

<b>Agenda Item</b> A5	<b>Committee Date</b> 11 January 2016	<b>Application Number</b> 15/01176/FUL
<b>Application Site</b> 12 Pinewood Avenue Brookhouse Lancaster Lancashire	<b>Proposal</b> Erection of a single storey side extension with dormer windows to the front and rear elevations and construction of a front porch	
<b>Name of Applicant</b> Mr Andrew Kehoe	<b>Name of Agent</b> Mr Richard Mews	
<b>Decision Target Date</b> 7 December 2015	<b>Reason For Delay</b> Committee cycle and deferral to January Committee	
<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, Councillor Joan Jackson requested it be referred to the Planning Committee for a decision on grounds of the development's overbearing and intrusive nature.

Additionally the application was deferred at the 14 December 2015 Planning Committee, to allow a site visit to take place. Officers have already explained to both the applicant and the objector that the site visit will include visits to both of their properties, in the interests of fairness.

**1.0 The Site and its Surroundings**

- 1.1 The property which forms the subject of this application relates to a semi-detached single storey bungalow located on Pinewood Avenue in Brookhouse.
- 1.2 The surrounding area is residential in character with a mixture of semi-detached bungalows and dormer bungalows of similar character and appearance to the application property.
- 1.3 The site is located within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and the District's Countryside Area.

**2.0 The Proposal**

- 2.1 The application proposes the erection of a single storey side extension with front and rear dormer windows and construction of a front porch. The side extension will extend from the western elevation of the dwelling up to a maximum of 2.2m and have a maximum length of 7.4m. It will be set back from the front elevation of the original dwelling by 0.75m. The extension will have a maximum height of 4.6m to the ridge of the pitched roof. The proposed front dormer will have a width of 2m, a height of 1.6m and a projection of 2.3m. The proposed rear dormer will have a width of 2m, a height of 1.8m and a projection of 3m. The proposed front porch will have a maximum width of 2.4m, a maximum height of 3.4m and a projection of 0.8m. The walls of the entire dwelling, including the extension will be rendered in K-Rend Arctic White. The roof of the extension will be constructed with matching concrete tiles, whilst the faces and sides of both the front and rear dormers will be tile hung

to match. White matching uPVC doors and windows will be installed throughout the development.

### **3.0 Site History**

3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>12/00298/FUL</b>	Erection of a single storey extension to the rear with raised decked area	Refused
<b>12/00722/FUL</b>	Erection of a single storey rear extension	Permitted
<b>12/01022/NMA</b>	Non material amendment to 12/00722/FUL to replace a single roof light with three smaller roof lights	Permitted
<b>14/00290/FUL</b>	Erection of a single storey side extension	Withdrawn
<b>14/00565/FUL</b>	Erection of a single storey side extension and porch	Permitted

### **4.0 Consultation Responses**

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

<b>Consultee</b>	<b>Response</b>
<b>Caton-with-Littledale Parish Council</b>	C-w-L PC submitted comments on the 12/11/2015 objecting to the proposal on the grounds of the developments scale, massing and its impact upon residential amenity. They wrote again on 09/12/2015, in response to the comment received by the applicant who asked for the initial Parish Council comments to be withdrawn. C-w-L PC resolved not to withdraw their initial comments for this application and highlighted the fact that concerns were raised by the Parish Council regarding the previous application, 14/00565/FUL.

### **5.0 Neighbour Representations**

5.1 Two pieces of correspondence, one of support and one of objection, have been received. The reason for support is based on a good use of space, and the reasons for objection are the development's overbearing design and its impacts upon residential amenity.

The applicant submitted comments on the 01/12/2015 in response to the comments submitted by C-w-L PC. The applicant voiced concern regarding the Parish Council's consultation comments for the previous application, 14/00565/FUL, and those for the current application.

