the western boundary resulting in them needing to be removed. In addition, many of the trees to be removed are of poor quality having been neglected for many years and are not suitable species to be in close proximity to housing. The loss of so many trees (especially protected trees) is regrettable but in the circumstances, including provision of much needed affordable housing, it is considered this is acceptable in the overall planning balance.
- 5.4.4 The submitted biodiversity net gain calculation shows a reduction of 18% following the development. Policy DM44 states there should, as a principle, be a net gain wherever possible. Where harm from development cannot be avoided, a developer must clearly demonstrate that the negative effects can

be mitigated, or as a last resort, compensated for. Where a proposal leads to significant harm planning permission should be refused. The revised scheme allows for retention of more trees, greater replanting, additional amenity space with appropriate shrub and hedgerow planting and conditions are proposed to ensure bat and bird boxes are provided. This represents suitable mitigation for the site. Although in this case gains may be possible if the number of dwellings is reduced, 18% reduction does not represent significant harm and given the overall benefits from provision of affordable housing, the loss of biodiversity in this case is considered acceptable. However, officers are working with the applicants as to what may or may not be possible, councillors will be updated verbally.

- 5.4.5 Identified impacts on the Morecambe Bay protected habitats from recreation pressure can be suitably mitigated through a condition requiring issue of homeowner packs to residents as agreed with Natural England.

#### 5.5 **Highways (DMDPD Policies DM60, DM61, DM62)**

- 5.5.1 County Highways is satisfied the internal road layout is to adoptable standard. There are concerns about parking from the school across the site entrance and within the site. To prevent this, double yellow lines at the entrance, into the site and further north along Slyne Road to the junction with Heron Syke can be secured through s278 works.

#### 5.6 **Drainage (DMDPD Policies DM 33, DM34)**

- 5.6.1 An outline drainage strategy has been submitted which requires further evidence of infiltration testing to satisfy United Utilities and both they and the LLFA require standard conditions to agree the final drainage system design prior to commencement of the development. Whilst it would have been prudent to have this information shared in advance of determination officers are confident that this can be addressed in a robust manner.

#### 5.7 **Effect on King George's Playing Fields**

- 5.7.1 Initially Sport England objected to the proposal due to the potential for damage and nuisance from footballs off the adjacent playing pitch leading to complaints that could jeopardise use of the pitch through the agent of change principle. The applicants have undertaken a ball strike assessment that concludes a 1.8m high solid fence will suffice to prevent undue problems given the distance between the pitch and proposed houses. As a result, Sport England has withdrawn its objection subject to a condition to secure an appropriate fence.

#### 5.8 **Energy and Sustainability (DMDPD Policies DM29, DM30)**

- 5.8.1 The submitted energy statement acknowledges the development must be capable of adapting to climate change and commits to investigate use of renewable energy and low carbon technologies during the design stage. A condition is proposed for this to be agreed prior to commencement.

#### 5.9 **Other Matters**

- 5.9.1 The NHS request for contributions cannot be accepted at this time. No evidence has been provided by the NHS justifying the need or cost for the proposed works to the medical centre. Accordingly, the request does not meet the required CIL regulations tests.
- 5.9.2 No Employment and Skills Plan or details of cycle storage have been submitted so conditions are proposed requiring submission for approval.

**6.0 Conclusion and Planning Balance**

- 6.1 The proposal is deficient in the garden sizes of a minority of plots and one window to window interface and results in the loss of a significant number of protected trees and biodiversity. The development will also result in the loss of identified open space. Balanced against this, and in favour of granting approval, is the provision of much needed affordable housing, including two bungalows and a financial contribution towards improvements to other typologies of open space. The grant of approval here is very finely balanced and should the scheme has come forward as a typical market/affordable housing scheme would not have been supported. Given the weight attached to provision of affordable housing, in terms of the planning balance, the revised proposal provides benefits which override the negative impacts and the recommendation is that permission be granted. This recommendation is based on amendments to the house types to cater for nationally described space standards, and improvements to the biodiversity enhancements the scheme can offer.

**7.0 Section 106 requirements**

- 7.1.1 A s106 legal agreement is required to secure:

- financial contribution of £7,428.75 towards improvements to the adjacent King George playing pitches
- financial contribution of £3,500 towards young person's open space provision in Ryelands Park
- a scheme to manage and maintain on site open space, landscaping and any other land and infrastructure that would not be adopted by public bodies.

**Recommendation**

That Planning Permission BE GRANTED (subject to house type space standards and biodiversity net gain resolutions) and subject to a s106 agreement and the following conditions:

Condition no.	Description	Type
1	Standard Timescale 3 years	Standard
2	Approved Plans	Standard
3	Affordable Housing	Pre-commencement
4	Construction Environment Management Plan	Pre-commencement
5	Road Management and Maintenance	Pre-commencement
6	Access and Road Construction Details	Pre-commencement
7	Sustainable Surface Water Drainage Scheme	Pre-commencement
8	Construction Phase SW Management Plan	Pre-commencement
9	Employment and Skills Plan	Pre-commencement
10	Sustainable Construction and Energy Efficiency	Pre-commencement
11	Bat Surveys	Pre-commencement
12	Finished Floor Levels	Above ground
13	Estate Road Base Level Construction	Above ground
14	Materials	Above ground
15	Boundary treatments (incl fence to playing pitches)	Above ground
16	Homeowner Packs	Pre-occupation
17	Electric Vehicle Charging Points	Pre-occupation
18	Parking Provision	Pre-occupation
29	Drainage Management Plan/Verification Report	Pre-occupation
20	Cycle Storage details	Pre-occupation
21	Access and off site highway works Provision	Pre-occupation
22	Ecological/Protected Species Mitigation measures	Pre-occupation
23	Landscaping Implementation and Maintenance	Time specific
24	Nesting Birds	Time specific
25	NDSS/M4(2)	Control
26	Wheel washing facilities	Control
27	Noise Mitigation	Control

28	Separate Foul System	Control
29	Construction Deliveries	Control
30	Development in Accordance with FRA	Control
31	Implementation of Approved Arboricultural details	Control
32	Hours of Construction	Control
33	Removal of PD rights (plots 1 to 4 and 10 to 13)	Control
34	Unforeseen Contamination	Control

**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**

<b>Agenda Item</b>	A6
<b>Application Number</b>	21/00277/VCN
<b>Proposal</b>	Erection of 36 dwellings, creation of vehicular access with associated landscaping, regrading of land levels and provision of surface water drainage scheme and public open space (pursuant to the variation of conditions 2 and 12 to amend approved floor plans and elevations and roofing material and add to the list of approved plans (condition 2) details required by conditions 6, 11, 12, 15 and 16 on planning permission 19/00438/FUL)
<b>Application site</b>	Land Off Marsh Lane and Main Street, Cockerham
<b>Applicant</b>	Mr Craig Knox
<b>Agent</b>	Mr Arron Crick
<b>Case Officer</b>	Mr David Forshaw
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approve (subject to Section 106 Legal Agreement)

## 1.0 Application Site and Setting

- 1.1 The application site relates to a 1.35 hectare housing development located south of Marsh Lane (A588), positioned behind Main Street and The Old Smithy (a cul-de-sac of three detached dwellings) and north of the village football/recreation grounds. Land to the southwest is open countryside used for grazing. Cockerham is a small rural settlement predominately built up along either side of Main Street creating a very linear settlement pattern. It is located approximately 8.8km south of Lancaster City Centre, 3.3km southwest of Galgate and circa 6.8km north of Garstang
- 1.2 The site is allocated for housing within the Strategic Policies and Land Allocations DPD under Policy H2.10 for 36 houses. It is also located within an aerodrome safeguarding area. It is not within a flood risk area, protected by any landscape or nature conservation designation or within an area recognised as a designated heritage asset (such as conservation area or schedule ancient monument site). There are no protected trees within the site and the land is not constrained by any underground infrastructure (such as gas pipelines).
- 1.3 Permission was granted in February this year for erection of 36 dwellings, creation of vehicular access with associated landscaping, regrading of land levels and provision of surface water drainage scheme and public open space (19/00438/FUL). This development has commenced and a number of units are completed.

## 2.0 Proposal

- 2.1 This application seeks to vary the approved scheme by amending all house type elevations and the internal layout of one house type. It also seeks approval of details required by conditions on the original permission relating to foul sewer protection, off site highway works, materials samples,

electric vehicle charging facilities and public open space maintenance.

### 3.0 Site History

3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
21/01134/VCN	Erection of 36 dwellings, creation of vehicular access with associated landscaping, regrading of land levels and provision of surface water drainage scheme and public open space (pursuant to the variation of condition 8 on planning permission 19/00438/FUL to raise the finished floor levels of plots 3, 4, 5 and 6)	Pending
21/00026/DIS	Discharge of conditions 2,3,4,5,7,8,9,10,13,14 and 19 on approved application 19/00438/FUL	Decided
19/00438/FUL	Erection of 36 dwellings, creation of vehicular access with associated landscaping, regrading of land levels and provision of surface water drainage scheme and public open space	Approved
16/00494/OUT	Outline application for the erection of up to 11 dwellings and associated access	Approved
15/00587/OUT	Outline application for the erection of up to 25 residential dwellings	Approved

### 4.0 Consultation Responses

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

Consultee	Response
Parish Council	No comments
Fire Safety	Standard advice
Environmental Health Officer	Objects to the provision of 3.6kw electric vehicle charging units as insufficient for modern vehicles. A minimum of 7kw is needed to provide realistic charging times
County Highways	No objection
Arboricultural Officer	Landscape Management Plan is acceptable
United Utilities	Further details required in a construction method statement relating to protection of its pipeline.

4.2 Responses from two members of the public have been received stating:

- No objection to changes in roofing material but those near western and southern boundaries should remain slate and others have a thin leading edge yet concrete tiles have been used
- Decisions have already been made to vary the permission
- Pile of soil formed close to neighbours' houses reduces outlook and causes loss of privacy
- The foul water connection should be inspected to make sure no surface water discharges into it

### 5.0 Analysis

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

- Neighbour Amenity
- Visual Appearance
- Foul Drainage
- Off site Highway Works

- Electric Vehicle Charging
- Public Open Space Maintenance

## 5.2 **Neighbour Amenity (DMDPD Policies DM29, DM30)**

- 5.2.1 The alteration to the internal layout and elevation of the bungalow on plot 20 introduces a small kitchen window in the side elevation facing residential properties on The Old Smithy. This window will be approximately 21.5m from facing windows on neighbouring properties and at an approximately 1m higher ground level. Therefore, the interface distance we normally require is not provided. However, overlooking will be prevented by a proposed 1.8m high solid fence along the plot boundary with the intervening public open space and laurel hedging within the open space. Therefore, residents of these neighbouring houses will not suffer undue loss of privacy. Other interface distances with neighbouring properties remain as approved in excess of normal requirements.

## 5.3 **Visual Appearance (DMDPD Policies DM29, DM30)**

- 5.3.1 The proposed materials are reconstituted buff stone for the walls, white uPVC windows, doors, barge boards and rainwater goods and a mix of natural slate and concrete tiles for the roof. The original development was to have reconstituted quoins and window surrounds and natural slate roofs. The loss of the quoins and surrounds is regrettable but not sufficient to justify refusal of this application. Following negotiations, a compromise has been reached for the roof material with use of natural slate retained for the plots facing the external site boundaries with open land to the west and south and concrete for the plots within the site.
- 5.3.2 The materials are appropriate for the semi-rural setting on the edge of the village and will not look out of place.

## 5.4 **Foul Drainage (DMDPD Policies DM35, DM36)**

- 5.4.1 This issue relates to a condition imposed to protect an existing foul water pipe which runs through part of the site. United Utilities is not satisfied with the submitted details as they lack a construction method statement to show how the infrastructure will be protected during construction stage and through the lifetime of the development. Therefore, this condition will be retained as set out on the original permission and still requires discharging.

## 5.5 **Off Site Highway Works (DMDPD Policies DM60, DM61)**

- 5.5.1 The off-site highways works comprise a turning lane and pedestrian refuges with kerbing, signage and lighting on Marsh Lane. These have already been given technical approval by County Highways under the s278 procedure and therefore County has no objection to the relevant condition being discharged.

## 5.6 **Electric Vehicle Charging (DMDPD Policy DM31)**

- 5.6.1 The existing dwellings completed on plots 2, 16 to 21 and 26 have been fitted with electric vehicle charging points rated 3.6 kw. In response to this application Environmental Health have objected saying 7 kw rated charging points should be used. Current legislation does not require the higher rating and it cannot be insisted on, including upgrading those already installed. However, following negotiation the applicant has agreed to provide the higher rating to all dwellings yet to be completed. This is an acceptable outcome.

## 5.7 **Public Open Space Maintenance (DMDPD Policy DM29, DM44)**

- 5.7.1 The open space maintenance schedule is acceptable and the Arboricultural Officer has no objections.

