

Agenda Item A11	Committee Date 7 th March 2016	Application Number 16/00078/FUL
Application Site 66 Sunnybank Road Bolton Le Sands Carnforth Lancashire	Proposal Demolition of existing conservatory and erection of a single storey rear extension.	
Name of Applicant Mr Andy Beaumont	Name of Agent N/A	
Decision Target Date 22 March 2016	Reason For Delay N/A	
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 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 two storey semi-detached property on Sunnybank Road, Bolton-Le-Sands. The property has pebble dashed walls with a grey concrete tiled roof, white uPVC doors and windows are installed throughout.
- 1.2 The surrounding area is residential in character and consists of semi-detached bungalows and two storey dwellings. The West Coast Mainline lies to the rear of these properties.
- 1.3 The site is allocated as a rural settlement and countryside area in the Lancaster District Local Plan proposals map.

2.0 The Proposal

- 2.1 The application proposes the demolition of the existing conservatory and the erection of a new single storey rear extension. The proposed extension will project up to a maximum of 4m from the rear elevation of the dwelling and will have a maximum width of 5m. It will feature a pitched roof with a maximum height of 3.5m to the ridge line. The walls will be dashed to match the existing property and the roof finished with matching concrete tiles. White uPVC doors and windows will be installed throughout.

3.0 Site History

- 3.1 One previous relevant planning application has been previously received by the Local Planning Authority.

Application Number	Proposal	Decision
96/00861/FUL	Erection of two storey rear extension	Permitted

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No response at the time of writing this report

5.0 Neighbour Representations

5.1 One letter of objection has been received objecting on the grounds of loss of light, damage to the boundary fence, drainage, noise.

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

DM35 – Key Design Principles
DM28 – Development and landscape impact

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

E4 – Countryside Area

7.0 Comment and Analysis

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

- General design
- Impacts on residential amenity

7.2 General Design

Although this development borders the North Lancashire Green Belt, which lies to the rear of Sunnybank Road, this area is already urbanised by dwellinghouses and the West Coast Mainline serves as an effective boundary to the Green Belt designation here. Additionally the design and scale of the development and the materials being proposed are seen to create an extension that is respectful of the property's character and as such would be read as part of the existing dwelling. Furthermore, the extension would not be seen from within the streetscene. It is also worth noting there are already a large number of similar rear extensions within the immediate area. It is considered that the scheme represents an appropriate form of development.

7.3 Impacts upon residential amenity

The extension will feature windows and doors to the rear elevation and a clear glazed window to the side (south-west) elevation. The rear garden of this property is enclosed by a 1.8m high close boarded panel fence to both sides and the rear. This is seen to ensure that the side facing window

will not cause reductions in privacy levels for the nearby occupiers.

- 7.4 The occupant of the neighbouring property has objected on grounds of loss of light. The proposed extension will be 2m wider than the existing conservatory; however, its' length measured from the rear elevation of the dwelling will be 1m less. As such the proposed development is not seen to break the 45-degree rule with the conservatory of the neighbouring dwelling. This ensures that the neighbouring property will receive acceptable levels of daylight after the construction of the proposed extension.
- 7.5 With regards to the other reasons for objection, damage to the boundary fence and the drainage pipe/guttering issue would be private matters between the parties involved; whilst noise during construction is not itself a material planning consideration.

8.0 Planning Obligations

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

9.0 Conclusions

- 9.1 Overall, the proposed extension through its proposed design, scale and materials is seen as an acceptable and coherent form of development that respects the character of the dwelling and its neighbours. The proposed scheme is not seen to result in any detrimental impacts to the residential amenity of the immediate area.

Recommendation

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

1. Standard three year timescale
2. Development in accordance with plans
3. Materials to match

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