

Agenda Item A9	Committee Date 6 January 2014	Application Number 13/01124/FUL
Application Site 110 Patterdale Road Lancaster Lancashire LA1 3LZ		Proposal Erection of a single storey rear extension and access ramp
Name of Applicant Mr Tom Greenwood		Name of Agent
Decision Target Date 1 January 2014		Reason For Delay Committee Cycle
Case Officer		Mr Daniel Ratcliffe
Departure		No
Summary of Recommendation		Approval

(i) **Procedural Matters**

The proposed development would normally fall within the scheme of delegation. However, the property is owned by Lancaster City Council and as such the proposal is determined by the Planning Committee.

1.0 The Site and its Surroundings

- 1.1 The site which forms the subject of this application is an end of terrace two storey property situated on the east side of Patterdale Road in the Ridge area of Lancaster. Properties within the surrounding area are similar to that of the application property. There is an existing pitched roofed single storey extension to the rear of the property which sits along the boundary with the adjoining neighbouring property to the south.
- 1.2 The application site is located in an area undesignated under the Lancaster District Local Plan.

2.0 The Proposal

- 2.1 The application proposes the erection of a single storey extension to the rear of the property. The extension is proposed to be 4m wide and project 10m from the rear elevation of the property. The extension will be constructed with a flat roof with a maximum height of 2.9m and the external walls rendered to match the main dwelling. A new ramp and hand rail is to be constructed to provide access leading from the doorway to the side of the extension to the side of the property. The extension will provide an enlarged entrance vestibule and accessible bedroom and bathroom to enable full mobility access.

3.0 Site History

- 3.1 There is no planning history associated with this property.

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Statutory Consultee	Response
Canal & River Trust	No objections.

5.0 Neighbour Representations

5.1 At the time of compiling this report no representations have been received.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 states that there are three dimensions to sustainable development: economic, social and environmental; and that these roles are mutually dependent and should be sought simultaneously through the planning system.

At the heart of the NPPF is a ***presumption in favour of sustainable development***. The following paragraphs of the NPPF are relevant to the determination of this proposal:

Paragraph **14** states that there is a presumption in favour of sustainable development. Development proposals which accord with the development plan should be approved without delay.

Paragraph **17** details the 12 Core Planning Principles which should underpin decision-taking. The principles include being genuinely plan-led, seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Section **7** (Requiring Good Design) – Paragraph **56** states that the design of the built environment is of great importance and that good design is a key aspect of sustainable development. This is expanded on in paragraph **58** which requires development to respond to local character and to be visually attractive.

6.2 Development Plan Weighting

Paragraph 215 of the NPPF advises that “*due weight should be given to relevant policies in existing (Development) Plans according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)*”. In the Lancaster District, the Development Plan consists of the Lancaster District Core Strategy and the Saved Policies of the Lancaster District Local Plan. Relevant policies of each document are referred to over the following pages.

6.3 Lancaster District Core Strategy (adopted July 2008)

Policy **SC5** (Achieving Quality in Design) seeks to ensure that new development contributes to the positive characteristics of its surroundings and the quality of life of the District, by improving the quality of development and promoting good urban design. This policy supports national agendas for raising the profile of good design in spatial planning.

6.4 Lancaster District Local Plan – saved policies (adopted April 2004)

In accordance with paragraph 215 of the NPPF, the following saved policies are considered consistent with the Framework and are therefore relevant to the determination of the application:

Policy **H19** (Development on Small Sites in Lancaster, Morecambe, Heysham and Carnforth) sets out that new residential development will only be permitted which would not result in the loss of

important open space, would not have a significant adverse affect on the amenities of nearby residents, provides a high standard of amenity and makes satisfactory arrangements for access and car parking.

Policy **R21** (Access for People with Disabilities) seeks to ensure that development proposals include access provision for people with disabilities.

6.5 Supplementary Planning Guidance Note 12: Residential Design Code

Supplementary Planning Guidance Note 12 (The Residential Design Code) sets out key design principles for all new residential development, such as separation standards, privacy considerations, amenity space and consideration of local distinctiveness.

6.6 Emerging Local Plan Policies (draft Development Management DPD - Autumn/Winter 2012)

The Council is in the early stages of preparation of an emerging Local Plan and has now completed the first Preferred Options consultation on the Development Management DPD. Whilst in the early stages of the plan process, policies in the emerging Local Plan are a material consideration. However, the degree of weight that can be afforded to these policies varies depending on stage of preparation of the emerging plan, the extent to which there are unresolved objections to relevant policies and the degree of consistency with the Framework (paragraph 216 of the NPPF). Limited weight can therefore be afforded to the following draft policy that received no significant objections and is relevant to this application.

DM35 Key Design Principles - New development will be required to deliver a high quality of design which makes a positive contribution to its locality and creates a positive sense of place, creating or enforcing local distinctiveness, a high level of energy efficiency, and has no detrimental impact to the residential amenity of neighbouring properties.

7.0 Comment and Analysis

7.1 The main issues for consideration are:

- Design and Scale; and
- Residential Amenity.

7.2 Design and Scale

The extension is a simple design which essentially takes its proposed form and scale as a consequence of its primary function to provide wheelchair accessible facilities. The proposal is situated to the rear of the property and as such will not be visually prominent with little, if any, impact on the character of the property or the wider surrounding area.

7.3 Amenity

The existing extension occupies a similar position as the proposed, although the proposed extension has a larger footprint occupying at least twice the floor space. Although the extension will project a significant distance along the boundary with the adjoining neighbouring property and as such there is likely to be a degree of impact on the nearest neighbour, this level of impact is not considered to be significant. The rear elevation of the neighbouring property is a mirror image of that of the application property. This means that the rear entrance door sits closest to the proposed extension, the kitchen window adjacent to the this and the furthest window serving the dining room/lounge. Therefore the extension will be furthest away from the most habitable rooms. The extension has been designed with a flat roof to minimise both the cost of the works but essentially the potential impact on this nearest neighbour.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 Under normal circumstances the planning authority would usually seek amendments to reduce to the length of the extension or possibly its proximity to the site boundaries. However, sympathetic consideration has been given the specific circumstances of this case and the extent of the floor

space which is required to facilitate the needs of this family. As such the application is recommended for approval.

Recommendation

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

1. Standard 3 year timescale
2. Development to be carried out in accordance to approved plans

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