**6.0 Conclusion and Planning Balance**

- 6.1 The proposed amendments are varied and some reduce the attractiveness of the scheme (loss of stone detailing and widespread use of natural slate). However, none of the changes alone or cumulatively are sufficient to justify refusal.

**Recommendation**

That Planning Permission BE GRANTED subject to the following conditions and a variation to the s106 agreement to reflect this permission:

Condition no.	Description	Type
1	Time Limit	Standard
2	Approved Plans List	Standard
3	SW Drainage	Prior to occupation/completion
4	Foul Water	Prior to occupation
5	Employment and Skills Plan	Throughout construction
6	Pipework protection	No further development
7	Highways and Access construction	In accordance with approved details
8	Finished Floor Levels	In accordance with approved details
9	NDSS/M42	Control
10	Footway Connection	Prior to occupation of the 25 <sup>th</sup> house
11	Off Site Highways	In accordance with approved details
12	Materials	In accordance with approved details
13	Boundary treatment	In accordance with approved details
14	Landscaping	1 <sup>st</sup> planting season/following occupation
15	EV Charging	In accordance with approved details
16	POS Management and Maintenance	In accordance with approved details
17	Homeowner packs	6 Months from occupation
18	SW Management/Maintenance	3 Months from Occupation
19	Visibility Splays	Prior to occupation
20	Garage Use	Control
21	Parking provision	Prior to occupation
22	Implementation of AIA	Control
23	Removal of PD Rights	Control

**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**

<b>Agenda Item</b>	A7
<b>Application Number</b>	21/01134/VCN
<b>Proposal</b>	Erection of 36 dwellings, creation of vehicular access with associated landscaping, regrading of land levels and provision of surface water drainage scheme and public open space (pursuant to the variation of condition 8 on planning permission 19/00438/FUL to raise the finished floor levels of plots 3, 4, 5 and 6)
<b>Application site</b>	Land Off Marsh Lane And Main Street, Cockerham
<b>Applicant</b>	Mrs Kailey Purcell
<b>Agent</b>	
<b>Case Officer</b>	Mr David Forshaw
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approve (subject to Section 106 Legal Agreement)

## 1.0 Application Site and Setting

- 1.1 The application site relates to a 1.35 hectare housing development located south of Marsh Lane (A588), positioned behind Main Street and The Old Smithy (a cul-de-sac of three detached dwellings) and north of the village football/recreation grounds. Land to the southwest is open countryside used for grazing. Cockerham is a small rural settlement predominately built up along either side of Main Street creating a very linear settlement pattern. It is located approximately 8.8km south of Lancaster City Centre, 3.3km southwest of Galgate and circa 6.8km north of Garstang
- 1.2 The site is allocated for housing within the Strategic Policies and Land Allocations DPD under Policy H2.10 for 36 houses. It is also located within an aerodrome safeguarding area. It is not within a flood risk area, protected by any landscape or nature conservation designation or within an area recognised as a designated heritage asset (such as conservation area or schedule ancient monument site). There are no protected trees within the site and the land is not constrained by any underground infrastructure (such as gas pipelines).
- 1.3 Permission was granted in February this year for erection of 36 dwellings, creation of vehicular access with associated landscaping, regrading of land levels and provision of surface water drainage scheme and public open space (19/00438/FUL). This development has commenced and a number of units are completed.

## 2.0 Proposal

- 2.1 The application seeks approval to raise the finished floor levels of four plots in the northwest corner from the levels approved under 19/00438/FUL. The increase is between 500mm and 750mm (0.5 – 0.75 metre).
- 2.2 This application is being reported to committee for a decision because it considered the original application in November last year.

### 3.0 Site History

3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
21/00277/VCN	Erection of 36 dwellings, creation of vehicular access with associated landscaping, regrading of land levels and provision of surface water drainage scheme and public open space (pursuant to the variation of conditions 2 and 12 to amend approved floor plans and elevations and roofing material and add to the list of approved plans (condition 2) details required by conditions 6, 11, 12, 15 and 16 on planning permission 19/00438/FUL)	Pending
21/00026/DIS	Discharge of conditions 2,3,4,5,7,8,9,10,13,14 and 19 on approved application 19/00438/FUL	Decided
19/00438/FUL	Erection of 36 dwellings, creation of vehicular access with associated landscaping, regrading of land levels and provision of surface water drainage scheme and public open space	Approved
16/00494/OUT	Outline application for the erection of up to 11 dwellings and associated access	Approved
15/00587/OUT	Outline application for the erection of up to 25 residential dwellings	Approved

### 4.0 Consultation Responses

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

Consultee	Response
Parish Council	No comments to make
County Highways	No objection
LLFA	No objection
United Utilities	No objection
Fire Service	Standard Advice

4.2 No responses have been received from members of the public.

### 5.0 Analysis

5.1 The key consideration in the assessment of this application is the visual appearance in the locality.

#### 5.2 Visual Appearance (DMDPD Policies DM29, DM30)

5.2.1 The plots subject of this application are located in the north west corner of the site facing adjacent open fields to the west. Adjacent to the north of plot 3 is on site amenity open space and landscaping separating this plot from Marsh Lane by over 30m.

5.2.2 The proposed floor levels are above those approved by 500mm (plots 3 and 4), 750mm (plot 5) and 600mm (plot 6). These plots are at the lowest part of the site and even with the raised floor levels will be lower than all the other plots. Therefore, they will not have a significantly greater visual impact on the locality (including the open fields to the west) either on their own or cumulatively with the rest of the development than as approved.

### 6.0 Conclusion and Planning Balance

6.1 The proposed amendment is acceptable and there is no planning balance to apply in this case.

**Recommendation**

That Planning Permission BE GRANTED subject to the following conditions and a variation to the s106 agreement to reflect this permission:

Condition no.	Description	Type
1	Time Limit	Standard
2	Approved Plans List	Standard
3	SW Drainage	Prior to occupation/completion
4	Foul Water	Prior to occupation
5	Employment and Skills Plan	Throughout construction
6	Pipework protection	No further development
7	Highways and Access construction	In accordance with approved details
8	Finished Floor Levels	In accordance with approved details
9	NDSS/M42	Control
10	Footway Connection	Prior to occupation of the 25 <sup>th</sup> house
11	Off Site Highways	No further development
12	Materials	Above Ground
13	Boundary treatment	In accordance with approved details
14	Landscaping	1 <sup>st</sup> planting season/following occupation
15	EV Charging	Above ground
16	POS Management and Maintenance	Above ground
17	Homeowner packs	6 Months from occupation
18	SW Management/Maintenance	3 Months from Occupation
19	Visibility Splays	Prior to occupation
20	Garage Use	Control
21	Parking provision	Prior to occupation
22	Implementation of AIA	Control
23	Removal of PD Rights	Control

**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**

<b>Agenda Item</b>	A8
<b>Application Number</b>	21/00800/VCN
<b>Proposal</b>	Erection of three dwellings with garages and associated access and landscaping (pursuant to variation of condition 1 on planning permission 17/00038/VCN to amend the plans for plots 1 and 2)
<b>Application site</b>	3 And 5 Borwick Avenue Warton Carnforth Lancashire
<b>Applicant</b>	Mr Julian Stainton
<b>Agent</b>	Mrs Katy Harrison
<b>Case Officer</b>	Mrs Petra Williams
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval subject to conditions

(i) **Procedural Matters**

This form of application would normally be deal with under the Scheme of Delegation, however, the applicant is the husband of a member of staff within the local authority and consequently the application needs to be determined by the Planning Committee.

**1.0 Application Site and Setting**

- 1.1 The application site is located within the village of Warton between Borwick Avenue and Warton Bowling Club. The site lies within the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB). Warton Conservation Area boundary lies approximately 50m to the northwest of the application site beyond the bowling green running along Church Walk. Properties on the west side of Church Walk are two storey semi-detached 1930's housing and predominantly single storey bungalows to the east side of Church Walk. Properties to the south-west of the site are predominantly detached dormer bungalows and two story dwellings lie to the east.
- 1.2 The site originally obtained planning consent for 3 dwellings under application 15/00425/FUL with minor changes to the site layout, windows and materials being permitted under application 17/00038/VCN. Only two of the three approved dwellings have so far been constructed and these are numbers 1 (plot 3) and 3 (plot 2) Borwick Avenue. Plot 1 has yet to be developed but the property will ultimately be identified as number 5 Borwick Avenue.
- 1.3 The site boundaries comprise, mature privet hedgerow to the east along Borwick Avenue, a mixture of mature hedgerow, trees and fencing along the southern boundary of the residential properties on Borwick Lane, and a 1.3m high limestone wall to the western boundary with the bowling green. Ground levels generally fall northeast to southwest with the land to the east of Borwick Avenue siting approximately 2.0m higher than the application site. The dwellings fronting Borwick Lane lie slightly

lower (approximately 0.6m) than the application site. A section across the site indicates a difference in level (Grasscroft to the north and 17 Borwick Lane to the south) of approximately 1.5m.

- 1.4 The immediate area has a mix of property types, in terms of age, style and over height. Adjacent to the site to the north are Grasscroft House (two storey) and Grasscroft Bungalow. On Borwick Avenue sitting at a higher level there are two pairs of two-storey semi-detached houses built in the 1930's. There are four chalet style bungalows adjacent to the site on Borwick Lane with a detached two storey house also on Borwick Lane at the junction with Borwick Avenue.

## 2.0 Proposal

- 2.1 The application relates to changes to plots 1 and 2. Plot 1 is yet to be developed and this application seeks to make changes to the external materials, roof pitch and windows/rooflights. The inclusion of photovoltaic cells to the rear roof plane is also proposed. With regard to plot 2, the only change proposed is the addition of rooflights to the rear roof plane.

## 3.0 Site History

- 3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
17/00038/VCN	Erection of three dwellings with garages and associated access and landscaping (pursuant to the variation of condition 2 of planning application 15/00425/FUL to amend the site layout and amend windows and materials)	Permitted
15/00425/FUL	Erection of three dwellings with garages and associated access and landscaping	Permitted

## 4.0 Consultation Responses

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

Consultee	Response
Conservation	No objection
Parish Council	No comments received within the consultation period

- 4.2 The following responses have been received from members of the public:

- One item of objection has been received. The commenter appears to be under to impression that the application seeks consent for additional dwellings rather than amendments to existing approved development. Concerns relate to access over Borwick Avenue and the impact on this unadopted road by contractors.

## 5.0 Analysis

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

- Principle of development
- Design and Heritage Impacts
- Impacts on residential amenity
- Impacts upon wider Area of Outstanding Natural Beauty (AONB)

- 5.2 **Principle of development (NPPF Section 2: Achieving Sustainable Development and Section 4: Decision-making**

- 5.2.1 As this is an application to vary conditions attached to an extant permission the principle of the whole development has already been established. Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. Section 73 provides a mechanism to consider and assess minor material amendments to an earlier planning permission. It is not an opportunity to re-examine the principle of the development.
- 5.3 **Design and heritage impacts** ((NPPF Section 2: Achieving sustainable development; Section 12: Achieving well-designed places; Section 16: Historic Environment; policies DM38 Conservation Areas; DM39: Setting of Heritage Assets); DM29: Key Design Principles; DM30: Sustainable Design of the Development Management DPD (2020); AS01: Development Strategy; AS02: Landscape; AS07: Historic Environment and AS08: Design of the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) DPD
- 5.3.1 Changes are proposed to the approved plans in respect of plots 1 and 2.
- Plot 1 – The submission sets out that this plot will be developed as a self-build house by the applicant and the alterations have been made to suit their family. The approved scheme under application 17/00038/VCN includes a garage, with ground floor sitting room, study and family room. To the first floor there are four bedrooms with attic rooms above. The proposed layout put forward within this application is similar to that previously approved, with minor amendments to the location of internal doors and walls. At ground floor there remains a sitting room, study and family room and garage but the width of this has been reduced from 6m wide to 5.5m wide. There will be four bedrooms at first floor with the arrangement of them and the bathrooms reconfigured to allow for more useable space. The submission also includes the addition of rooflights to the attic rooms and over the staircase to provide natural light. The position of some of the windows within the western elevation will be changed and a garage window within the eastern elevation will be revised to a door and window arrangement. The rear garden room/dining area projection will also include additional glazing within the eastern elevation. The kitchen window has been reduced in size and an additional window to a bathroom is shown at first floor level within the rear elevation.
- 5.3.2 There are three approved rooflights to the front elevation and this will be replaced with a single rooflight over the staircase. To the rear roof plane, the configuration of the solar panels is altered following research into types of panels and the number required in order for them to be effective at the property. The roof pitch is increased from 30 degrees on the approved elevations to 33 degrees on the proposed. This has the effect of increasing the ridge height by 365mm. External materials will remain as a combination of natural stone and k-rend under a slate roof with stone heads and cills to grey powder coated aluminium windows as within plots 2 and 3.
- 5.3.3 Plot 2 - The only change to this property is the addition of four rooflights to the rear roof plane. This is to provide natural light into the attic rooms of the house.
- 5.3.4 Overall, the proposed variations are considered to be minimal. The footprint of the house within plot 1 will be slightly smaller due to the reduction in the width of the garage. The design of the house is the same as have been approved, with stone gables to the front, a chimney to the gable and a stone garden room to the rear. The materials proposed to the house within plot 1 are the same as has already been approved at plot 2. It is considered that the changes are acceptable in terms of design and the revisions will not impact unduly on the setting of the nearby conservation area.
- 5.4 **Impacts upon residential amenity** (NPPF Section 12, DM29 of the Development Management DPD (2020) and AS08 of the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) DPD
- 5.4.1 The previously approved schemes were considered acceptable in terms of neighbouring residential amenity. In respect of plot 1 the current scheme proposes 5 windows within the western elevation and this number is unchanged from the previous approved scheme. These windows do not overlook residential development but will provide views towards the bowling green. Proposed roof lights within the rear elevation will be approximately 30 metres from the rear elevations of neighbouring properties along Borwick Lane. Overall, it is considered that the scheme is acceptable in respect of residential amenity.

