

<b>Agenda Item</b> A13	<b>Committee Date</b> 19 October 2015	<b>Application Number</b> 15/01029/FUL
<b>Application Site</b> 10 Jackson Terrace Warton Carnforth Lancashire	<b>Proposal</b> Erection of a replacement front porch	
<b>Name of Applicant</b> Mr A Dobson	<b>Name of Agent</b> -	
<b>Decision Target Date</b> 21 October 2015	<b>Reason For Delay</b> N/A	
<b>Case Officer</b>	Mrs Petra Williams	
<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 property is in the ownership of a Council employee, and as such the application must be determined by the Planning Committee.

**1.0 The Site and its Surroundings**

- 1.1 The site which forms the subject of this application is an end terraced property, which is one of a row of ten properties situated in an elevated position near the end of a cul-de-sac leading from Warton Road to the south in the Millhead area of Carnforth. The property's exterior has a painted finish and upvc windows under a slate roof. There is an existing flat roof porch with a 0.8m projection to the front elevation which comprises rendered brick and timber framed glazing.
- 1.2 Jackson Terrace is an unmade road with a row of garages located in the south-west side at a slightly lower level. The majority of other properties along the cul-de-sac have front porches which take varying forms including pitched and lean-to roof designs. Although all properties within the terrace display a painted render finish, the use of a variety of materials is evident within the street scene in respect of the front porches including timber frames and more solid lean-to structures.
- 1.3 Jackson Terrace is located at a higher level than Warton Road to the south-west. The boundary of the Arnside and Silverdale Area of Outstanding Natural Beauty lies 40m to the north-east of the site but the subject site itself is unallocated within the Lancaster District Local Plan.

**2.0 The Proposal**

- 2.1 The application proposes a replacement porch to the front elevation of the property. The new porch will have a lean-to roof with a maximum height of 3m and a footprint of 1.7m by 2.3m. The porch will contain a single window within the front elevation and the main access door to the property will be sited within the side (north-western) elevation. It is worth noting that the proposal is only slightly over the limits of what could normally be constructed under permitted development rights.

### **3.0 Site History**

3.1 There are a number of historic applications relating to this property although none are directly related to the current scheme.

<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>06/00534/FUL</b>	Erection of a detached garage to the rear	Permitted
<b>04/01596/FUL</b>	Erection of a two-storey rear extension to form dining room with bedroom over	Permitted
<b>04/01343/FUL</b>	Erection of a two storey rear extension to form dining room with bedroom and balcony over	Refused

### **4.0 Consultation Responses**

<b>Consultee</b>	<b>Response</b>
<b>Parish Council</b>	No comments received at the time of compiling this report. Any observations received will be reported verbally to Members at Committee.

### **5.0 Neighbour Representations**

5.1 No comments received at the time of compiling this report. Any comments received will be reported to Members verbally at Committee.

### **6.0 Principal National and Development Plan Policies**

#### **6.1 National Planning Policy Framework (NPPF)**

Paragraph 17 – Core planning principles  
Section 7 - Requiring Good Design

#### **6.2 Lancaster District Core Strategy (adopted July 2008)**

Policy SC5 (Achieving Quality in design)

#### **6.3 Development Management DPD (adopted December 2014)**

DM35 – Key Design Principles

### **7.0 Comment and Analysis**

- 7.1
- General Design and Street Scene Impacts
  - Impacts on Residential Amenity

#### **7.2 General Design and Street Scene Impacts**

The proposed porch will take the form of a lean-to structure and will be of a design and scale which reflects others within Jackson Terrace. The porch will contain a upvc window and door within solid rendered elevations. The lean-to roof will have a slate finish to match the existing dwelling. As such it is considered that the application puts forward an acceptable scheme in terms of general design and street scene impacts and will be an improvement on existing.

#### **7.3 Impacts on Residential Amenity**

The porch will reflect the approximate dimensions of the porch at the adjoining dwelling (no.9). It is considered that with a 1.7m projection the porch will not impact the front window of no.9. Furthermore the replacement of the existing glazed structure with a solid wall will remove the opportunity for overlooking towards the adjoining dwelling. It is therefore considered that the

development will not result in detrimental impacts upon neighbouring residential amenity and will improve the residential amenity of the occupants.

## **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 considered that the development provides an opportunity to enhance the visual appearance of this end terrace property and it is concluded that the proposed replacement porch is acceptable in terms of design and residential amenity. In respect of these matters, the development is in compliance with the relevant Development Plan policies and guidance provided in the NPPF.

## **Recommendation**

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard time limit
2. Development in accordance with 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