

Agenda Item A17	Committee Date 29 June 2015	Application Number 15/00446/FUL
Application Site 64 Manor Road Slyne Lancaster Lancashire	Proposal Demolition of existing garage and erection of a single storey side/rear extension to form new garage and kitchen	
Name of Applicant Mr & Mrs R Sharkey	Name of Agent Thomas Gill	
Decision Target Date 11 June 2015	Reason For Delay Committee Cycle	
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 must be 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 semi-detached bungalow with a detached garage which is located on Manor Road in Slyne, Lancaster. The surrounding area consists of residential dwellings.

1.2 The site is allocated as a Countryside Area 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 side/rear elevation of the property. The proposed extension is to project from the existing north elevation of the property by approximately 6.1m, the width will be approximately 7.6m with a hipped roof. The materials that are to be used are rendered walls, under a concrete tiled roof with white upvc windows and doors. The proposed side/rear extension will provide a kitchen/dining room and a garage.

3.0 Site History

3.1 There is no relevant planning history related to this application.

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No observations made
County Highways	No objection

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

DM35 – Key design principles

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

E4 – Countryside Area

7.0 Comment and Analysis

7.1 The main issues to be considered in the determination of this application are:

- General design
- 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. Whilst the proposed extension will change the appearance of the dwelling, the proposed ridge height is set down from the existing ridge height and is set back far from the existing front elevation and therefore will appear subservient and will have a minimal visual impact when viewed from Manor Road from the front.

7.3 Impacts upon Residential Amenity

The proposed development is not seen to have any adverse or detrimental impacts upon residential amenity. The property borders 66 Manor Road and 3 Warren Drive. However, there are existing garages and 2.6m high bushes along the boundary, which act as a screen and therefore will have a minimal impact to the residential amenities. The property also borders 62 Manor Road, which has a similar sized garage along the boundary which will act as a screen to the proposed development. The proposed development is sited 4.5m away from the boundary and therefore is not deemed to have a detrimental impact to the residential amenities of the neighbouring property.

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 extension 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 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 plans

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

In accordance with the above legislation, the City Council can confirm the following:

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 made 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