

Agenda Item A15	Committee Date 12 December 2011	Application Number 11/00922/FUL
Application Site 24 Sunnyfield Avenue Morecambe Lancashire LA4 6EU		Proposal Erection of 2 storey side extension and raising of the roof to create a second storey
Name of Applicant Mr Kevin Lodge		Name of Agent Harrison Pitt Architects
Decision Target Date 6 December 2011		Reason For Delay Committee cycle
Case Officer		Mr Daniel Ratcliffe
Departure		No
Summary of Recommendation		Approval

Procedural Matters

This application is one which would normally be dealt with under delegated powers but has been placed on Planning Committee at the request of Cllr Ashworth.

1.0 The Site and its Surroundings

1.1 The application site is situated on the east side of Sunnyfield Avenue located between Bare Lane and Broadway. The existing property is a detached hipped roof bungalow with red brick and dashed exterior and slate roof. There is a flat roofed garage to the south (side) elevation. Properties in the surrounding area are a variety of forms and designs, both detached and semi detached houses as well as bungalows with varying finishes and materials.

2.0 The Proposal

2.1 The application proposes works to convert the existing property into two storey accommodation. This is proposed to be achieved by raising the eaves height of the existing bungalow from approximately 2.9 metres to 3.5 metres and simultaneously converting the existing hipped roof to a pitched roof with two gable elevations to each side. The ridge height will increase from 5.7 metres to 6.5 metres. By adapting the loft space the proposal will convert a two bedroom bungalow into a four bedroom property with accommodation over two floors. The works propose to create three additional bedrooms and family bathroom in the loft space, served by rooflights.

2.2 In terms of the footprint of the site there will be only a slight increase with the erection of the porch/hallway to the side and the marginal increase to the existing single storey utility room to the rear of the property. The porch extension is however proposed to extend upwards to create additional roof space and as such will bring the roof and gable wall closer to the boundary with the neighbouring property.

The application states that all external elevations will be finished in materials to match the existing property.

3.0 Site History

3.1 There have been no previous planning applications submitted for this site.

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Consultee	Response
United Utilities	No objections
Parish Council	No comments received within the statutory consultation period.

5.0 Neighbour Representations

5.1 At the time of compiling this report 7 letters of objection have been received. The reasons for opposition are noted below:

- Loss of privacy
- Loss of light
- Impact on the character and appearance of the area
- Approval of the development will set a precedent

6.0 Principal Development Plan Policies

6.1 Emerging National Planning Policy

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. The proposal accords with the principles contained within the Draft NPPF.

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 Planning Policy Statements (PPS) and Planning Guidance Notes (PPG)

PPS1 (Delivering Sustainable Development) sets out the overarching planning policies on the delivery of sustainable development, advocating high quality design, accessibility to services and facilities, reducing the need to travel, inclusiveness, efficient use of land and improvements and enhancing biodiversity and landscape character.

6.3 Lancaster District Core Strategy

Policy **SC5** (Achieving Quality in Design) seeks to ensure that development proposals achieve the Core Strategy vision and that new development will be of a quality that enhances the character of the area, results in an improved appearance where conditions are unsatisfactory and compliments and enhances public realm.

6.4 Lancaster District Local Plan (Saved) Policies

Policy **H19** (Residential Development) relates to housing development within urban areas such as Lancaster and Morecambe. It states that development in these areas should provide a high standard of amenity and should not have an adverse effect on the amenities of nearby residents.

SPG12 (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 (design and amenity standards), the design principles are also intended to apply to house extensions and non-residential buildings of a domestic scale.

7.0 Comment and Analysis

7.1 The main issues to consider with this proposal are whether extending the property in the way described in Section 2 would be injurious to the character of the street, and whether the extensions would be detrimental to neighbouring amenity.

7.2 The alterations to the roof of the property will create a bungalow with accommodation in the roof space but ultimately the bungalow form, design and appearance will remain. Objections submitted by neighbouring residents suggest that the resulting building would be two storey in form, out of character with those in the surrounding street and as such injurious to appearance of the street scene. Whether or not the proposal is described as a bungalow or a two storey dwelling, it is considered that the resultant building would not adversely affect the character of the street.

7.3 The neighbouring semi detached properties to the south of the site are indeed two storeys in scale and form. In the immediate vicinity, from the end of Stuart Drive to Ruskin Drive, of a total of twenty properties only six are bungalows, although it is recognised these are adjacent to and opposite the application site. Further afield in the surrounding area approximately 90% of the properties are two storeys in form and this includes those properties immediately to the rear of the site along Carlyle Grove. It would therefore be inappropriate to suggest that the application be refused on this basis. The proposed alteration will result in a stepped appearance within the street scene from the bungalow at no.22, the application site and the two storey property at no.26.

7.4 In terms of the proposed extension and its relationship to neighbouring dwellings there will inevitably be a degree of impact on the nearest neighbouring property to the north at no.22 Sunnyfield Avenue. There is an approximate distance of 3 metres between the proposed extension and the neighbouring property. This neighbouring property has a sun lounge/conservatory to the front elevation and a kitchen window parallel to the side boundary with the application site. Neighbour objections have suggested that the proposed extension will result in a loss of light and privacy to this property, however, although the loss of some light is recognised in the fact that the extension will raise the eaves and ridge heights of the property and the loss of the hipped roof design will in effect bring the properties closer together, it is not considered that the effect of the works would not be significant to warrant a refusal of permission.

7.5 The relationship of the enlarged bungalow to the neighbouring properties would be no different to the relationship between neighbouring houses and bungalows in the surrounding area, including some of those within Sunnyfield Avenue. Once again it must be emphasised that the proposal will not be of the scale of the surrounding two storey houses but instead that of a dormer bungalow.

7.6 An additional ground floor window in this north elevation will serve the porch and hallway and as this is not a primary habitable room is not considered to have an impact on the privacy the occupants of the neighbouring property currently enjoy.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 The application is considered to be acceptable in terms of both its compatibility and appearance within the street scene as well as its relationship with the neighbouring properties. As such the

application is recommended for approval.

Recommendation

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

1. Standard 3 year time limit
2. Development in accordance with the approved plans
3. Materials to match existing property
4. Hours of construction 0800-1800 Monday to Friday, 0800-1400 Saturday

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.