**5.5 Impacts upon wider Area of Outstanding Natural Beauty (AONB) (NPPF Section 15: Conserving and enhancing the natural environment and Policies AS01: Development Strategy of the Arnsdale & Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD))**

- 5.5.1 It is considered that given the scale and nature of the proposed changes, the development will not result in adverse impacts on the setting of the nearby conservation area or the landscape of the wider AONB.

**6.0 Other considerations**

Given this is a Section 73 application, which seeks to modify a condition on the existing planning consent, there is a need to re-impose conditions on the new planning permission (should Committee approve the development). A number of conditions that were imposed on 17/00038/VCN are still relevant.

**7.0 Conclusion and Planning Balance**

- 7.1 The proposed amendments do not deviate significantly from the originally approved development. The amendments maintain and secure a high quality form of development that accords with local planning policy DM29 of the Development Management DPD, policies AS02, AS07, and AS08 of the Arnsdale and Silverdale Area of Outstanding Natural Beauty (AONB) DPD and section 12 (requiring good design) of the NPPF. The design and appearance will not impact unduly on the neighbouring conservation area or wider AONB. On this basis, Members are recommended to support the application.

**Recommendation**

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Approved plans list	Control
2	Details and materials to Plot 1	Above ground
3	Parking areas to be provide and maintained	Control
4	Root protection measures set out in the detailed Arboriculture Assessment to be retained during the construction period	Control
5	No tree/hedges to be felled other than those agreed	Control
6	Landscaping/planting scheme	Control
7	The hedgerow boundary to Borwick Avenue shall be retained at its current height of 2.0m unless otherwise agreed	Control
8	Boundary details	Control
9	The use of the garages shall be ancillary to the dwellings only	Control
10	Obscure glazing (Plots 2 and 3)	Control
11	GDO tolerance removed window and door openings	Control
12	GDO tolerances removed extension	Control
13	Hours of construction	Control

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

Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.



**Background Papers**  
None

<b>Agenda Item</b>	A9
<b>Application Number</b>	20/00614/FUL
<b>Proposal</b>	Erection of 4 dwellings, a block of 16 self-contained flats and a shared ancillary accommodation building for the residents over the age of 55, with associated access, internal roads and parking areas
<b>Application site</b>	Senior Cohousing, Land Adjacent Forge Lane, Halton
<b>Applicant</b>	Mr Coates
<b>Agent</b>	Mr Christopher Coates
<b>Case Officer</b>	Mr David Forshaw
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approve subject to s106

## (i) Procedural Matters

This application was considered by the Committee in December 2020 when it resolved to grant permission subject to a s106 legal agreement. Due to increasing costs, the developer, a Co-Housing group, needs to increase capital to ensure the scheme can be delivered. To do this, it is seeking an amendment to the affordable housing provision. As the original s106 has not been completed the proposed change needs to be considered by committee before a revised s106 can be completed. This report is an addendum to the original report.

### 1.0 Proposal

- 1.1 The original scheme was to provide a total of 6 affordable units made up of 4 no. discounted market value units and 2 no. affordable rented units. The proposal is to still provide 6 units but made up of discounted market value units only. The units will be discounted by 30% from open market value.

### 2.0 Consultation Responses

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

Consultee	Response
Planning and Housing Policy	Fully support this change of tenure to make sure the scheme is viable. The full 30% affordable provision is maintained. The change will have no impact on the community as the affordable rented units have not been marketed. The co-housing group has necessary funds to manage this and interest is strong so there should be no problem selling these properties at the increased price.

### 3.0 Analysis

- 3.1 The key consideration in the assessment of this application is whether the proposed affordable

housing continues to meet current policy. There is a fundamental difference between this proposal and affordable housing being provided by a Registered Provider (RP). An RP has the benefit of cross subsidising projects and using its surplus to manage cost increases if necessary. This is a community led model without such ability to cross subsidise. Discounted market sale units provide more certainty in a community led model than a conventional shared ownership lease where the amount of equity share is not fixed. The community group had a strong preference to include rented housing on the development but doing so would render the scheme unviable or would ultimately reduce the overall number of affordable housing units the scheme can deliver. The council strongly supports the delivery of community led housing and has provided grant funding to make this scheme viable. This is a unique scheme that will bring added value to the district through their sustainable ethos and mutual support for people in later life. The policy requirement of 30% is still to be met, albeit through different tenure. There is therefore, no objection to the proposal.

#### **4.0 Conclusion and Planning Balance**

- 4.1 The amendment still retains the provision of affordable housing albeit in a different tenure mix. Whilst not a tenure that the LPA would normally advocate, for the reasons as contained within paragraph 3.1 it is considered acceptable in this special circumstance.

#### **Recommendation**

That Planning Permission Consent **BE GRANTED** subject to completion of a s106 agreement securing the following:

- 30% affordable housing provision
- Residents must be 55 years of age or older
- Provision of a Management Company to manage and maintain open space, landscaping and other land and infrastructure that would not be adopted by public bodies.
- Provision of residents' car club and car sharing initiatives

and the following conditions:

Condition no.	Description	Type
1	3 year timescale	Standard
2	Approved plans	Standard
3	Surface water drainage details	Pre-commencement
4	Foul drainage system	Pre-commencement
5	Site access details and provision	Pre commencement
6	Contaminated Land	Pre-commencement
7	Arboricultural Implications Assessment, including Tree Protection Measures	Pre-commencement
8	Employment Skills Plan	Pre-commencement
9	Submission of additional car parking details (with associated tree information)	Pre-commencement (of these specific works)
10	Material samples, including boundary treatments	Above ground
11	Landscaping details	Above ground
12	Surface water management and maintenance	Pre-occupation
13	Provision and protection of visibility splays	Pre-occupation
14	Construction and details of management and maintenance of private roads	Pre-occupation
15	Details and provision of cycle stores	Pre-occupation
16	Details and provision of electric vehicle charging points	Pre-occupation
17	Provision of bin stores	Pre-occupation
18	Ecological mitigation measures	Ongoing compliance
19	Approved floor levels	Ongoing compliance
20	Bird breeding season	Ongoing compliance
21	Separate drainage system	Ongoing compliance
22	National Described Space Standards and M4(2) Accessibility Standards	Ongoing compliance

**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**

A8 December 2020 Committee Planning Regulatory Report

<b>Agenda Item</b>	<A8 December 2020 Committee Planning Regulatory Report>
<b>Application Number</b>	20/00614/FUL
<b>Proposal</b>	Erection of 4 dwellings, a block of 16 self-contained flats and a shared ancillary accommodation building for the residents over the age of 55, with associated access, internal roads and parking areas
<b>Application site</b>	Senior Cohousing, Land adjacent to Forge Lane, Halton
<b>Applicant</b>	Mr Coates
<b>Agent</b>	Mr Christopher Coates
<b>Case Officer</b>	Mr David Forshaw
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval

## 1.0 Application Site and Setting

- 1.1 This 0.34 hectare site is located between Forge Lane and Mill Lane approximately 350 metres south of the centre of Halton. The site is currently unused and overgrown but was previously developed. The site was included as part of the wider Halton Mills mixed use employment led allocation in the last Local Plan. In the adopted Strategic Policies and Land Allocations DPD the site is allocated as part of the wider rural housing site.
- 1.2 Immediately to the west is land also forming part of the allocation. This is subject of planning application 20/00613/FUL for a 20 unit affordable housing scheme and included on this agenda for consideration by the Committee. To the north, across Forge Lane is a residential development under construction; to the east on the opposite side of Forge Lane are existing commercial premises and to the south on the opposite side of Mill Lane are existing houses facing the site.
- 1.3 Forge Lane, from which vehicular access and parking is to be gained is currently unadopted. The owner of the road and County Highways confirm the adoption process is underway. Adoption cannot be guaranteed but all works on Forge Lane will have to be agreed by the owner and carried out to County Highways' standards. The fact Forge Lane is privately owned is not a material consideration.
- 1.4 The site slopes down from north to south. It is level with Forge Lane at the northern boundary but the site does not fall as steeply as Forge Lane as the road turns south to where it meets Mill Lane. At its southern end the site sits approximately 2.5 metres above the level of Mill Lane.
- 1.5 Part of the site is within a mineral safeguarding area. A belt of protected trees on the site runs near the western boundary. Public footpaths FP1 and FP2 run along Mill Lane beyond the southern boundary. Parts of Mill Lane adjacent the site is within flood zone 2, which just extends slightly onto the site.

## 2.0 Proposal

- 2.1 The proposal is for a senior (residents must be over 55 years old) Co-Housing scheme comprising a total of 20 dwellings. Six of these (30%) will be affordable made up of four discounted market flats

(discounted to 70% of market value in perpetuity) and two affordable rented flats. There will be a terrace of four 2-bed 2 storey houses at the southern end of the site and 16 apartments in a 2 and 3 storey block fronting Forge Lane at the northern end. There will be 12 1-bed and 4 2-bed apartments. Between the blocks is a communal garden containing footpaths, bin stores and cycle stands. Also proposed is a single storey detached “common house” building providing communal laundry, socialising, kitchen and dining facilities for residents and a twin bed guest room with en-suite for visitors.

- 2.2 8 communal car parking spaces are proposed, each independently accessed directly from Forge Lane on the northern boundary. Vehicle access to the site is from Forge Lane to the north but will only be for bin collection, emergency and delivery vehicles. Additional pedestrian access is proposed from Forge Lane to the east and Mill Lane to the south.
- 2.3 Senior Cohousing is for residents who want to live as an active participant in a group of similar aged people who sign up to agreed values. Although residents have their own home, these homes are clustered around the common house and grounds with its shared space and amenities run by the residents. Future residents have been involved in the design stages of the project and are committed to living in this manner in Halton. They have set up a non-profit company to carry out this development.
- 2.4 The buildings will be constructed using the PassivHous principles to create almost zero carbon, energy efficient homes. Homes to this standard use 80% less energy for heating than Building Regulation compliant developments through minimising heat loss and optimising solar gain.

### 3.0 Site History

- 3.1 There is significant planning history for the wider former Halton Mills site. The following are relevant to this site:

Application Number	Proposal	Decision
15/00510/OUT	Outline application for the erection of a nursing home and creation of a new vehicular access	Approved
14/00713/VLA	Variation of legal agreement on 00/00920/OUT and subsequent renewal consent 05/01432/OUT	Pending
07/00783/REM	Reserved Matters application for the erection of a managed workspace building, comprising 44 adaptable B1 work units/studios with associated cafe, lounge, meeting rooms, car parking and landscaped grounds	Approved
05/01432/OUT	Renewal of application 00/00920/OUT for proposed redevelopment including demolition of existing mill, erect houses, industrial units, construct new access and provision of associated open space and landscaping	Approved
05/00153/OUT	Renewal of outline permission for demolition of existing buildings, erection of industrial units (classes B1 and B2) and live/work units (classes C3 and B1), construction of new access, improve road and landscaping	Approved
04/01301/REM	Reserved Matters application for the erection of 47 houses and 27 apartments, associated access road and play area	Approved
04/01299/REM	Reserved Matters application for erection of two industrial buildings to replace existing accommodation at Town End Mill	Approved
01/01128/OUT	Outline application for demolition of existing buildings, erection of industrial units (Classes B1 and B2) and live/work units (Classes C3 and B1), construction of new access, improve road and landscaping	Allowed on appeal
00/00920/OUT	Outline application for proposed redevelopment including demolition of existing Mill, erection of houses, industrial units, construction of new access and provision of associated open space and landscaping	Approved

## 4.0 Consultation Responses

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

Consultee	Response
County Highways	No objection to revised plans subject to conditions
LLFA	Details acceptable in principle. Standard drainage conditions required
United Utilities	No objection
Fire	Advice provided
Police	Advice provided
CSTEP	Wishes to have input to the final ESP when a contractor is appointed.
Strategic Housing	Supports the proposal
Tree Officer	Further details of overspill parking spaces and tree protection required
Public Realm	No off-site contribution for open space sought
Contaminated Land Officer	Further site investigation needed

4.2 A response from one member of the public has been received. This is from the owner of Forge Lane who states that he is working with County Highways to have the road adopted and it is hoped this will be complete by the end of the year. In the meantime, any works to the road must be agreed with him first and a condition is requested that no development can commence until the road is adopted.

