

Agenda Item A13	Committee Date 12 December 2011	Application Number 11/00941/FUL
Application Site 55 Beaufort Road Morecambe Lancashire	Proposal Erection of a single storey side and rear extension	
Name of Applicant Mr M Iftikhar	Name of Agent Mr A Sheikh	
Decision Target Date 22 December 2011	Reason For Delay N/A	
Case Officer	Mr Ian Lunn	
Departure	No	
Summary of Recommendation	Approve	

Procedural Matter

This application would normally be dealt with under the scheme of delegation. However, it has been referred to Members at the request of Councillor Dennison.

1.0 The Site and its Surroundings

1.1 55 Beaufort Road is a semi-detached house constructed of predominantly pebble dash rendered blockwork for the external walls (with some stonework to the front elevation) and slate for the roof. It is located to the immediate south west of the junction of Beaufort Road and Redwood Drive in an area of residential development. The property is currently unoccupied and 'boarded up'.

The site is unallocated in the Lancaster District Local Plan.

2.0 The Proposal

2.1 Planning permission is sought to add a single storey rendered blockwork extension with a slate roof covering to the side and rear of the property. New windows are also to be installed within the existing dwelling in order to render it habitable but these works may be carried out as 'permitted development' and do not therefore form part of this application.

3.0 Site History

3.1 The property has not been the subject of any previous planning history.

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No observations received within the statutory consultation period.

5.0 Neighbour Representations

5.1 No representations have been received from local residents in respect of this proposal.

6.0 Principal Development Plan Policies

6.1 Government Policy

PPS1 ('Delivering Sustainable Development') sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.

The **Draft National Planning Policy Framework (NPPF)** signals the Government's intention to replace PPS and PPG Notes with a new framework which indicates a presumption in favour of sustainable development. The NPPF consultation period has concluded and Government will report shortly on the final document. Its formal introduction will be enacted under the provisions of the Localism Act (granted Royal Assent in November 2011). However, although the final content of the post-consultation NPPF is not yet known, the current Draft NPPF remains a material consideration in planning decisions. The extent of weight attributed to the draft document is a matter for the decision-maker – in this case the local planning authority.

In March 2011 Government advised all local planning authorities to plan positively for growth and economic development via their Ministerial Statement – '**Planning for Growth**'. Applications that secure sustainable growth should be treated favourably and appropriate weight given to the need to support the economic recovery. Reconsideration of previous planning contributions may also be required.

6.2 Lancaster District Local Plan - saved policies - adopted April 2004

Saved Policy **H19** primarily sets out criterion against which proposals for new residential development in Lancaster, Morecambe, Heysham and Carnforth will normally be judged. However this criterion also applies to proposals for the extension of dwellings in those areas.

6.3 Lancaster District Core Strategy - adopted July 2008

Policy **SC5** essentially seeks to achieve high quality development.

6.4 Supplementary Planning Guidance

SPG 12 ('Residential Design Code') has been produced as supplementary planning guidance and sets out the key design principles which the Council will use when determining applications for all new housing developments. Whilst the code is aimed primarily at new housing development, the design principles are also intended to apply to house extensions and non-residential buildings of a domestic scale.

7.0 Comments and Analysis

7.1 Design

The extension is considered to be acceptable in design and scale terms. It will be subservient to the host dwelling being a single storey structure located to the side and rear of the property and set back approximately one metre from the main front wall. It will also incorporate a matching 'hipped roof' and will be constructed of materials to match those used in the construction of the host dwelling (rendered blockwork and slate). The development will occupy quite a prominent position in the street scene. However, given that it is considered to be acceptable in design and scale terms, and

given that there are some trees adjoining the site that will provide some screening of it and help to soften its appearance when viewed from the adjoining highways, it is contended that it will not unduly detract from the appearance of the locality.

7.2 Amenity Issues

a) Light

The proposed extension is to be built up to the boundary with 53 Beaufort Road and will project approximately three metres out from the rear wall of the host dwelling. In this position it is contended that it will have some effect upon the level of light currently received by a ground floor 'habitable room' window contained within the rear elevation of the adjoining property. There is, however, currently a fence separating the two rear gardens which already affects light to that window. Furthermore, the proposed extension will be single storey only and will incorporate a 'hipped' roof that will slope away from the adjoining dwelling. With this in mind, whilst accepting that light to the adjoining house will be affected to some degree by this proposal, it is considered, on balance, that it will not be affected to the extent that a refusal could reasonably be sustained on such grounds.

b) Overlooking

The proposal should not give rise to any unacceptable overlooking of neighbouring properties. All windows to be formed within the extension will either directly face the rear garden of the host property (which is approximately 20 metres long) or Redwood Drive.

7.3 Highway Issues

The proposal is considered to be acceptable in highway safety terms. It is contended that it will be possible to satisfactorily park two cars within the curtilage of the dwelling following the completion of the development, one behind the 'building line' within the proposed new garage and the other in front of that garage. It is also contended that a satisfactory means of gaining vehicular access to the development can be achieved by utilising the existing access from Beaufort Road.

7.4 Tree Issues

The extension will stand near to trees that adjoin the site. However, there are no proposals to remove any of these as part of the scheme and they should not be directly affected by the development. In order to ensure that these trees are retained unharmed it is recommended that conditions are imposed requiring that they are suitably protected during the construction works and satisfactorily retained at all times thereafter.

8.0 Planning Obligations

8.1 None.

9.0 Conclusions

9.1 For the reasons contained in the report, the proposal is considered to be acceptable subject to conditions.

Recommendation

That planning permission **BE GRANTED** subject to the following conditions:

1. Standard Planning Permission Timescale
2. Amended Plans
3. Development to be in accordance with approved plans
4. Materials to match existing property
5. No trees to be removed
6. Trees to be protected during construction
7. Details of means of surfacing, sealing and draining vehicular areas

8. Garage to be retained solely for car parking in conjunction with the dwelling

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this 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.

Background Papers

None.