

Agenda Item A12	Committee Date 19 October 2015	Application Number 15/00999/FUL
Application Site 95 Dale Street Lancaster Lancashire LA1 3AP	Proposal Erection of a single storey rear extension	
Name of Applicant Mr & Mrs Zuber Patel	Name of Agent Mr David Tarbun	
Decision Target Date 25 September 2015	Reason For Delay Committee cycle	
Case Officer	Mr Robert Clarke	
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.
- 1.2 The surrounding area mainly consists of terrace 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 rear 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 a maximum of 5.5m. It will have a maximum width of 3.7m and a maximum height of 2.7m to the flat roof. The walls of the extension will be smooth rendered to match the existing property. There will be a grey fibreglass flat roof and brown matching UPVC doors and windows will be installed throughout. The proposed extension will provide space for an enlarged kitchen, ablution room and shower room.

3.0 Site History

- 3.1 No relevant planning history.

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. A flat roof has been used so as not to block the window on the first floor of the rear elevation, it is deemed that this does not detract from the character of the original dwelling. The extension will reduce the size of the rear yard, but 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. A 1.9m high wall encloses the rear yard and forms the party boundary between No. 93 and 97 Dale Street. The wall will act to screen the proposed development effectively and ensure acceptable privacy levels will be maintained. The impact on the light to the window in the rear elevation of 93 Dale Street will be minimal, as the proposed eaves height of the extension will only be 0.55m higher than the existing boundary wall. Overall, it is deemed that the proposed rear extension would 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 three year timescale
2. Development to be carried out in accordance with approved plans
3. WC and ablution room windows on the south elevation to be obscure glazed
4. Control the use of the flat roof

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