

DECISION DATE 9 July 2005	APPLICATION NO. 05/00639/FUL A28	PLANNING COMMITTEE: 27 June 2005
DEVELOPMENT PROPOSED CHANGE OF USE OF LAND AND ERECTION OF SINGLE-STOREY EXTENSION TO SIDE, TO PROVIDE TWO BEDROOMS, BATHROOM AND KITCHEN FOR CHILDREN WITH SEVERE DISABILITIES		SITE ADDRESS 11 KENTMERE GROVE, MORECAMBE, LA4 5UF.
APPLICANT: Technical Services, Lancaster City Council, Palatine Hall, Dalton Square, Lancaster, LA1 1PW,		AGENT: CAPITA Symonds Ltd.

REASON FOR DELAY

Not applicable.

PARISH NOTIFICATION

Not applicable.

LAND USE ALLOCATION/DEPARTURE

Within the Urban Area defined in the Lancaster District Local Plan.

STATUTORY CONSULTATIONS

No objections received to date, any objections received will be reported directly to Committee.

OTHER OBSERVATIONS RECEIVED

None.

REPORT

Proposed Development and Surrounding Area

This is an application for the change of use of land and a single storey extension to the side and rear to provide two bedrooms, a bathroom and kitchen for children with severe disabilities. The existing building is a two-storey end-of-terrace dwellinghouse with a single-storey side extension that extends to within 1 metre of the boundary of No. 13. To the side there is an existing slatted fence onto Council owned land, the fence will be removed and the land developed as part of the proposal.

The proposed extension uses the same footprint as the existing side extension with the addition of a single storey extension to the rear. There is a shallow pitched roof that is of an appropriate scale in this location.

The proposal incorporates an access at ground floor level to aid access from the parking area for the disabled children.

Comments

The proposed development is appropriate in scale and design and with the addition of a condition to provide a screen fence to prevent overlooking to the adjacent property will not have an adverse effect upon neighbouring amenity. The development will have the additional benefit of tidying up an unsightly strip of land which has attracted vandalism problems in the past.

Policy

The decision to grant planning permission has been taken having regard to policies in the Lancashire Structure Plan and the Lancaster District Local Plan - Policy H19 and supplementary Planning Guidance Note No. 12 - The Residential Design Guide - together with all other relevant considerations.

CONCLUSION

The site currently owned by the Local Authority is unsightly as it currently stands and the proposal will clear up this site whilst at the same time providing a service to children clearly in need of assistance. There has been no objections from the neighbouring properties to date. It is recommended that the Planning Committee approve the proposed development. As this is a City Council application it has been necessary to advertise it under the statutory procedures. As the advertisement period does not expire until after the Committee date Members are requested to delegate a final decision to the Head of Planning and Building Control subject to no adverse comments being received.

HUMAN RIGHTS ACT

This application has to be considered in relation to two sections of the Human Rights Act: Article 8 (privacy/family life), and Article 1 of the First Protocol (protection of property). There are no issues arising from the proposal which appear 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.

RECOMMENDATION

THAT PERMISSION BE GRANTED subject to the following conditions:-

1. Standard five year condition.
2. Materials to match existing.
3. 1.8 metre fence to be installed along the boundary with No.13 Kentmere Grove in a position to be agreed with the local planning authority.