

Agenda Item A12	Committee Date 7 th March 2016	Application Number 16/00099/FUL
Application Site 93 Dale Street Lancaster Lancashire LA1 3AP	Proposal Retention of a single storey rear extension	
Name of Applicant Mr Ismail Thagia	Name of Agent David Tarbun	
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 related to 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 three-storey mid-terrace located on Dale Street.
- 1.2 The surrounding area mainly consists of terrace properties with a small number of commercial properties, which include hot and cold food takeaway, convenience shop, a laundrette and a public house.
- 1.3 The site is unallocated in the Lancaster District Local Plan proposals map.

2.0 The Proposal

- 2.1 The application proposes the retention of a single storey extension and works to the existing window sill to the existing rear elevation window. Under application 15/00601/FUL a single storey extension with a hipped roof height of 2.9m was permitted. The extension was not constructed according to the approved plans and now features a hipped roof with a ridge height of 3.2m. The extension to be retained extends up to a maximum of 4.8m from the rear elevation of the property and has a maximum width of 3m.

3.0 Site History

- 3.1 One previous application has been received by the Local Planning Authority (Ref: 15/00601/FUL) which permitted a single-storey rear extension. The current application relates to this historic permission (see Paragraph 7.2 for details).

4.0 Consultation Responses

4.1 No statutory consultees are affected by this proposal

5.0 Neighbour Representations

5.1 At the time of compiling this report no representations have been received.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraph 17 - 12 Core Principles
Paragraphs 56 and 57 – Requiring Good Design

6.2 Development Management DPD

DM35 – Key Design Principles

7.0 Comment and Analysis

7.1 The main issues to be considered in the determination of this application are:

- General design
- Impacts upon residential amenity

7.2 General Design

The single storey rear extension has not been built according to the plans approved under 15/00601/FUL. The ridge line of the extension is 0.3m higher than approved and has been reduced in length by 0.3m. The consequence of the raised roof is that the ridge line now runs into the window cill of the first floor window. This created an awkward relationship between the single storey extension and the existing rear outrigger, and as consequence was unacceptable. However, the proposed works to cut back the stone sill and replace with a new 50mm stone sill is considered as an acceptable improvement on the current situation. The reduction in the length of the extension is acceptable and does not compromise the overall design.

7.3 The extension has been constructed using the materials specified under the previous application; it features matching rendered walls and complementary roof tiles and matching white uPVC windows. Overall the appearance of the extension is seen to respect the character of this mid terrace property.

7.4 Impacts upon residential amenity

The increased height of the extension is not seen to result in any adverse impacts (such as increased shadowing or loss of daylight) upon residential amenity. The side facing windows do not result in reduced privacy levels for the neighbouring property and only have views of the 1.8m high stone wall which forms the party boundary.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 The rear extension that has been constructed is seen to represent an acceptable form of development that does not result in detrimental impacts to the residential amenity of the nearby occupiers. Furthermore, the proposed works to the stone window sill are seen to resolve the awkward relationship between the extension and outrigger.

Recommendation

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

1. Works to the cill/proposed ridge detail to be completed within 6 months of the date of consent
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