The proposed development would normally fall within the scheme of delegation. However, the property is owned by Lancaster City Council, as such the application must be determined by the Planning Committee.

1.0 The Site and its Surroundings

1.1 The application property is a two-storey dwelling with a small flat-roofed single storey outbuilding to the rear. The property occupies the western end of a terraced row of four dwellings within the Branksome Estate in Morecambe. The property has dash rendered walls under a tiled pitched roof with white uPVC windows and doors. There is a drive to the front of the property and a substantial hedge boundary to the front. A timber panel fence separates the front drive from the rear garden area and a similar fence forms the boundary with the neighbouring dwelling to the west.

1.2 Surrounding dwellings are of a similar age, form and construction to that of the subject property. Many properties have front and side driveways which provide off-street parking. The area is generally low lying and fairly flat.

1.3 The site is unallocated in the Lancaster District Local Plan proposals map.

2.0 The Proposal

2.1 A small outbuilding which is currently in a state of disrepair will be demolished to create space for the proposed development.

2.2 The application proposes the erection of an “L-shaped” single storey side and rear extension to create an adapted bedroom and en-suite wet room, including various internal alterations and a new access ramp. The side extension will extend from the eastern elevation of the property up to a maximum of 4.35m. The extension will have a maximum length of 7m, extending 2.3m into the rear garden. The rear elevation of the extension will have a maximum width of 3.35m. The extension will have a maximum height of 4.8m to the ridge of the pitched roof. The walls of the extension will be
rendered over a brick plinth to match the existing property. Matching brown concrete tiles will be used to construct the roof. Matching white uPVC doors and windows will be installed throughout the development. The ramp will be constructed to the side of the extension and will provide access to the rear door.

3.0 Site History

3.1 A similar planning application relating to this site has previously been received by the Local Planning Authority.

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Proposal</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>15/01378/FUL</td>
<td>Erection of single storey side and rear</td>
<td>Permitted</td>
</tr>
</tbody>
</table>

4.0 Consultation Responses

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

<table>
<thead>
<tr>
<th>Consultee</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parish Council</td>
<td>No response received</td>
</tr>
</tbody>
</table>

5.0 Neighbour Representations

5.1 No comments received

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraph 7, 12, 14, 17 – Sustainable Development and Core Principles
Paragraphs 56-64 – Requiring Good Design

6.2 Lancaster District Development Management DPD

Policy DM35 – Key Design Principles

6.3 Lancaster District Core Strategy (adopted July 2008)

SC1 – Sustainable Development
SC5 – Achieving Quality in Design

7.0 Comment and Analysis

7.1 The key considerations in the assessment of this application are:
- General design and street scene impacts
- Impacts upon residential amenity

7.2 General design and street scene impacts

7.2.1 The proposed ramp will occupy a small area to the side of the property and will have a maximum height of approximately 0.3m. This element of the scheme will not be highly visible within the street scene and will allow the occupant ease of access to the dwelling.

7.2.2 The proposed extension will be set back 2.6m from the front elevation of the dwelling providing a break which helps to ensure the extension remains subservient. The proposed materials will ensure that the development reflects the character and appearance of the original property and is sympathetic to the wider street scene. As such the proposed scheme is seen to represent a congruent and acceptable form of development.
7.3 Impacts upon residential amenity

7.3.1 It is considered that due to the location of neighbouring dwellings, the position of windows and intervening boundary treatments, the development will not detrimentally impact residential amenity. Furthermore, the development is seen to 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 The proposed development is seen to provide an opportunity to enable the current occupants to maintain living in the family home and it is concluded that the proposed extension is acceptable in terms of design and the amenities of neighbouring residents. 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 three year time limit
2. Development in accordance with approved plans
3. Materials to match existing


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 taken 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