## 5.0 Analysis

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

1. Principle of development
2. Layout and design
3. Impact on neighbours
4. Highways and parking
5. Flood risk and drainage
6. Ecology
7. Air quality
8. Minerals safeguarding

5.2 **Principle of Development** SPLA DPD Policies SP1: Presumption in Favour of Sustainable Development, SP2: Lancaster District Settlement Hierarchy, H2: Housing Delivery in Rural Areas of the District; Development Management DPD Policies DM1: New residential development and meeting housing needs, DM2: Housing standards, DM3: Delivery of Affordable Housing and National Planning Policy Framework Sections 2, 5, 11, 12.

5.2.1 As the site is allocated for housing in the Strategic Policies and Land Allocations DPD the principle of its development is established.

5.2.2 Strategic Housing has written in support of the proposal, stating: *"This scheme has been supported by Lancaster City Council since its conception both financially through the 'Community Housing Fund' and physically through officer time and resources. The City Council was awarded just over £700,000 from the £163m Government Community Housing Fund in 2017 and this particular scheme was inspired to progress because of the money made available. Lancaster City Council provided an initial feasibility grant of £15,000 in 2018 to test out the viability of the scheme, and then in 2019 a further grant of £160,000 was awarded towards pre-development costs.*

*Lancaster City Council is very supportive of community-based housing projects of this nature, especially when they include a 30% supply of affordable housing. The Council recognises the need for new affordable housing supply in the district and it is therefore a stated key strategic priority in both the emerging Homes Strategy and the recently approved Local Plan.*

*The Lancaster Strategic Housing Market Assessment (SHMA) 2018 identifies an annual imbalance of 376 affordable dwellings across Lancaster each year to 2027/28, including 19 per annum within*

*the Lancaster Fringes sub-area which includes Halton. Data from this and the Arc4 housing needs survey 2019 evidence the need for more affordable homes in Halton as well as a desire among the over 55s to live communally. The scheme proposed, through the Senior Co-Housing Ltd Allocation Policy, will ensure that 2 rental properties will be used to meet local need, prioritising households who live in and around Halton."*

5.2.3 Policy DM3 requires 30% of units to be affordable on brownfield sites in the rural east area which is met by the 6 affordable units being proposed. Therefore, the proposal is acceptable in principle.

5.3 **Layout and Design** DMDPD DM29: Key design principles; DM30: sustainable design; NPPF section 12

5.3.1 Layout and design: The layout and design has been informed through consultation with future residents from the local area. Locating the residential buildings at the northern and southern boundaries maximises provision of the vehicle free central shared garden areas and location of the single storey common house shared facility. The design has been developed with the Council's planning service through two levels of pre-application engagement. The submitted Design and Access Statement states the design is a specific response to the site, adopting a modern approach which would not detract from the Halton Conservation Area. A modern design was also necessary to meet the required sustainable standards.

5.3.2 House Terrace: The two storey terrace of four houses at the southern end of the site faces inward, presenting rear elevations and gardens to Mill Lane. During pre-app discussions outward facing dwellings were suggested to provide an active frontage to Mill Lane. However, the block of 4 terraced houses will be situated approximately 3m above the level of Mill Lane which limits the effect of providing frontage development. Furthermore, the resident led design proposes them inward facing to realise the key design factor of Cohousing to have the front doors of the new houses facing the shared central gardens and common house to encourage social interaction. Additional landscape planting will be added to the steep bank down to Mill Lane to help soften the rear elevations and garden areas visible from Mill Lane. The terrace will be constructed of grey/black roof tiles, stone coloured buff brick, with the addition of grey/green horizontal woodgrain boarding on the front elevation and painted timber fenestration.

5.3.3 Apartment Block: The apartment block is mainly 3 storey stepping down to two storey wings at right angles at either end. The Forge Lane elevation includes front doors to all flats with the upper floors served by covered walkways which presents an active frontage. In the centre of the block will be an enclosed lift and staircase projecting furthest forward towards the road clad in grey/green vertical timber boarding. This will be set back approximately 5.5m from the back of pavement and will be screened from long views to the west by the existing protected tree belt. The rear elevation contains patio doors for the ground floor flats and balconies to upper floors. Materials match the house terrace of grey/black roof, buff brick and grey/green timber boarding.

5.3.4 Common House: This will be a single storey pitched roof building with the appearance of a residential bungalow constructed of buff brick under a grey tiled roof. It will be sited near the eastern boundary with the rear elevation facing Forge Lane. The embankment down to Forge Lane will be landscaped with additional planting.

5.3.5 Of the 20 units, 16 will exceed National Described Space Standards and all the units will have access to an additional 110m<sup>2</sup> of communal facilities in the common house including laundry and a guest bedroom. The 1 bed flats are National Described Space Standards plus 4.5%, the 2 bed flats meet National Described Space Standards and the 2 bed houses are National Described Space Standards plus 10%. In all, the layout and design is acceptable and meets the requirements of policies DM29 and 30.

5.4 **Impact on Neighbours** DMDPD Policy DM 29; Key Design Principles

5.4.1 There are existing houses on the opposite side of Mill Lane south of the site. These will be at a 2.8m lower floor level than the proposed terrace of 4 houses. The window to window separation will be 26.7m which complies with DM29 requirements. To further mitigate the impact of the new dwellings being at a higher level, additional planting will be provided on the embankment sloping down to Mill Lane which will filter views of them.



5.4.2 The proposed development to the west, also reported on this agenda under application 20/00613/FUL, has two storey dwellings backing onto this site but separated by the protected trees. That development layout provides all houses with west/east facing aspects which will not result in mutual overlooking with this proposed development which has north/south facing aspects.

5.4.3 To the north of Forge Lane opposite the proposed apartment block a housing site is under construction by Story Homes. The nearest dwellings on that development will be gables facing this site with no direct facing habitable room windows. Furthermore, those gables will be approximately 27m from the apartment block.

5.4.4 To the east of the site on the opposite side of Forge Lane are commercial premises. All interface distances will be met and the development will have no adverse impact on any existing or proposed dwellings.

5.5 **Highways and Parking** DMDPD Policy DM 62: Vehicle Parking Provision

5.5.1 The site is in a sustainable location about 0.5km from the River Lune Cycleway (accessed via Mill Lane and the bridge over the river) and a frequent bus service that serves the village. Pedestrian links will be possible through the Story Homes site linking the site to the community centre and further bus stops on High Road. Communal space for 47 cycles will be provided, which is in compliance with the adopted standards.

5.5.2 As residents will be over 55, the applicant considers 75% will be retired and entitled to free bus travel. The applicant intends to restrict the amount of car use and car parking to promote sustainable travel. A similar model has been successful at Forgebank (the co-housing development further east) supported by car sharing and a car club. The proposed level of car parking reflects this intended control and provides for 8 spaces which will be split into 4 for residents' private vehicles; 2 for car club vehicles and 2 for visitors. Two electric vehicle charging points will be provided. Other residents will not be allowed to keep a car on the public highway within 2km the site and this will be enforced through the lease. However, this cannot be enforced through any planning mechanism so at the request of County Highways an additional area of overspill parking for 4 vehicles has been identified. This area will only be provided if the need arises and can be conditioned. These spaces are close to the protected trees but with the use of appropriate construction techniques and permeable surfacing the trees should be adequately protected. On the basis of the car club/sharing initiatives, cycle storage provision, sustainable location and ability to provide overspill parking County Highways has no objections. Use of car club/sharing initiatives will be secured through the s106.

5.6 **Ecology** (DMDPD Policy DM44 The Protection and Enhancement of Biodiversity)

5.6.1 The site primarily consists of rank neutral grassland which has formed on the disturbed ground in recent years. The applicant's ecology report does not highlight presence of any protected species or habitats. Rabbits are present and although common receive some protection. Therefore, they should be responsibly cleared from the site prior to commencement of development. No development should take place during the bird breeding season (March to August inclusive) unless the absence of breeding birds is proven. Ecological enhancement measures can be dealt with by conditions.

5.7 **Flood Risk and Drainage** (DMDPD Policies DM33 Development and Flood Risk, DM34 Surface Water Run-off and Sustainable Drainage and DM35 Water Supply and Waste Water)

5.7.1 The site is at a very low risk of flooding and no formal flood risk assessment is required. An indicative draft drainage plan has been submitted with the application. The drainage options depend on further information to be gained on the existing systems and ground investigation. Surface water discharge route and rates will need to be agreed. Foul water will be discharged into the existing sewer network in Mill Lane. United Utilities and the LLFA have no objections to the principle of the strategy. Relevant conditions will require submission of final solutions for approval prior to commencement of development.

5.8 **Air Quality** (DMPD Policy 31: Air Quality Management and Pollution)

5.8.1 The applicant's air quality assessment states with mitigation measures during construction the

impacts from dust are considered to not be significant. Annual background concentrations of pollution are expected to be below their respective objectives and therefore the location is suitable for residential use. Finally, due to the travel initiatives to be used, including electric vehicle charging points, road traffic emissions are not likely to have a significant impact on local air quality.

## 5.9 Mineral Safeguarding (Minerals and Waste Local Plan Policy M2; NPPF paragraphs 205-206)

- 5.9.1 Having had full regard to the requirements of these policies, it is considered that given the lack of housing land supply across the District there is an overriding need for the development which outweighs the need to avoid sterilisation of the mineral resource. In any case it is considered that pursuing extraction of the minerals as part of the development would not be appropriate in this location given the proximity to residential properties.

## 6.0 Conclusion and Planning Balance

- 6.1 This is a highly sustainable and innovative proposal which will meet a specific identified local need through both the market and affordable housing. It complies with development plan policies and there are no objections raised to any element of the scheme. It can be carried out without adverse impact if appropriate mitigation measures are secured through conditions and a s106 legal agreement.

## Recommendation

That Planning Permission Consent **BE GRANTED** subject to completion of a s106 agreement securing the following:

- 30% affordable housing provision
- Residents must be 55 years of age or older
- Provision of a Management Company to manage and maintain open space, landscaping and other land and infrastructure that would not be adopted by public bodies.
- Provision of residents' car club and car sharing initiatives

and the following conditions:

Condition no.	Description	Type
1	3 year timescale	Standard
2	Approved plans	Standard
3	Surface water drainage details	Pre-commencement
4	Foul drainage system	Pre-commencement
5	Site access details and provision	Pre commencement
6	Contaminated Land	Pre-commencement
7	Arboricultural Implications Assessment, including Tree Protection Measures	Pre-commencement
8	Employment Skills Plan	Pre-commencement
9	Submission of additional car parking details (with associated tree information)	Pre-commencement (of these specific works)
10	Material samples, including boundary treatments	Above ground
11	Landscaping details	Above ground
12	Surface water management and maintenance	Pre-occupation
13	Provision and protection of visibility splays	Pre-occupation
14	Construction and details of management and maintenance of private roads	Pre-occupation
15	Details and provision of cycle stores	Pre-occupation
16	Details and provision of electric vehicle charging points	Pre-occupation
17	Provision of bin stores	Pre-occupation
18	Ecological mitigation measures	Ongoing compliance
19	Approved floor levels	Ongoing compliance
20	Bird breeding season	Ongoing compliance
21	Separate drainage system	Ongoing compliance

22	National Described Space Standards and M4(2) Accessibility Standards	Ongoing compliance
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**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

<b>Agenda Item</b>	A10
<b>Application Number</b>	20/01402/FUL
<b>Proposal</b>	Change of use of a garage into one single storey dwellinghouse (C3) with the erection of a front extension, associated access and parking.
<b>Application site</b>	Garage, The Greaves, Greaves Road, Lancaster, Lancashire
<b>Applicant</b>	Lancaster City Council
<b>Agent</b>	Mason Gillibrand Architects
<b>Case Officer</b>	Miss Aimee Whitehead
<b>Departure</b>	Yes
<b>Summary of Recommendation</b>	Approval

(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 Regulatory Committee.

