

Agenda Item A18	Committee Date 29 June 2015	Application Number 15/00601/FUL
Application Site 93 Dale Street Lancaster Lancashire LA1 3AP	Proposal Erection of a single storey rear extension	
Name of Applicant Mr Ismail Thagia	Name of Agent Mr David Tarbun	
Decision Target Date 17 July 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 related to 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 three-storey mid-terrace located on Dale Street. The surrounding area mainly consists of terrace properties with a small number of commercial properties, which include hot and cold food takeaway, convenience shop, a laundrette and a public house.

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. The proposed extension is to project from the west elevation of the existing two storey outrigger by approximately 5.15m, the width will be approximately 3.05m with a hipped roof. The materials that are to be used are smooth painted render walls, under a slate roof with white upvc windows. The proposed rear extension will provide a larger kitchen.

3.0 Site History

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

4.0 Consultation Responses

4.1 No statutory consultees are affected by this proposal.

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

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. The proposed extension will reduce the size of the rear yard. However, the property will have ample residual external amenity space. Whilst the proposed extension will change the appearance of the rear elevation the majority of the proposed extension will be screened by the existing 1.8m high boundary wall and will not have a visual impact on the streetscene when viewed from Dale Street. The proposed extension will be not be out of character as other properties within Dale Street have had similar extensions.

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 91 and 95 Dale Street. However, there are existing 1.8m walls along the boundaries, which will act as a screen and therefore will have a minimal impact to the residential amenities of the neighbouring properties. There are two side facing windows, which face 95 Dale Street, but as there is a 1.8m wall along the boundary this will screen the majority of the windows. The impact on the light to the window in the rear elevation of 91 Dale Street would nominal as the proposed eaves height of the extension is only an additional 0.3m in height compared to the existing boundary wall. Therefore it is deemed that the proposal would have a minimal impact upon 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 erection of an 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