

<b>Agenda Item</b> A11	<b>Committee Date</b> 19 October 2015	<b>Application Number</b> 15/00996/FUL
<b>Application Site</b> 39 Dale Street Lancaster Lancashire LA1 3AP	<b>Proposal</b> Erection of a single storey rear extension	
<b>Name of Applicant</b> Mr & Mrs M Lunat	<b>Name of Agent</b> Mr David Tarbun	
<b>Decision Target Date</b> 25 September 2015	<b>Reason For Delay</b> Committee cycle	
<b>Case Officer</b>	Mr Robert Clarke	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	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 house located on Dale Street.
- 1.2 The surrounding area mainly consists of terraced properties with a small number of commercial properties, which include a hot and cold food takeaway, convenience shop, a laundrette and a public house.
- 1.3 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 single storey outrigger by a maximum of 5m. It will have a maximum width of 3.2m and a maximum height of 3.2m to the ridge of the hipped roof. The walls of the extension will be rendered to match the walls of the original dwelling. The roof will be constructed using slate tiles and matching hip tiles. White matching UPVC doors and windows will be installed throughout. The proposed rear extension will provide space for a larger kitchen and shower room.

**3.0 Site History**

- 3.1 There is no site history affecting this property.

## **4.0 Consultation Responses**

4.1 Due to the nature of the proposal and the location of the application site neither statutory nor non-statutory consultees were consulted.

## **5.0 Neighbour Representations**

5.1 No comments received within the statutory consultation period.

## **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 key considerations in the assessment of this application are:

- General design
- Impacts upon residential amenity

### **7.2 General design**

The proposed materials will ensure that the single storey rear extension will reflect the appearance of the original dwelling, ensuring the character of the property and those around it is preserved. Furthermore, there are a considerable number of similar rear extensions along Dale Street, ensuring that this proposed extension will not look out of place in the wider street scene. Although the ridgeline of the proposed extension is 0.1m higher than that of the outrigger, it is deemed that this will not pose any detrimental impacts to the character of the building and those around it. The difference in height allows the extension to maintain its proposed floor space and still match the pitch of the hipped roof to the outrigger. The extension will reduce the size of the rear yard, however, it is acknowledged that the property will have sufficient residual amenity space.

### **7.3 Impacts upon residential amenity**

The proposed development is not seen to have any adverse or detrimental impacts upon residential amenity. An (approximate) 1.8m high wall forms the party boundary with No.37 and a (approximate) 2.2m high wall with 41 Dale Street which will provide a screen to the proposed rear extension and ensure that acceptable levels of privacy for the neighbouring properties are maintained. Furthermore, there are three side facing windows which will face the 2.2m high wall and therefore pose no issues of overlooking. The impact on the light to the window in the rear elevation of 37 Dale Street will be minimal, as the proposed eaves height of the extension will only be 0.3m higher than the existing boundary wall. Overall, it is deemed that the proposed rear extension will have minimal impacts upon the residential amenities of the neighbouring properties.

## **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 concluded that the proposed single storey rear extension represents a congruent form of development, which by means of its scale, form and design will act to preserve the character of the original dwelling and the surrounding area. Furthermore, it is found to pose no significant threats to the amenities of the nearby occupiers. In respect of these matters, the proposed extension is in compliance with the relevant DPD 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 with approved plans
3. WC window on the south elevation to be obscure glazed.

## **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.