**1.0 Application Site and Setting**

- 1.1 The property subject of this application relates to the garage within the grounds of Greaves House. The site is accessed from Belle Vue Terrace, with parking provision provided adjacent to the existing house and along the driveway to the garage. The existing garage is unused at current and in somewhat of a state of disrepair. The site is owned and managed by Lancaster City Council.
- 1.2 The main dwelling at The Greaves is a Non- Designated Heritage Asset, both the dwelling and associated garage are situated within Greaves Park Conservation Area. Greaves Road Conservation Area is characterised by early Victorian suburban development, with large villas which were built by the wealthy middle class outside the boundary of the city. The lush greenery, sparse grain of buildings and architectural grandeur create a contrast to the centre of Lancaster. Historically, the 'pointer' marked the boundary of the old town of Lancaster and the villas and detached houses which were built south of this are referred to as 'The Pointer Houses' on the c.1840s Ordnance Survey map.
- 1.3 The landscaped area now known as Greaves Park and used as public recreation space is formed from the former landscape gardens of several of the villas. The Jacobean style Greaves Park is now in use as a pub and is listed at Grade II. The others, Parkfield and the Greaves, as well as their surviving ancillary buildings, are of high significance and should be treated as Non-Designated Heritage Assets [NDHAs]. Both Parkfield, formerly known as West Bank, and The Greaves are neoclassical villas in sandstone ashlar with a hipped slate roofs and large sliding sash windows. The Greaves is a former home of E.G. Paley, a prominent local architect, who designed the building himself. Paley, in partnership with Edmund Sharpe and Hubert Austin, was responsible for the design of many of the most prominent buildings in the district. Greaves Park forms the shared setting of these assets, contributing to their significance by reinforcing their aesthetic and illustrative values.

These proposals concern an ancillary building to The Greaves which first appears on the Ordnance Survey map of c.1910. The building is of dressed blonde sandstone with slate roof.

## 2.0 Proposal

- 2.1 The application proposes the change of use of the existing garage/ workshop (use class C3) to form a 3-bedroom dwelling that is fully adapted and accessible. Two extensions are proposed to the existing garage to facilitate the change of use – one is essentially an 'infill' beneath the existing roof canopy and a side extension to the western elevation. Internal alterations are proposed to form 3 bedrooms, one bathroom and a living/dining room.
- 2.2 Larch cladding is the proposed material finish for the walls and a metal sheet roof is also proposed for the extension elements, the existing garage will remain as existing. The Conservation and Heritage Officer has confirmed that the proposed materials would sympathise with the existing dwelling, however further details and samples will be required prior to commencement of the scheme.
- 2.3 102 sq.m of garden space is proposed within the front and rear gardens of the dwelling, and the future occupiers would also have access to the allotments owned and controlled by Lancaster City Council, situated adjacent to the site.
- 2.4 Whilst 3 parking spaces are provided, which exceeds the requirements set out within Appendix E of the Local Plan DPD, the intended use of the dwelling is for disabled individuals who will need multiple carers 24 hours a day.
- 2.5 The proposed house is for Lancaster Council's social housing stock and will be retained for this use in perpetuity. The specific individual this house is intended for at this moment in time, requires 2/3 carers on an hourly basis 24 hours a day. The main bedroom is proposed for the individual with special needs and bedrooms 2 and 3 are intended for use by the carers when providing overnight care.

## 3.0 Site History

- 3.1 No previous applications relating to this site have been received by the Local Planning Authority.

## 4.0 Consultation Responses

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

Consultee	Response
County Highways	<b>No objection</b>
Natural England	<b>No objection</b> subject to specific conditions being attached to any subsequent permission
Environmental Health Officer	<b>No objection</b> subject to specific conditions being attached to any subsequent permission
Fire Safety	Advice only received - it should be ensured that the scheme fully meets all the requirements of part B5 of the Building Regulations
Tree Officer	<b>No objection</b>
Public Realm	<b>No objection</b>
Conservation and Heritage Officer	<b>No objection</b> subject to specific conditions being attached to any subsequent permission
Lancaster Civic Society	<b>No objection</b> , welcomes the proposal to bring the derelict building back into habitable use however would have expected a better design.
Property Services	No comments received.

- 4.2 2 public comments were received which objected to the proposal and stated that the dwelling had never been used as a dwelling before, and that within a conservation area they know that previous scheme has been refused previously. Comments also raised concern with respect to the historical building and the loss of important features such as the large coach doors.

## 5.0 Analysis

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

- Principle of the Use
- Impact on Conservation Area
- Scale and Design Impacts
- Residential Amenity
- Loss of Public Open Space
- Habitat Regulation Assessment
- Drainage

### 5.2 **Principle of the Use (NPPF Section 5 (Delivering Supply of New Homes) & DPD Policy DM1)**

5.2.1 The existing garage is currently vacant and in a state of disrepair. The proposal is to provide one social, affordable or intermediate rent dwelling. This is considered to be acceptable in principle and the proposal would make a modest contribution to meeting the District's housing needs for those social or affordable housing. Significant weight is attached to the provision of affordable housing element of the proposal but also to the type of accommodation to assist with those within the community that have complex needs as noted within paragraph 2.5 of this report.

### 5.3 **Scale and Design (NPPF Section 12 (Achieving Well-Designed Places) & DPD Policies DM29 & DM30)**

5.3.1 The property would remain externally similar to the existing, with the addition of new windows at the northern elevation and the addition of the extension elements. The Conservation and Heritage Officer was consulted on the application and noted that whilst the proposals would result in an increase in size of the existing building and in principle this has some potential to result in harm in the context of the Conservation Area and the setting of the NDHAs, the proposed alterations are respectful of the existing structure and the context while clearly delineating between old and new, and the scale and massing of the proposed extension is sensitive and would not compete for dominance with any of the surrounding NDHAs. The proposed material palette is high quality and appropriate to the character of the Conservation Area. For these reasons, the proposals are not likely to result in harm to either the Conservation Area, or the neighbouring NDHAs.

5.3.2 Policy DM38 (Development Affecting Conservation Areas), which additionally requires that proposals affecting Conservation Areas should: *'...respect the character of the surrounding built form and its wider setting, in terms of design, siting, scale, massing, height and the materials used;...not have an unacceptable impact on the historic street patterns / boundaries, open spaces, roofscape, skyline and setting including important views into and out of the area;...not result in the loss or alteration of features which contribute to the special character of the building and area; and uses are sympathetic and appropriate to the character of the existing building and will not result in any detrimental impact on the visual amenity and wider setting of the Conservation Area.'*

5.3.3 Paragraph 197 of the Framework concerns Non-Designated Heritage Assets, and requires any harm to be considered in the decision making process. DM DPD policy DM41 (Development Affecting Non-Designated Heritage or their Settings), requires 'Proposals affecting the setting of a Non-Designated Heritage Asset...to give due consideration to its significance and ensure that this is protected or enhanced where possible.'

5.3.4 The proposal is considered to accord with DM38 and DM41 and would not cause any undue harm to the existing heritage asset.

5.3.5 Given the matching materials proposed, the proposal is considered to be of an acceptable design and will have no undue impact upon the street scene, wider landscape or Greaves Park Conservation Area.

### 5.4 **Residential Amenity (NPPF Section 12 (Achieving Well-Designed Places) and DPD policy DM29)**

- 5.4.1 The proposed three-bed dwelling is relatively spacious. Policy DM2 states that all new residential units should meet the standards set out in the Nationally Described Spacing Standards (NDSS). When considering the standards set out in NDSS, the bedrooms proposed are for single occupancy. These measure over 8sq.m, 3m in width and have a 2.4m floor to ceiling height, which exceed the requirements set out in NDSS (7.5 sq.m, 2.15m. and 2.3m respectively). In addition, the proposed storage facilities also exceed NDSS requirements (2.5 sq.m) and this is considered acceptable. The overall floor space also accords with the requirements set out in the NDSS (74 sq.m) and equates to circa 90 sq.m. The proposed dwelling would provide sufficient space and storage facilities for future occupiers.
- 5.4.2 The flat demonstrates some wheelchair accessibility and manoeuvrability, the proposed accommodation is considered to be sufficient to meet the needs of tenants and will offer acceptable residential amenity to future occupants. Furthermore, as the property is intended to be used for an individual with specific care requirements the property has been designed to comply with the requirements of M4(2) building regulations, to include the following:
- Level access to the property and within the property
  - Low profile door thresholds throughout
  - Suitable turning spaces to all principal areas
  - Provision for specialist hoist connecting principal rooms
  - Fully accessible shower room with DocM fittings
  - Underfloor heating to minimise obstruction and avoid heat hazards
- 5.4.3 The site currently benefits from a modest external area, which is to be used for bin storage as existing. 102 sq metres of garden space is to be provided at both the front and rear of the dwelling, as well as the potential for future residents to have access to the adjacent allotments controlled and owned by Lancaster City Council. The proposed dwelling is considered to offer a satisfactory level of residential amenity and will not cause any adverse impacts to the amenity of neighbouring properties.
- 5.5 **Highways and Parking (NPPF Section 9 (Promoting Sustainable Transport & DPD Policy DM62.))**
- 5.5.1 3 parking spaces are proposed as part of the development, situated to the north of the garage/ proposed dwelling, as well as the provision of on-site turning space and refuse storage. Lancaster County Highways were consulted on the application and concluded that the proposal would not give rise to an unacceptable impact on pedestrian/ vehicular movements over surrounding lengths of the public highway. County Highways therefore raised no objection to the proposal.
- 5.5.2 Whilst 3 parking spaces are proposed, which exceeds the requirements (2 spaces) as set out within Appendix E of the Local Plan, the intended use of the dwelling is for an individual who has specific needs that requires 2/3 carers an hour on a 24/7 basis. Therefore, the proposed parking provision is required in this instance and as such is considered to be acceptable.
- 5.5.3 The application site is situated in a sustainable location with good bus links and walking distance from services and facilities in the wider area. The proposal is considered to accord with DM62.
- 5.6 **Public Open Space (DPD Policy DM27)**
- 5.6.1 Part of the site is designated as public open space, the public realm officer was consulted on the application and concluded that whilst there will be a very small loss of some form of public open space, as the loss is very small and the current open space technically not accessible by the public, the proposal is not considered to have a significant impact on the function and provision of open space. Therefore, the public realm officer has no objection to the proposal.
- 5.7 **Habitat Regulation Assessment**
- 5.7.1 Natural England has advised that, for residential development in this area, a proportionate Habitats Regulations Assessment (HRA) is required to assess the recreational disturbance impacts on the

coastal designated sites resulting from the development. This relates to Morecambe Bay, which is designated as a Special Protection Area (SPA), Special Area of Conservation (SAC), Ramsar site and Site of Special Scientific Interest (SSSI). They have gone on to say that if the authority can be satisfied that the HRA concludes no likely significant effects, there is no need to re-consult Natural England. The Recreational Disturbance Study that was carried out as part of the evidence base for the emerging local plan found that visitors to Morecambe Bay who were on a day-trip/short visit from home travelled a median distance of 3.454km to get to the European site. The HRA for the Local Plan therefore considered that increased disturbance to birds (as a result of recreational pressure) at a European site could occur, particularly for allocations/proposals within 3.5km. The proposed development is located approximately 1.4km from the bay/Lune estuary.

- 5.7.2 The potential impacts from increased recreational pressure are considered to be limited by the small size of the proposed development and the distance from the designated areas and other options for recreation in closer proximity. However, to mitigate any potential increase in recreational pressures caused by the development, a homeowner pack can be provided for the dwelling, as identified within the HRA for the Local Plan. The homeowner packs would be expected to include details of the adjacent designated sites (and the wider Morecambe Bay coastline), their sensitivities to recreational pressure and promote the use of alternative areas for recreation, in particular dog walking areas. This can be adequately covered by a condition on a planning consent, as agreed by Natural England.

## 5.8 **Drainage (DPD Policy DM34)**

- 5.8.1 A sequential approach must be adopted for wastewater based on the hierarchy of drainage options, whereby the option at the top of the hierarchy should be fully considered first, and only where it is adequately evidenced that this is infeasible, should the second option be considered. Likewise only if it is adequately evidenced that this second option is infeasible, should the third option be considered. The first presumption is to provide a system of foul drainage discharging into a public sewer to be treated at a public sewage treatment works. If connection to the public sewer is not feasible, a package sewage treatment should be considered. Septic tanks should only be considered if it can be clearly demonstrated by the applicant that neither of these aforementioned sewage systems are feasible (taking into account cost and/or practicability).

- 5.8.2 Surface water should be managed sustainably, the Council expects that all new development will use Sustainable Urban Drainage Systems in accordance with the Surface Water Drainage Hierarchy. The hierarchy is as follows:
1. Into the ground (infiltration at source);
  2. Attenuated discharge to a surface water body, watercourse or the sea;
  3. Attenuated discharge to surface water sewer, highway drain or another drainage system; and as a last resort
  4. Attenuated discharge to a combined sewer (only in exceptional circumstances where it can be demonstrated that no other options higher up the hierarchy are feasible).

