

<b>Agenda Item</b> A9	<b>Committee Date</b> 24 August 2015	<b>Application Number</b> 15/00967/FUL
<b>Application Site</b> The Knoll Westbourne Road Lancaster Lancashire	<b>Proposal</b> Demolition of existing porch and erection of a single storey side extension	
<b>Name of Applicant</b> Dr And Mrs Whittle	<b>Name of Agent</b> Mr Barry Cleminson	
<b>Decision Target Date</b> 21 September 2015	<b>Reason For Delay</b> Committee Cycle	
<b>Case Officer</b>	Mrs Kim Ireland	
<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 related to an employee of Lancaster City Council and as such the proposal is to 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 detached property that is Grade II listed, located on Westbourne Road in Lancaster. The surrounding area mainly consists of detached and semi-detached residential properties.

1.2 The site is unallocated on the Lancaster District Local Plan proposals map but is situated within the Canon Hill Conservation Area (which was designated since the Local Plan was adopted).

**2.0 The Proposal**

2.1 The application proposes the demolition of existing porch and erection of a single storey extension to the side elevation of the property. The proposed extension is to project from the eastern elevation by 2.1m, the width will be 6.1m with a lean to roof. The materials that are proposed to be used are brickwork walls to match the existing dwelling, under a smooth grey fibreglass roof with three conservation rooflights and timber windows and doors. The proposed side extension will provide a utility room.

**3.0 Site History**

3.1 The following applications are the most relevant property history.

Application Number	Proposal	Decision
13/00223/CU	Change of use from resource centre (B1) to create single residential dwelling (C3)	Permitted
13/00301/LB	Listed building application for internal alterations to facilitate the change of use of building into a residential dwelling	Permitted

#### **4.0 Consultation Responses**

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

Consultee	Response
Conservation Officer	No objection, providing further details are received in relation to the proposed roof covering, i.e. type of materials, finish of materials.

#### **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 67 and 68 – Requiring Good Design  
 Paragraphs 131 – 134 – Conserving and Enhancing the Historic Environment

6.2 Development Management DPD

**DM29** – Trees and hedges  
**DM30** – Development affecting Listed Buildings  
**DM31** – Development affecting Conservation Areas  
**DM35** – Key design principles

#### **7.0 Comment and Analysis**

7.1 There are 3 key considerations arising from the proposal:

- General design and impact upon heritage assets;
- Impacts upon residential amenity; and
- Impacts on trees and hedges

7.2 General Design and Impact upon Heritage Assets

The proposed development 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 side elevation the proposed extension will be well screened by the existing detached garage and a 1.8m high boundary wall and will not have a visual impact on the street scene when viewed from Westbourne Road. The proposed extension will be not be out of character with the existing dwelling as the materials that are proposed to be used are to reflect that of the existing dwelling and it is deemed not to have an adverse impact to the setting of the Conservation Area.

7.3 Impacts upon Residential Amenity

The proposed development is not seen to have any adverse or detrimental impacts upon residential amenity. The property is set back from the road and there is a 1.8m stone wall separating the application property and the adjoining dwellings and Westbourne Road and therefore the proposed works will have a minimal impact. The property borders The Hollies. However, there are large trees along the boundary that will screen the proposed development and therefore it is not thought to have

a detrimental impact upon the residential amenities.

#### 7.4 Trees and Hedges

There are trees and hedges along the boundary of the property and the driveway of the adjoining property of Peveril. The proposed single storey extension will be built within the root protection areas of the trees and hedges along the boundary. However, the proposed extension is to project an additional 0.7m to the existing porch that is to be demolished and therefore a number of conditions are to be applied to safeguard the root protection areas, which include hand digging the foundations.

#### **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 guidance provided in the NPPF.

#### **Recommendation**

Subject to the application being delegated back to the Chief Officer to allow the Press Notice to expire (and no new material considerations arising as a consequence of that Notice are presented), that Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard 3 year timescale
2. Development to be carried out in accordance with approved plans
3. Roof to be carried out in accordance with approved details
4. Foundations of the single storey extension must be hand dug
5. No site fires, chemical storage or cement wash out
6. No storage of materials, machinery or equipment
7. No tree within the site shall be cut down, up rooted, topped, lopped or destroyed

#### **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