

<b>Agenda Item</b> A13	<b>Committee Date</b> 5 June 2015	<b>Application Number</b> 15/00565/FUL
<b>Application Site</b> 48 Branksome Drive Morecambe Lancashire LA4 5UL	<b>Proposal</b> Erection of single storey side and rear extension and access ramp	
<b>Name of Applicant</b> Mr T Greenwood	<b>Name of Agent</b> Mr Anthony Dalby	
<b>Decision Target Date</b> 3 July 2015	<b>Reason For Delay</b> N/A	
<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 property is in the ownership 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 application property is a two-storey dwelling with a small flat-roofed single storey outbuilding to the rear. The property occupies the western end of a terraced row of four within the Branksome Estate in Morecambe. The property has dash rendered walls under a tiled pitched roof with white upvc windows and doors. There is a drive to the front of the property and a substantial hedge boundary to the front. A timber panel fence separates the front drive from the rear garden area and a similar fence forms the boundary with the neighbouring dwelling to the west.
- 1.2 Surrounding dwellings are of a similar age, form and construction to that of the subject property. Many properties have front and side driveways which provide off-street parking. The area is generally low lying and fairly flat.
- 1.3 The application site is unallocated within the Lancaster District Local Plan.

**2.0 The Proposal**

- 2.1 The application proposes the erection of single storey pitched roof extension to the side and rear of the property to provide an accessible bedroom and shower for the current tenants. The development will project 4m from the side elevation and will have a maximum ridge height of 4m. An access ramp is also proposed to the front of the property.

**3.0 Site History**

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

## **4.0 Consultation Responses**

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

<b>Consultee</b>	<b>Response</b>
<b>Parish Council</b>	No comments received at the time of compiling this report, any observations received will be reported verbally to Members at Committee.

## **5.0 Neighbour Representations**

5.1 No comments received at the time of compiling this report. Any observations received will be reported verbally.

## **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

### **6.2 Lancaster District Development Management DPD**

Policy **DM35** – Key Design Principles

## **7.0 Comment and Analysis**

7.1 The key material considerations arising from this proposal are:

- General design and street scene impacts
- Impacts on residential amenity

### **7.2 General Design and Street Scene Impacts**

7.2.1 The proposed ramp will occupy a small area to the front of the property and will have a maximum height of approximately 0.4m. This element of the scheme will not be highly visible within the streetscene and will allow the occupant ease of access to the dwelling.

7.2.2 The proposed extension will be set back 3m from the front elevation and will project 2m beyond the rear elevation following the demolition of the existing flat roofed outbuilding. The pitched roof of the rear projection will run into the rear roof slope of the pitched roof side extension. The front and rear elevations will contain windows to serve a bedroom and bathroom and the development will be finished in materials to match the existing dwelling. Off-street parking will be unaffected by the scheme and it is considered that the single storey nature of the proposal and use of matching materials will harmonise the development with the existing property and surrounding streetscene.

### **7.3 Impacts on Residential Amenity**

7.3.1 It is considered that due to the location of neighbouring dwellings, the position of windows and intervening boundary treatments, the development will not detrimentally impact residential amenity. The development will improve the residential amenity of the occupants.

## **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 enable the current occupants to maintain living in the family home and it is concluded that the proposed extension is 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. Members are therefore advised that application can be viewed favourably. Providing no adverse comments are received raising material considerations previously not assessed in respect of the scheme a decision can be issued on 7 June following the expiration of the statutory consultation period.

### **Recommendation**

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

1. Standard time limit
2. Development in accordance with approved plans
3. Materials to match existing

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

Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation 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 relevant 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.