The application form stipulates that foul drainage will be dealt with via the mains sewer and surface water will be drained via a soakaway, as shown on the proposed site plan. The proposal is considered to be in accordance with DM34, however a condition is recommended to cater for this.

## 6.0 **Conclusion and Planning Balance**

- 6.1 The proposed dwelling is considered to provide 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 subordinate to the existing building, an NDHA, having an overall neutral impact. The site will benefit from the existing parking provision as well as 1 additional parking space and refuse storage, resulting in no severe highway or parking impact. The scheme will also provide an adequate level of accommodation that has been designed to accord with the NDSS. The proposed dwelling will make a modest contribution to Lancaster City Council's social housing stock, where there is an identified need for 3 bedroom fully adapted dwellings, and whilst a departure from the plan it is considered that overall the proposal is considered to amount to sustainable development and is offered support to councillors.



**Recommendation**

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

Condition no.	Description	Type
1	Standard 3 year timescale	Compliance
2	Development to be carried out in accordance to approved plans	Compliance
3	Electric vehicle charging point	Compliance
4	Removal of permitted Development Rights	Compliance
5	Affordable unit to be within an agreed scheme	Pre-commencement
6	Details of windows, hard surfacing, boundary and landscape treatments	Pre-commencement
7	Homeowner pack	Pre-commencement
8	Surface Water drainage	Pre-commencement

**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

<b>Agenda Item</b>	A11
<b>Application Number</b>	21/00584/FUL
<b>Proposal</b>	Erection of single storey rear extension with roof terrace above
<b>Application site</b>	98 Aldcliffe Road Lancaster Lancashire LA1 5BE
<b>Applicant</b>	Mr Dominic Harrison
<b>Agent</b>	Laura Miller
<b>Case Officer</b>	Mr Sam Robinson
<b>Departure</b>	No
<b>Summary of Recommendation</b>	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 Lancaster City Council Councillor, the application must be determined by the Planning Regulatory Committee.

**1.0 Application Site and Setting**

- 1.1 98 Aldcliffe Road is a mid-terraced residential property located in the Aldcliffe area of south Lancaster. The property is comprised of stone walls under a slate roof with timber windows and doors. The property faces onto Lancaster Canal whilst to the rear is a stone external staircase and a garden measuring c.115sqm with additional land to the northwest which is separated by an access track.
- 1.2 The site is located within a residential area, is within the Aldcliffe Road Conservation Area and is considered to be a non-designated heritage asset.

**2.0 Proposal**

- 2.1 This application seeks consent for the erection of a single storey rear extension with a roof terrace above. The extension measures approximately 5m in depth, 3.9m in width with a 2.8m flat roof height and is finished in painted roughcast render, timber/aluminium windows doors. The roof terrace incorporates the external staircase and measures 6.7m wide and has two different depths, 1.25m and 2.05m and is approximately 2.8m above ground level. The terrace features a balustrade on the northwestern elevation, 1.75m higher timber fencing on the side elevations.
- 2.2 The proposal does not involve any new landscaping but does involve the removal of a section of the hedge shared with no.100 on the southwestern boundary.

### 3.0 Site History

- 3.1 A single planning application relating to this site has previously been received by the Local Planning Authority.

Application Number	Proposal	Decision
06/00617/FUL	Construction of extended dormer on rear elevation	Permitted

### 4.0 Consultation Responses

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

Consultee	Response
Conservation	<b>Objection</b> – Raised an objection, but stated it could be overcome with the use of stone in place of render along with details of the new doors and balustrade
Canal and River Trust	<b>No objection</b>

- 4.2 No responses have been received from members of the public:

### 5.0 Analysis

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

- Design and impacts on Conservation Area and NDHA
- Impacts on residential amenity

- 5.2 **Design and impacts on Conservation Area and NDHA (NPPF paragraphs 126, 130, 134, 202 & 203 and policies DM29, DM38 & DM41 of the Development Management DPD (2020))**

- 5.2.1 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed Building, Conservation Area or their setting the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the heritage asset or its setting. Policy DM38 states that any development proposals and / or alterations to buildings, features and open spaces in Conservation Areas should preserve or enhance the character and appearance of the Conservation Areas. Specifically, they will be required to demonstrate that:

- Proposals respect the character of the surrounding built form and its wider setting, in terms of design, siting, scale, massing, height and the materials used;
- Proposals will not have an unacceptable impact on the historic street patterns / boundaries, open spaces, roofscape, skyline and setting including important views into and out of the area;
- Proposals will not result in the loss or alteration of features which contribute to the special character of the building and area; and
- Proposed uses are sympathetic and appropriate to the character of the existing building and will not result in any detrimental impact on the visual amenity and wider setting of the Conservation Area

- 5.2.2 Good design is further reinforced by Policy DM29 which states that new development should 'contribute positively to the identity and character of the area through good design, having regard to local distinctiveness, appropriate siting, layout, palette of materials, separation distances, orientation and scale.' DM41 also states that 'any extensions or alterations should be designed sympathetically, without detracting from or competing with the heritage asset. Proposals should relate appropriately in terms of siting, style, scale, massing, height and materials'

- 5.2.3 The rear of this terrace row appears relatively uniform and unaltered from its original appearance, and it is through this uniformity and use of stone that contributes to the character of the area. The

extension has adopted a contemporary approach and is relatively well contained within the rear garden, but it is considered that the cumulative impacts of the extension, choice of materials, canopy, balustrade and timber screening appears cluttered and would detract and interrupt the uniform appearance of the terrace. Consequently, the resulting extension through its materials, screening and balustrade features would appear incongruent in this setting.

5.2.4 In terms of the NPPF, the level of harm is considered to be less than substantial and in accordance with paragraph 202 of the NPPF, '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.'

5.2.5 While it is acknowledged that the applicant wishes to increase the size of their property in order to improve the standard of accommodation, these are largely for private benefits and as such, the scheme is not considered to have any significant public benefits that would outweigh the visual harm that has been identified.

### 5.3 **Impacts upon residential amenity** (NPPF paragraphs 126, 130 & 134 and Policy DM29 of the Development Management DPD (2020))

5.3.1 Policy DM29 requires all new development to 'ensure there is no significant detrimental impact to amenity in relation to overshadowing, visual amenity, privacy, overlooking, massing and pollution.'

5.3.2 The proposed roof terrace has been scaled back from its original iteration and is now set in from both boundaries and reduced in depth. While this has reduced the overall useable area, the terrace still remains in close proximity to the shared side boundaries and would still allow for an external, elevated seating area to be used by the occupiers. While direct views to the sides would be obscured by the screening, views would still be afforded to the rear gardens of both no.96 and no.100. As a result, the amount of overlooking from the terrace would severely compromise the standard of amenity for the occupiers on either side.

5.3.3 It is recognised that there is generally a degree of overlooking of garden areas between properties in residential areas but the inclusion and impact of a roof terrace in close proximity to the boundaries is considerably greater and could be used for extended periods of time unlike windows which generally offer a passing outlook. It is also noted that the buildings and vegetation within the neighbouring properties provide a degree of screening but again this is beyond the applicants control and cannot be conditioned to be retained. It would also require the neighbouring properties to retain these at all times to limit the impact of the overlooking.

5.3.4 The proposed extension would also have a considerable impact on the occupiers of no.100. The extension would require the removal of the hedgerow and would extend 5m in depth at 2.8m in height along the shared boundary. This would also include the screening to the terrace above which projects 2m in depth with a maximum height of 1.75m. Such a structure in such close proximity would appear overbearing on the occupiers of no.100 and the addition of high level windows, even though these will be at least 1.8m above floor level, is an intrusive feature along a shared boundary.

5.3.5 These concerns were relayed to the agent who stated that the roof terrace element is a key element of the brief for the applicant and while the scale has been reduced, unfortunately given the constraints of the site, it is unlikely that any form of roof terrace could be supported due to the impacts listed above.

## 6.0 **Conclusion and Planning Balance**

6.1 While the principle of a small extension could potentially be supported however, due to the proposed scale, choice of materials, inclusion of a roof terrace and associated balustrade/screening, the proposal would appear as an incongruent addition to the area and one which would also have a detrimental impact on the residential amenity on the occupiers on either side.

## **Recommendation**

That Planning Permission BE REFUSED for the following reasons:

1. Due to the cumulative effects of the extension, roof terrace, choice of materials, balustrade and screening apparatus the proposal would appear as an incongruent addition to this uniformed terrace causing visual harm to both the non-designated heritage asset and the Conservation Area. The proposal would therefore be contrary to Policy DM29, DM38 & DM41 of the Development Management Development Plan Document and Section 12 and Section 16 of the National Planning Policy Framework.
2. Due to the proximity of the balcony to the shared boundaries, the proposal would result in a high degree of overlooking of the neighbouring garden spaces on either side. In addition, the proposed extension by reason of its depth, height and proximity to the boundary would appear as an overbearing structure when viewed from the garden of 100 Aldcliffe Road. Consequently, the proposal would have a detrimental impact on the residential amenity of the occupiers of both 96 and 100 Aldcliffe Road and would therefore be contrary to Policy DM29 of the Development Management Development Plan Document and Section 12 of the National Planning Policy Framework.

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

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
20/00109/DIS	Land Opposite 26 To 38, Lancaster Road, Overton Discharge of condition 9,11,12,13,14 and 15 on approved application 16/01136/FUL for Mr Ben Springs (Overton Ward 2015 Ward)	Application Permitted
20/01060/FUL	Land Rear Of Ingleborough View, Station Road, Hornby Erection of 9 dwellings (C3) with associated detached garages, formation of a new access and associated estate roads and landscaping for Mr P Kiely (Upper Lune Valley Ward 2015 Ward)	Application Refused
20/01201/FUL	Castle View Caravan Park, Borwick Road, Capernwray Change of use of open space to site 3 static caravans, creation of caravan sales area, wetland and amenity areas, including laying of hardstanding, alterations to land levels and erection of retaining walls for Mr John McCarthy Esq (Kellet Ward 2015 Ward)	Application Refused
20/01330/FUL	Little Wood, Blackwood End Farm, Bay Horse Road Removal of caravan and ancillary buildings and erection of single storey dwelling house (C3) for Ms Joanne Whitaker (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00026/DIS	Land Off, Marsh Lane And Main Street, Cockerham Discharge of conditions 2,3,4,5,7,8,9,10,13,14 and 19 on approved application 19/00438/FUL for Mrs Kailey Purcell (Ellel Ward 2015 Ward)	Split Decision
21/00026/FUL	29 Berwick Way, Heysham, Morecambe Erection of a part single part two storey side extension for Mr.&Mrs. K. Bateson (Heysham South Ward 2015 Ward)	Application Permitted
21/00064/DIS	Telegraph Field Pump House, School Lane, Wray Discharge of conditions 3 and 4 on approved application 20/01020/FUL for Mr John Staveley (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00067/LB	7 Town End, Bolton Le Sands, Carnforth Listed building application for the installation of replacement windows to the front/side/rear elevations for Martin Gawith (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00106/DIS	Barn At Green Hill, Borwick Lane, Borwick Discharge of conditions 2, 3 and 4 on approved notification 21/00453/PAA for Mr & Mrs Greenwood (Kellet Ward 2015 Ward)	Application Permitted
21/00124/DIS	59 Market Street, Lancaster, Lancashire Discharge of condition 3 on approved application 20/00890/LB for Joesph Singer (Castle Ward 2015 Ward)	Application Permitted