### **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  
 Paragraph **115** – Development in an AONB

#### **6.2 Development Management DPD**

**DM35** – Key Design Principles  
**DM28** – Development and landscape impact  
**DM22** – Vehicle parking provision

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

**SC1** – Sustainable Development  
**SC5** – Achieving Quality in Design

## 6.4 Lancaster District Local Plan Saved Policies

**E3** – Development in an AONB

**E4** – Countryside Area

## **7.0** Comment and Analysis

7.1 The key considerations in the assessment of this application are:

- General design within the AONB and potential for impact upon the designation;
- Impacts upon residential amenity; and,
- Vehicle parking provision

### 7.2 General design within the AONB and potential for impact upon the designation

Paragraph 115 of the NPPF explains how great weight is given to conserving landscape and scenic beauty in AONBs. This part of the AONB is already urbanised by dwellinghouses, and the scale of the development and the materials being proposed are such that the extensions would be read as part of the existing dwelling. The development would not be obtrusive as part of the street scene, and would respect the character and appearance of the general locality. Additionally, there are already a number of side extensions and a large number of dormer windows located within the immediate area. It is considered therefore that the proposal would not have an adverse impact upon the AONB.

### 7.3 Impacts upon residential amenity

This committee report already highlights the planning history relating to this property. The most recent application (Ref: 14/00565/FUL) granted planning permission for a side extension and a porch. The porch remains acceptable in planning terms and none of the objections that have been received explicitly refer to the porch.

7.4 Turning to the side extension, this will bring the built form of development to within 7m of the side-facing dormer window, which is a primary window serving the neighbour's (14 Pinewood Avenue) bedroom. Whilst this is below the recommended 12m distance between a habitable room window and a blank gable end, Officers in 2014 took account of the splayed nature of Number 14, and the fact that the bedroom window is angled towards the front of 12 Pinewood Avenue (rather than directly towards the side, or towards the rear). Officers also considered that the side extension had been set-in slightly during the 2014 application, in an attempt to reduce its bulk and massing.

7.5 The approved side extension permitted a structure measuring 2.3m in width, 7.4m in length and 4.6m in height. The side extension currently proposed would measure approximately 100mm less in terms of width, with the height and length remaining unchanged from the 2014 proposals. In that regard the side extension, when taken alone, would represent a modest improvement in terms of residential amenity when compared to the structure already granted planning permission, and Officers do not object to this element of the proposal.

7.6 It is the introduction of the front and rear dormers that materially alters the proposal when compared to 2014. It is accepted that the dormers will clearly add to the general mass of the roof structure to the property. Taking the rear dormer first, this structure would limit some of the oblique views from the existing dormer window of the neighbouring Number 14. However the proposed rear dormer is positioned beyond the neighbour's dormer window, and it would have an altogether different aspect. As such it is considered that it does not have a detrimental impact in terms of residential amenity, nor in terms of its physical relationship with Number 14 in terms of scale or mass. Similarly the proposed rear dormer window would not adversely affect the outlook or amenity enjoyed from the neighbour's rear gable end 1<sup>st</sup> floor window either. The rear dormer is, for these reasons, considered acceptable.

7.7 The front-facing proposed dormer window would have a different relationship with neighbouring Number 14. It would be more prominent because the neighbour's side-facing dormer faces east (slightly south-east), and the applicant's proposed dormer would be visible in most of this eastern aspect. However, given that the neighbour's dormer is not centrally-positioned on the eastern-facing roof slope, and is located closer towards the front portion of the dwelling as opposed to the rear,

Officers consider that a dormer window can be accommodated at the application site without adversely impacting upon sunlight or daylight enjoyed by the neighbour. It is also considered that the proposal would not be overly-overbearing in relation to the neighbouring dwelling.

#### 7.8 Vehicle parking provision

Although the proposed side extension will prevent parking behind the building line the existing driveway has sufficient space for at least two vehicles which is deemed acceptable for a property of this size.

#### **8.0 Planning Obligations**

8.1 There are no planning obligations to consider as part of this application.

#### **9.0 Conclusions**

9.1 The porch is acceptable in terms of scale, location and design. The side extension is considered appropriate and its dimensions would actually represent a slight reduction in form and mass when compared to that approved in 2014.

9.2 Where the proposal does differ from the previous submission is the inclusion of the two dormers. The splayed nature of the neighbour's dwelling, whilst creating an awkward relationship between the two properties, is considered to assist in mitigating the physical and visual impact of both the proposed dormers. It is for that reason that Officers consider that the application can be supported.

#### **Recommendation**

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

1. Standard three year timescale.
2. Development in accordance with plans.
3. Amended plan ref: Project: 103 drawing No: 102 Revision: 2 as received by email on the 09/11/2015.
4. Front and rear dormers to be tile hung.

#### **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