(i) **Procedural Matters**

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 semi-detached property located on the corner of Skiddaw Road and Coniston Road. The property has dash rendered walls under a slate pitched roof with white uPVC windows and doors. There is a drive to the front of the property enclosed by a wall to the front and a timber panel fence to the party boundary with No. 9 Skiddaw Road.

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.

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 side extension to create an adapted bedroom and en-suite wet room, including various internal alterations and new level access to the front elevation. The side extension will extend from the north-east elevation up to a maximum of 4.4m, a canopy will be constructed to the front elevation with a projection of 1.3m. The extension will have a maximum length of 7.6m, a maximum width of 2.5m to the rear elevation and a maximum height of 3.9m to the ridge of the hipped roof.

2.2 The existing driveway access will be built up to match the existing boundary wall due to the proposed extension occupying the current access. A new driveway access will be constructed with a width of 4.8m, immediately to the south of the previous access.
3.0 Site History

3.1 No relevant planning history.

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>Canal and River Trust</td>
<td>No comments received</td>
</tr>
<tr>
<td>Tree Protection Officer</td>
<td>No objection subject to the tree related conditions</td>
</tr>
<tr>
<td>County Highways</td>
<td>No objection subject to a highway condition</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 Development Management DPD

DM22 – Vehicle parking provision
DM29 – Protection of trees, hedgerows and woodlands
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 impact on street scene
- Impacts upon residential amenity
- Vehicle parking provision and highway matters
- Impact upon trees

7.2 General design and impact on street scene
The construction of a canopy to the front elevation which extends from the side extension is seen to effectively marry the extension to the original dwelling. Furthermore, the proposed materials and use of a hipped roof to the side extension and the presence of a similar extension to the adjoining dwelling ensure that the character and appearance of the property is maintained and the extension’s impacts on the wider street scene is significantly reduced. As a result the proposed scheme is seen as a congruent and acceptable form of development.

7.3 Impacts upon residential amenity
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.

7.4 Vehicle parking provision and highway matters
The existing driveway access arrangement will be blocked by the proposed extension making the works to create a new access point necessary. The new access point will allow for vehicular access
from Coniston Road. There have been no objections from County Highways. Even with the proposed extension occupying driveway space the drive is capable of providing space for two vehicles. As a result the application is seen as acceptable in terms of its vehicle parking provision and highway matters.

7.5 Impact upon trees
A total of 4 mature lime trees (T1-T4) have been identified in relation to the proposed development. T3 & T4 are not implicated by the proposals. The rooting patterns of T1 & T2 are heavily constrained by existing hard surfaces, including the public highway and nearby domestic dwellings. As such a regular, radial rooting pattern cannot be assumed. The garden area of No.11, offers potentially the best rooting opportunities in the nearby vicinity. The proposed development is generally a sufficient distance from T1 & T2 not to pose any direct implications for their roots, though the works to the highway (including the dropped kerb) is likely to encounter the trees' root systems and therefore a Tree Method Statement is required to ensure that the construction method is appropriate to preserve the trees' health. Other activities associated with the construction phase, such as location of cement washout areas and chemical storage areas, could also have the potential to adversely impact upon T1 & T2. Therefore conditions are required to protect these 2 trees.

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. Furthermore, the proposed development is seen to be acceptable in terms of its impacts upon off-site trees, vehicle parking and highway matters. 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
4. Submission of a scheme for the construction of the off-site works of highway improvement
5. Construction Method Statement in relation to trees and Tree Works Schedule
6. No site fires, no cement washout areas, no chemical dumps, or storage of machinery, materials, and equipment on soft ground within 7m of any on or off site tree.


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 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