## LIST OF DELEGATED PLANNING DECISIONS

21/00126/DIS	Twin Lakes Country Club, Burton Road, Tewitfield Discharge of conditions 3, 4, 5, 6, 7 on planning permission 17/01390/FUL for Twin Lakes Country Club (Warton Ward 2015 Ward)	Application Permitted
21/00129/DIS	Lancaster Music Co-op, 1 Lodge Street, Lancaster Discharge of condition 3 on approved application 20/00254/LB for Lancaster City Council (Bulk Ward 2015 Ward)	Application Permitted
21/00134/DIS	11 Marton Street, Lancaster, Lancashire Discharge of condition 11 on approved application 18/00588/FUL for Mr Asif Patel (Castle Ward 2015 Ward)	Application Permitted
21/00138/DIS	Lancaster Music Co-op, 1 Lodge Street, Lancaster Discharge of condition 3 on approved application 20/00253/FUL for Lancaster City Council (Bulk Ward 2015 Ward)	Application Permitted
21/00140/DIS	Land At Mill Lane, Low Mill, Mill Lane Discharge of condition 4 on approved application 18/00002/FUL for Mr John Collis (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00144/DIS	Land At Mill Lane, Low Mill, Mill Lane Part discharge of condition 3 on approved application 18/00002/FUL for Mr John Collis (Lower Lune Valley Ward 2015 Ward)	Application Refused
21/00156/FUL	24 And 26 Westbourne Road , Lancaster, Lancashire Relocation of vehicular access for Mr Johannes Brouwer (Castle Ward 2015 Ward)	Application Permitted
21/00197/FUL	Land West Of, 49 Low Mill, Mill Lane Erection of a dwelling house (C3) and erection of detached garage for Mr Hewitt (Lower Lune Valley Ward 2015 Ward)	Application Refused
21/00327/FUL	St Winifreds Hotel, Marine Road East, Morecambe Change of use from hotel (C1) into six 2-bed apartments (C3) and two 1-bed apartments (C3), creation of three garages to the rear, installation of balconies to the front elevation and juliet balconies to the rear elevation, new window openings and replacement windows for Mr & Mrs Sikander (Poulton Ward 2015 Ward)	Application Permitted
21/00328/FUL	48 Schoolhouse Lane, Halton, Lancaster Erection of a first floor side and rear extension, erection of a single storey rear extension incorporating existing garage and construction of a canopy to the rear elevation for Mr.&Mrs. I. Khan (Halton-with-Aughton Ward 2015 Ward)	Application Refused
21/00386/FUL	34 Berwick Way, Heysham, Morecambe Erection of a part single part two storey side extension for Mr. A. Blamire (Heysham South Ward 2015 Ward)	Application Permitted
21/00455/FUL	Kirkriggs Barn, Woodman Lane, Burrow Change of use of agricultural land to residential land in association with Kirkriggs Barn and erection of a detached garage for David Crackles (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00502/FUL	New House Farm Caravan Park, Long Level, Cowan Bridge Erection of a storage building for Thomas Hogarth (Upper Lune Valley Ward 2015 Ward)	Application Refused

## LIST OF DELEGATED PLANNING DECISIONS

21/00512/FUL	1 Greenacre Park, Hest Bank, Lancaster Demolition of existing garage, erection of single storey rear extension, erection of a single storey side extension incorporating attached garage, construction of pitched roof to the rear elevation, installation of oriel window to the front elevation, creation of patio with external steps and creation of a new access, driveway and parking area for Mr & Mrs Holmes (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00559/FUL	Land Adjacent To Barn 4, Waterside Farm, Stodday Lane Change of use of agricultural land to equestrian land, erection of 2 stable buildings, an ancillary storage building, boundary fencing and gates and construction of an area of hardstanding for Mr Michael Thompson (Scotforth West Ward 2015 Ward)	Application Permitted
21/00563/LB	6 High Street, Lancaster, Lancashire Listed building application for the installation of new doors, removal of internal walls, works to partition walls, formation of new openings, replacement of existing rooflight, installation of 3 new rooflights, installation of new doors to the existing conservatory and reconfiguration of existing WC for P Hayashi (Castle Ward 2015 Ward)	Application Permitted
21/00571/ADV	Unit 4, 1 Southgate, White Lund Industrial Estate Advertisement application for the display of an internally illuminated fascia sign for StrongDor (Westgate Ward 2015 Ward)	Application Refused
21/00610/ELDC	Paddock House, Back Lane, Wennington Existing lawful development certificate for the use of land as ancillary residential land in association with Paddock House for Mr Richard And Mrs Rosemary Parsons (Upper Lune Valley Ward 2015 Ward)	Lawful Development Certificate Granted
21/00617/FUL	6 Gardner Road, Warton, Carnforth Conversion of existing garage to form additional living space, erection of a single storey side extension, and construction of a detached garage to the front elevation for Mr Jacob Hughes (Warton Ward 2015 Ward)	Application Refused
21/00651/FUL	Land At Grid Reference 349578 458121, Hazelrigg Lane, Scotforth Part retrospective application for the creation of new access from Hazelrigg Lane, erection of fencing and a gate, creation of an area of hardstanding and erection of two stable buildings, a cattle building and a shed for Mr & Ms France and Stewart (University And Scotforth Rural Ward)	Application Refused
21/00656/FUL	147 Ryelands Road, Lancaster, Lancashire Erection of single storey side extension to form a hairdressers shop (Class E) for Mr. P. Singh (Skerton West Ward 2015 Ward)	Application Permitted
21/00684/FUL	Cantsfield Grange, Cantsfield Road, Cantsfield Demolition of detached garage, replacement of existing front porch, erection of a first floor side extension and erection of a single storey rear extension for Mr Adrian Cresswell (Upper Lune Valley Ward 2015 Ward)	Application Permitted



## LIST OF DELEGATED PLANNING DECISIONS

21/00702/VCN	5 Well Lane, Yealand Redmayne, Carnforth Demolition of existing bungalow and erection of a part single part two storey detached dwelling, alteration to land levels, installation of a sewage treatment plant, replacement boundary wall with gates and change of use of agricultural field to domestic garden (pursuant to the variation of conditions 1, 2 and 3 on planning permission 20/00252/VCN to amend site layout, materials schedule and landscaping) for Mr F McGee (Silverdale Ward 2015 Ward)	Application Permitted
21/00765/FUL	30 Lancaster Road, Overton, Morecambe Creation of dropped kerb for Mrs Margaret Pennington (Overton Ward 2015 Ward)	Application Permitted
21/00807/FUL	109 Crag Bank Road, Carnforth, Lancashire Erection of a part single and part two storey extension to existing detached garage, incorporating a balcony to the south west elevation for Mr Richard Sykes (Carnforth And Millhead Ward 2015 Ward)	Application Refused
21/00817/LB	Cawood House, Main Street, Arkholme Listed building application for the removal and construction of partition walls, installation of suspended timber flooring to new first floor bathroom, installation of internal insulation and extract vent to new ground floor shower room, replacement windows and blocking up of existing doorway for Mr and Mrs Steve Clode (Kellet Ward 2015 Ward)	Application Permitted
21/00832/FUL	26 Hampsfell Drive, Morecambe, Lancashire Erection of a first floor side extension incorporating a rear dormer extension for Mr.&Mrs. L. Stainsby (Westgate Ward 2015 Ward)	Application Permitted
21/00835/FUL	33 Primrose Street, Lancaster, Lancashire Demolition of existing extension and erection of a replacement single storey rear extension for Mr Nick Rafferty (John O'Gaunt Ward 2015 Ward)	Application Withdrawn
21/00848/FUL	85 Redruth Drive, Carnforth, Lancashire Erection of a first floor side extension over existing garage and erection of a single storey rear extension for Chris and Alison Spurr (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
21/00858/FUL	2 & 3 Waterside Barn, Stodday Lane, Lancaster Creation of a parking area and erection of a shed at number 3 Waterside Barn, to be used in association with number 2 Waterside Barn for Mr David Costley Wood (Scotforth West Ward 2015 Ward)	Application Permitted
21/00867/FUL	164 Kingsway, Heysham, Morecambe Construction of a dormer extension to the side elevation and construction of a balcony with external steps to the rear for Mr Matthew Clarke (Heysham South Ward 2015 Ward)	Application Refused
21/00875/FUL	6 Windermere Road, Lancaster, Lancashire Erection of outbuilding to create ancillary accommodation in association with 6 Windermere Road for Dave Clancy & Nicola Crossland (Bulk Ward 2015 Ward)	Application Permitted

## LIST OF DELEGATED PLANNING DECISIONS

21/00886/FUL	2 Coastal Rise, Hest Bank, Lancaster Demolition of existing rear extension and erection of a single storey side and rear extension for Mr.&Mrs. D. Pratt (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00888/FUL	6 Norfolk Avenue, Heysham, Morecambe Erection of a single storey front extension and construction of an external access ramp to the front and side elevations for Mr & Mrs Walker (Heysham North Ward 2015 Ward)	Application Refused
21/00900/FUL	30 Lowlands Road, Morecambe, Lancashire Demolition of existing garage, excavation of land, and erection of a replacement single storey side and rear extension to form ancillary accommodation in association with 30 Lowlands Road for Mr. B. Hopkins (Westgate Ward 2015 Ward)	Application Permitted
21/00905/FUL	2 Collingham Park, Lancaster, Lancashire Construction of a raised roof with dormer extensions to side elevations and installation of windows to front and rear elevations for Mr & Mrs Kilifin (Scotforth East Ward 2015 Ward)	Application Permitted
21/00910/FUL	The Old Mill Stables, Mill Lane, Bolton Le Sands Erection of a two storey side extension with first floor balcony, erection of a single storey rear extension and construction of a dormer extension to the rear elevation for Mr Matt Wiggins (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00919/FUL	20 Cleveland's Grove, Morecambe, Lancashire Erection of a two storey side extension for Mr. A. Garner (Harbour Ward 2015 Ward)	Application Permitted
21/00921/FUL	51 West Drive, Lancaster, Lancashire Erection of a part two storey part single storey side extension for Mr. D. Baird (Skerton West Ward 2015 Ward)	Application Permitted
21/00924/FUL	24 Cyprus Road, Heysham, Morecambe Erection of a single storey side extension for Mr.&Mrs. J. Robinson (Heysham South Ward 2015 Ward)	Application Permitted
21/00934/FUL	Field South Of Halton Green House, Green Lane, Halton Creation of area of hardstanding and erection of gate and gateposts to southern boundary and construction of an internal driveway for Mr and Mrs Cadman (Halton-with-Aughton Ward 2015 Ward)	Application Refused
21/00945/FUL	24 Hatlex Lane, Hest Bank, Lancaster Demolition of existing garage, workshop, conservatory and lobby, and erection of a two storey front/side/rear extension, erection of a single storey side extension, erection of a detached garage/workshop, and alterations to existing access for Mr & Mrs Burrow (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00955/FUL	Lancaster Barn, Bay Horse Lane, Bay Horse Erection of an agricultural polytunnel for Clare Holt (Ellel Ward 2015 Ward)	Application Permitted
21/00959/ADV	Land Off, Ashton Road, Lancaster Advertisement application for the display of 2 non-illuminated freestanding signs and 4 flagpoles for Rachel Wilkinson (Scotforth West Ward 2015 Ward)	Application Refused

## LIST OF DELEGATED PLANNING DECISIONS

21/00962/PLDC	5 Newcroft, Warton, Carnforth Proposed lawful development certificate for installation of two rooflights to the front and three rooflights to the rear elevations and insertion of a new window opening to the first floor side elevation for Jordan and Hannah Taylor (Warton Ward 2015 Ward)	Lawful Development Certificate Granted
21/00963/PLDC	41 Ashton Drive, Lancaster, Lancashire Proposed lawful development certificate for erection of single storey side extension for Mr.&Mrs. P. Cornthwaite (Skerton East Ward 2015 Ward)	Lawful Development Certificate Granted
21/00964/FUL	42 Osborne Road, Morecambe, Lancashire Demolition of existing garage and erection of a single storey side extension for Mr.&Mrs. P. Byrne (Harbour Ward 2015 Ward)	Application Permitted
21/00995/FUL	65 Beech Road, Halton, Lancaster Erection of a two storey side extension and construction of a dormer extension to the rear elevation for Mr David Whiteley (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
21/01003/FUL	2 Knowsley Close, Lancaster, Lancashire Demolition of existing conservatory and erection of a replacement single storey rear extension, and erection of an infill extension to the existing ginnel to facilitate the conversion of one garage to create a habitable room for Mr and Mrs Roberts (Marsh Ward 2015 Ward)	Application Permitted
21/01015/FUL	87 Ashton Drive, Lancaster, Lancashire Erection of a two storey front extension for Mr Liam Speak (Skerton East Ward 2015 Ward)	Application Permitted
21/01026/FUL	11 Moor Lane, Lancaster, Lancashire Change of use of shop and offices (E) to for student accommodation comprising four studio flats, two 3 bed flats, and three 1 bed flats (C3) with ancillary communal accommodation including 2 communal lounge areas, plant room, WC and laundry room, installation of replacement windows and roof lights, partial demolition of single storey outrigger and construction of bin store and bike store for Mr Munshi (Bulk Ward 2015 Ward)	Application Refused
21/01027/LB	11 Moor Lane, Lancaster, Lancashire Listed building application for works to remove existing partition walls and installation of new partition walls, infill existing doorway, refurbishment of second floor fireplace, repair internal staircase with installation of balustrade, fitting of timber sections to the front elevation, repainting of front elevation, installation of replacement windows, restoration of two window openings, the installation of 2 rooflights to the rear elevation, partial demolition of single storey outrigger, removal of pipework and cabling, construction of bin store and bike store for Mr Munshi (Bulk Ward 2015 Ward)	Application Refused
21/01029/FUL	19 Downes Grove, Morecambe, Lancashire Construction of a dormer extension to the rear elevation and raising of roof to existing side extension for Mr J Taylor (Westgate Ward 2015 Ward)	Application Permitted

