

<b>Agenda Item</b> A6	<b>Committee Date</b> 5 May 2015	<b>Application Number</b> 15/00201/FUL
<b>Application Site</b> 7 Broadacre Place Caton Lancaster Lancashire	<b>Proposal</b> Construction of a dormer window to the front elevation	
<b>Name of Applicant</b> Ms Lucy Barron	<b>Name of Agent</b> -	
<b>Decision Target Date</b> 11 May 2015	<b>Reason For Delay</b> None	
<b>Case Officer</b>	Mrs Petra Williams	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	Approval	

**(i) Procedural Matters**

This form of development would normally be dealt with under the Scheme of Delegation. However, the applicant is an employee of Lancaster City Council, and as such the application must be determined by the Planning Committee.

**1.0 The Site and its Surroundings**

- 1.1 The site that forms the subject of this application is a pitched-roof semi-detached bungalow which is situated within a short cul-de-sac in the village of Caton. The property has a dash render exterior with artstone detailing under a tiled roof and upvc windows and doors. There is an existing dormer to the rear roof plane and the land levels are fairly flat.
- 1.2 The site is surrounded predominantly by bungalows of a similar style and age. Front dormers are limited in the vicinity although some are visible to rear elevations due to the orientation and layout of surrounding dwellings. There is a small front dormer to no.11 Broadacre Place which is next door but one to the subject property. This dormer has dark artificial timber cladding and relatively conspicuous within the street scene.
- 1.3 The site is situated within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and the District's Countryside Area.

**2.0 The Proposal**

- 2.1 The application proposes the erection of a flat roof dormer to the front roof plane of the property. The dormer would be tile-clad to match the existing roof and will have dimensions of 3.8 metres in width by 1.1 metres in height.

**3.0 Site History**

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

## **4.0 Consultation Responses**

4.1 The only statutory consultee has been the Parish Council, and at the time of drafting this Committee Report, no comments had been received. Any comments will be verbally reported.

## **5.0 Neighbour Representations**

5.1 No comments received in response to neighbour consultation.

## **6.0 Principal National and Development Plan Policies**

6.1 National Planning Policy Framework (NPPF)  
Paragraphs 7, 12, 14, 17 - Sustainable Development and Core Principles  
Paragraphs 56-64 – Good Design

Lancaster District Development Management DPD  
Policy DM35 – Key Design Principles

Lancaster District Local Plan (saved policies)  
Policy E3 – Development affecting Areas of Outstanding Natural Beauty  
Policy E4 – Development affecting Countryside Area

## **7.0 Comment and Analysis**

- 7.1
- Principle of Development
  - General Design and Street Scene Impacts
  - Impacts on Residential Amenity

### 7.2 Principle of Development

The general principle of household extensions is accepted in planning practice, provided that the scale, design, appearance and use of materials are appropriate in context with its surroundings. These principles are reflected within the NPPF, while Development Management DPD Policy DM35 refers to the design of new development and links to further advice within the Council's Householder Design Guide which establishes key design principles.

### 7.3 General Design and Street Scene Impacts

The originally-submitted plans proposed a sizable dormer spanning almost the full width of the front roof plane. Furthermore the plans indicated that the dormer would be finished in dash render to match the main elevations of the property. This proposal caused concern regarding design and streetscene impacts due to the lack of similar forms of development to prominent elevations in the immediate vicinity. Consequently amended plans were submitted which indicate a reduced width and introduce a tile hung finish to match the adjacent roof plane. It is therefore considered that in light of these amendments and the presence of a dormer of similar scale nearby, the proposal is now acceptable in terms of design and will not result in detrimental impacts to the street scene or the wider AONB or Countryside Area.

### 7.4 Impacts on Residential Amenity

It is considered that due to the location of neighbouring dwellings, the position of windows and the distances involved, the development will not create adverse impacts upon residential amenity.

## **8.0 Planning Obligations**

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

## **9.0 Conclusions**

9.1 It is considered that the development provides an opportunity to create additional living space and the amended plans are considered acceptable in terms of design and the amenities of neighbouring

residents. In respect of these matters, the development 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 time limit
2. Amended plans dated 13<sup>th</sup> April 2015
3. Development in accordance with approved plans
4. Tile finish to match the adjacent roof plane

### **Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015**

In accordance with the provisions of the above legislation, Lancaster City Council has made the decision in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure developments that improve the economic, social and environmental conditions of the area. The decision has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and Supplementary Planning Documents/Guidance.

### **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