

Agenda Item A16	Committee Date 2 March 2015	Application Number 15/00052/FUL
Application Site 11 Allandale Gardens Lancaster Lancashire LA1 5JN	Proposal Erection of a single storey rear extension and conversion of garage to provide ancillary living accommodation and storage	
Name of Applicant Mr & Mrs Ashfaq Rehman	Name of Agent	
Decision Target Date 16 March 2015	Reason For Delay N/A	
Case Officer	Mrs Kim Ireland	
Departure	No	
Summary of Recommendation	Approval	

(i) **Procedural Matters**

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

1.0 The Site and its Surroundings

1.1 The property which forms the subject of this application relates to a three storey townhouse with an integrated garage which is located on Allandale Gardens in Lancaster. The cul-de-sac consists of 22 townhouse properties and within the surrounding area there are terrace properties and a number of commercial properties/community facilities which include a small convenience shop, Marsh Community Centre and Willow Lane Community Primary School. The property is also located less than 1km from the city centre boundary, 0.5km from Lancaster train station, 1km from the main bus station and 0.4km from the strategic cycle network (on New Quay Road).

1.2 The site is unallocated in the Lancaster District Local Plan proposals map

2.0 The Proposal

2.1 The application proposes the erection of a single storey extension to the rear elevation of the property and converting the garage to provide ancillary living accommodation and storage. The proposed extension is to be situated adjacent to the property's existing 3-storey projection, finishing flush with its rear wall. The extension therefore would only project by approximately 1.6m, and have a width of approximately 2.8m. The proposed flat roof would be finished at a height of approximately 2.6m. The materials that are to be used are reconstituted stone walls, under a sedum roof with grey UPVC/PCC aluminium doors. The proposed rear extension and the converted garage will provide a kitchen/dining room and bike store to the ground floor.

3.0 Site History

3.1 There two previous consents relating to the site are the outline and reserved matters applications for

the construction of the dwelling (02/00151/OUT and 03/00212/REM).

4.0 Consultation Responses

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

Consultee	Response
Environmental Health	No objection subject to hours of construction condition. An advice note regarding radon protected areas is also provided.
County Highways	No objection. An initial objection was subsequently removed

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 (NPPF)

Paragraph 17 - 12 Core Principles
Paragraphs 56 and 57 – Requiring Good Design

6.2 Development Management DPD (DM DPD)

DM35 – Key design principles
DM20 – Enhance Accessibility and Transport Linkages
DM22 – Vehicle Parking Provision
Appendix B: Car Parking Standard

6.3 Other Material Considerations

Supplementary Planning Guidance 12 – Residential Design Code

7.0 Comment and Analysis

7.1 The main issues for consideration are:

- General design;
- Impacts on the highway and parking facilities; and
- Impacts upon residential amenity

7.2 General Design

The proposed extension has been designed and is made up of materials to reflect that of the existing dwelling. The proposed extension will reduce the size of the rear yard, however the property will have ample enough amenity room. Whilst the proposed extension will change the appearance of the rear elevation the majority of the proposed extension will be screened by the existing (approximately) 2m high boundary fence and therefore have very little visual impact on the street scene when viewed from Willow Lane from the rear. From within Allandale Gardens, there will be no visible change. The proposed conversion of the garage to provide ancillary living accommodation and storage will not change the appearance of the front elevation as it is proposed to retain the existing garage door.

7.3 Impacts on the highway and parking facilities

County Highways initially raised an objection based on the loss of parking caused by converting the existing garage. The Highway Officer was concerned that the applicant would unofficially park in the turning head that serves Allandale Gardens adjacent to the application property. This would obstruct/interfere with the ability of large service vehicles being able to turn and egress that particular length of public highway in a forward gear. However, the Highway Officer has subsequently acknowledged that there is one designated parking space within Allandale Gardens that is allocated to the application property.

The parking standard for a two or three bedroom dwelling (and the proposed layout does lend itself to be sub-divided to create a third bedroom, which would not require the benefit of planning permission) is two spaces as stated within appendix B in the DM DPD. However, this is a maximum standard and given that the property is located where sustainable travel patterns can be achieved as identified in Policy DM20, and cycle storage is maintained within the front section of the existing garage with ease of access via the retained garage door, having one parking space is deemed acceptable, which in turn makes the loss of the garage space for parking a vehicle also acceptable.

7.4 Impacts upon Residential Amenity

The proposed development is not seen to have any adverse or detrimental impacts upon residential amenity. The property borders 9 and 15 Allandale Gardens. However, as the proposed extension is not to protrude any further than the existing three storey wall of the application property, thereby not affecting No.9, and only projecting approximately 1.6m from the recessed section of the rear wall, thereby respecting its relationship with no.15 (whose nearest rear window only serves a garage), the development is not deemed to have a detrimental impact to the residential amenities of the neighbouring properties. However, to prevent overlooking, the use of the extension's flat roof will be controlled by condition to ensure it does not become a seating area/balcony.

8.0 Planning Obligations

8.1 Given the nature of the proposal there are no requirements for a legal obligation.

9.0 Conclusions

9.1 The proposed erection of an extension and conversion of the garage has been found acceptable in terms of design and amenities of local residents. In respect of these matters, it is in compliance with the relevant Development Plan policies and guidance provided in the NPPF.

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
3. The roof of the development shall not be used as a balcony
4. Hours of construction (0800-1800 Mon to Fri and 0800-1400 Sat only)

Article 31, Town and Country Planning (Development Management Procedure) (England) Order 2010

The proposal complies with the relevant policies and provisions of the Development Plan and on consideration of the merits of this particular case, as presented in full in the officer report, there are no material considerations which otherwise outweigh these findings.

The local planning authority has considered the application as submitted and has visited the site, and it is able to conclude that the proposal is one that can be proactively supported without any amendments being necessary.

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