## LIST OF DELEGATED PLANNING DECISIONS

21/01035/ADV	Land At Royal Albert Farm, Pathfinders Drive, Lancaster Advertisement application for the display of two non-illuminated freestanding signs and two flagpoles for Mrs Kelly Hill (Scotforth West Ward 2015 Ward)	Application Permitted
21/01038/FUL	Hepworth Insurance Services, 24 Sun Street, Lancaster Change of use of ground floor office (E) into a 1 bed flat (C3) and construction of a bin store and cycle store for Mr Richard Braithwaite (Castle Ward 2015 Ward)	Application Permitted
21/01039/LB	Hepworth Insurance Services, 24 Sun Street, Lancaster Listed building application for the removal of internal partition walls for Mr Richard Braithwaite (Castle Ward 2015 Ward)	Application Permitted
21/01042/ADV	Old Hall Farm, Kirkby Lonsdale Road, Over Kellet Advertisement application for the display of two non-illuminated freestanding signs and two flagpoles for Mrs Kelly Hill (Kellet Ward 2015 Ward)	Application Permitted
21/01047/PAC	5 Carr Lane, Middleton, Morecambe Prior approval for the change of use of post office (E) to form part of existing dwellinghouse (C3) for Mr I And Mrs G Booth (Overton Ward 2015 Ward)	Prior Approval Granted
21/01050/FUL	22 Alderman Road, Lancaster, Lancashire Erection of a single storey rear extension for Mr and Mrs Martin and Alison Wilkinson (Scotforth West Ward 2015 Ward)	Application Permitted
21/01066/FUL	8 Anderson Close, Lancaster, Lancashire Erection of a first floor rear extension and erection of a single storey front extension for Mr. G. Kenyon (John O'Gaunt Ward 2015 Ward)	Application Permitted
21/01076/FUL	Queen Victoria Memorial, Dalton Square, Lancaster Construction of a temporary marquee for Lancaster On Ice (Castle Ward 2015 Ward)	Application Permitted
21/01104/FUL	Royal Lancaster Infirmary, Ashton Road, Lancaster Installation of two oil tanks raised on concrete slab with staircase and construction of fencing for Mark Hampton (Scotforth West Ward 2015 Ward)	Application Permitted
21/01106/FUL	20 Winmarleigh Road, Lancaster, Lancashire Erection of two storey side extension, installation of replacement garage roof and construction of a balcony to the rear elevation for Mrs Lena Nemeth (Scotforth East Ward 2015 Ward)	Application Permitted
21/01109/FUL	4 Heaton Close, Morecambe, Lancashire Construction of pitched roof over existing flat roof to facilitate the conversion of existing garage into a habitable room for Mr.&Mrs. Cody (Torrisholme Ward 2015 Ward)	Application Permitted
21/01116/PLDC	14 Lake Grove, Morecambe, Lancashire Proposed lawful development certificate for the erection of a single storey side extension for Mr. S. Masters (Harbour Ward 2015 Ward)	Lawful Development Certificate Granted
21/01121/FUL	21 Meadowside, Lancaster, Lancashire Erection of a single storey rear/side extension with raised terrace for Mr & Mrs A. Richardson (Scotforth West Ward 2015 Ward)	Application Permitted

## LIST OF DELEGATED PLANNING DECISIONS

21/01126/NMA	St Georges Quay Development Site, St Georges Quay, Lancaster Non-material amendment to planning permission 19/00842/VCN to alter approved PV layout for Persimmon Homes (Marsh Ward 2015 Ward)	Application Permitted
21/01131/PLDC	71 Chequers Avenue, Lancaster, Lancashire Proposed lawful development certificate for erection of single storey rear extension and construction of dormer extension to rear elevation for Miss S. Naz (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
21/01143/FUL	4 Gillison Close, Melling, Carnforth Erection of single storey extension to the front and first floor side extension over the existing garage for Mr Stuart Horton (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/01145/FUL	6 Ingleborough Road, Lancaster, Lancashire Erection of single storey extension to side and rear for M. Hargrave (Skerton West Ward 2015 Ward)	Application Permitted
21/01151/FUL	23 Market Street, Carnforth, Lancashire Installation of replacement door to rear elevation for Representative Trustee Helen Saunders (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
21/01155/FUL	62 Slyne Road, Bolton Le Sands, Carnforth Demolition of existing garage and erection of a single storey side and rear extension for Mr and Mrs Whittacker (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/01156/FUL	29 Royds Avenue, Heysham, Morecambe Construction of dormer extension with a balcony to the side elevation, erection of single storey front extension and a single storey rear extension, extension to the first floor front elevation, construction of pitched roof above existing first floor front window, enlargement to existing first floor side windows, insertion of new first floor window to the side and a second floor window to the front and construction of steps and a ramp to front for Mrs Jacinta Bottomley (Heysham Central Ward 2015 Ward)	Application Permitted
21/01164/ELDC	Land Off Kirkby Lonsdale Road, Arkholme, Lancashire Existing lawful development certificate for the lawful commencement of planning permission 15/01024/OUT and reserved matters consent 18/00645/REM for Mr Mark Brown (Kellet Ward 2015 Ward)	Lawful Development Certificate Granted
21/01166/PLDC	133 Willow Lane, Lancaster, Lancashire Proposed lawful development certificate for the construction of dormer extension to the rear and installation of new window to the side for Ms Rachel Walker (Marsh Ward 2015 Ward)	Lawful Development Certificate Granted

## LIST OF DELEGATED PLANNING DECISIONS

21/01167/PLDC	9 Harrowdale Park, Halton, Lancaster Proposed lawful development certificate for the erection of single storey rear extension, installation of two roof lights and patio doors to the rear elevation, construction of canopy to the front, removal of window and insertion of new door to the front and removal of door and insertion of a new window to the side for Mr & Mrs Alston (Halton-with-Aughton Ward 2015 Ward)	Lawful Development Certificate Granted
21/01168/FUL	10 Campbell Drive, Lancaster, Lancashire Erection of single storey rear extension for Mrs Laura Wane (Bulk Ward 2015 Ward)	Application Refused
21/01169/PLDC	Church Hall, Christ Church, Wyresdale Road Proposed lawful development certificate for the recovering of the roof with Firestone EPDM for Revd Carol Backhouse (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
21/01173/FUL	4 Hatlex Hill, Hest Bank, Lancaster Erection of a single storey rear extension and demolition of bay window to the side elevation for Mr Alan Gale (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/01176/FUL	397 Marine Road East, Morecambe, Lancashire Construction of a second floor balcony to the front elevation for Mr David Cowherd (Poulton Ward 2015 Ward)	Application Withdrawn
21/01178/FUL	43 Crag Bank Road, Carnforth, Lancashire Retrospective application for the erection of a detached garden room for Mr John Ford (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
21/01182/FUL	14 Oaklands Court, Aldcliffe, Lancaster Erection of single storey rear extension with balcony above, construction of external steps to the rear, and erection of porch extension to the front for Mr Martin Hudson (Scotforth West Ward 2015 Ward)	Application Permitted
21/01183/PAC	23 West Street, Morecambe, Lancashire Prior approval for the change of use of commercial unit (E) to mixed use comprising of commercial (E) on the ground floor and a 3-bed maisonette on the first and second floors (C3) for Jonathan Ratter (Harbour Ward 2015 Ward)	Prior Approval Refused
21/01193/FUL	24 Alderley Heights, Lancaster, Lancashire Demolition of existing conservatory and erection of a replacement conservatory for Denise Brown (Skerton East Ward 2015 Ward)	Application Permitted
21/01224/ELDC	Land Adjacent Springfield House, Ball Lane, Caton Existing lawful development certificate for the lawful commencement of planning permission 18/01114/OUT and reserved matters consent 18/01596/REM for John Braithwaite (Lower Lune Valley Ward 2015 Ward)	Lawful Development Certificate Granted
21/01225/FUL	1 Fern Lea, Bolton Le Sands, Carnforth Erection of single storey side extension for Mr and Mrs Woolfell (Bolton And Slyne Ward 2015 Ward)	Application Permitted

## LIST OF DELEGATED PLANNING DECISIONS

21/01232/CU	Flat, 24 Sun Street, Lancaster Change of use of upper floor maisonette (C3) to 3 bed HMO (C4) for Mr Richard Braithwaite (Castle Ward 2015 Ward)	Application Withdrawn
21/01235/FUL	3 The Gardens, Halton, Lancaster Erection of a single storey side extension with excavation of land to create lower ground storage/undercroft, construction of retaining wall and steps for Mr & Mrs Guy Anderson (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
21/01245/ADFD	Rye Close Farm / Westend Brickworks, Hornby Road, Claughton Agricultural determination for erection of a silo for Messrs Matthew and Michael Thomas (Lower Lune Valley Ward 2015 Ward)	Prior Approval Is Required
21/01262/FUL	65 Vale Road, Lancaster, Lancashire Part retrospective application for the change of use of garage to ancillary living accommodation, removal of garage door and installation of a door and window to the front elevation for Mr Peter Carrington (Skerton East Ward 2015 Ward)	Application Permitted
21/01264/AD	Lower Highfield, Park Lane, Halton Agricultural Determination for the replacement of concrete yard for John Malcolm Sanderson (Halton-with-Aughton Ward 2015 Ward)	Prior Approval Not Required
21/01269/PLDC	11 Prospect Street, Lancaster, Lancashire Proposed lawful development certificate for the construction of a dormer extension to the rear for Danielle Frazer (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
21/01276/PLDC	134 Greaves Road, Lancaster, Lancashire Proposed lawful development certificate for change of use of nail salon to dessert shop for Mr Qaiser Fayyaz (Scotforth West Ward 2015 Ward)	Lawful Development Certificate Refused
21/01281/PLDC	20 Hale Carr Grove, Heysham, Morecambe Proposed lawful development certificate for the demolition of existing single storey rear extension and erection of a single storey rear extension and a single storey side extension for Mrs June Bend (Heysham Central Ward 2015 Ward)	Lawful Development Certificate Granted
21/01290/FUL	41 Pinewood Avenue, Bolton Le Sands, Carnforth Demolition of existing front porch and erection of a new front porch for Mr and Mrs Bryning (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/01301/PLDC	Nether Kellet Play Area, Shaw Lane, Nether Kellet Proposed Lawful Development Certificate to extend the play area into existing field and to install play equipment, access gate and ramp for Mr Nick Johnson (Kellet Ward 2015 Ward)	Lawful Development Certificate Granted
21/01310/PLDC	42 Greenwood Avenue, Bolton Le Sands, Carnforth Proposed lawful development certificate for the demolition of existing rear dormer extension, construction of a hip to gable roof extension, and installation of rooflights to the front and rear elevations for Ms M Schulze (Bolton And Slyne Ward 2015 Ward)	Lawful Development Certificate Granted

## LIST OF DELEGATED PLANNING DECISIONS

21/01318/PLDC	4 Ullswater Road, Lancaster, Lancashire Proposed lawful development certificate for change of use of a dwelling (C3) to a house in multiple occupation (C4) for Afar Properties Limited (Bulk Ward 2015 Ward)	Application Permitted
21/01330/PLDC	5 Kingsdale Avenue, Heysham, Morecambe Proposed lawful development certificate for construction of a dormer extension to the rear elevation, conversion of attic space to habitable room, internal alterations, and repositioning of windows/doors to the rear for Mr. T. Coulston (Heysham Central Ward 2015 Ward)	Lawful Development Certificate Granted
21/01331/PLDC	2 Grant Close, Lancaster, Lancashire Proposed lawful development certificate for the demolition of a conservatory and erection of replacement single storey rear extension for Mr. P. Ashton (Marsh Ward 2015 Ward)	Lawful Development Certificate Granted
21/01339/NMA	3 Fenham Carr Lane, Lancaster, Lancashire Non-material amendment to planning permission 20/00705/FUL to alter the roof material from standing seam Zinc material to Clay for Mr Shaw (John O'Gaunt Ward 2015 Ward)	Application Refused
21/01347/FUL	Brookhouse Hall, Brookhouse Road, Brookhouse Retrospective application for demolition of conservatory and erection of replacement single storey extension for Mr Craig Worrall (Lower Lune Valley Ward 2015 Ward)	Application Withdrawn
21/01369/NMA	7 - 17 Market Street, Lancaster, Lancashire Non-material amendment to planning permission 19/00889/FUL to increase shopfront glazing and cladding to Unit RU01 for R Roberts (Castle Ward 2015 Ward)	Application Permitted
21/01390/PLDC	Langdale, 17D Crag Bank Road, Carnforth Proposed lawful development certificate for the erection of a dormer extension to the rear elevation for Mr J Bouskill (Carnforth And Millhead Ward 2015 Ward)	Lawful Development Certificate Granted