

Agenda Item A11	Committee Date 3 May 2016	Application Number 16/00189/FUL
Application Site 137A St Leonards Gate Lancaster Lancashire LA1 1NL	Proposal Installation of new windows, removal of dormer and replacement rooflights	
Name of Applicant Lancaster City Council	Name of Agent R G Parkins And Partners	
Decision Target Date 10 May 2016	Reason For Delay N/A	
Case Officer	Mrs Kim Ireland	
Departure	No	
Summary of Recommendation	Approval	

(i) **Procedural Matters**

This form of development would normally be dealt with under the Scheme of Delegation. However, the property is in the ownership of Lancaster City Council, and as such the application 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 mid terrace property, located on St Leonards Gate in Lancaster. The property is used as a hairdressers to the ground floor and a residential accommodation to the first floor. To the rear of the property is a small courtyard, in which access to the first floor flat is gained, along with the storage of recycling bins.

1.2 The surrounding area mainly consists of terrace properties that are commercial to the ground floor and residential to the first and second floors.

1.3 The site is allocated as the Stonewell Upper Floors Improvement Area in the Lancaster District Local Plan proposals map and is situated within the Lancaster Conservation Area.

2.0 The Proposal

2.1 The application proposes the installation of new windows, removal of dormer and replacement of rooflights. The proposed replacement windows are to be installed, three to the North West Elevation and one to the South East elevation at second storey level. The materials that are proposed to be used are sliding hardwood sash windows, finished in white. The dormer to the North West Elevation is to be removed and replaced with three rooflights. The roof is to be replaced with a like for like basis, which will be finished in a Westmorland blue slate to match the front pitch.

3.0 Site History

3.1 There are no planning applications that have direct relevance to this particular proposal.

4.0 Consultation Responses

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

Consultee	Response
Environmental Health Officer	No observations made.
Conservation Officer	Support in principle - subject to conditions regarding replacement windows and a sample of the roof material.

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

The National Planning Policy Framework indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development (**paragraph 14**). The following paragraphs of the NPPF are relevant to the determination of this proposal:

6.1 National Planning Policy Framework (NPPF)

Paragraph **17 - 12** Core Principles
Paragraphs **67 and 68** – Requiring Good Design
Paragraphs **131 – 134** – Conserving and Enhancing the Historic Environment

6.2 Development Management DPD

DM31 – Development affecting Conservation Areas
DM35 – Key design principles

7.0 Comment and Analysis

- 7.1
- General Design and Impact upon Heritage Assets; and
 - Impacts upon residential amenity

7.2 General Design and Impact upon Heritage Assets

In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed building, a Conservation Area or their setting, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the heritage asset or its setting. This is reiterated by policy DM31.

The proposed development has been designed and is made up of materials to reflect that of the existing property. The proposed development will change the appearance of the property, however it seeks to reinstate traditional features and repair the structure and is not thought to have an adverse impact upon the setting of the conservation area.

7.3 Impacts upon Residential Amenity

The proposed development is not seen to have any adverse or detrimental impacts upon residential amenity. The proposed replacement windows, removal of dormer and replacement rooflights, is not thought to have a detrimental impact upon the residential amenities, given that they replacing existing windows and the outlook is onto the small courtyard to the rear of the property.

8.0 Planning Obligations

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

9.0 Conclusions

- 9.1 The proposal has been found acceptable in terms of design and amenities of local residents. In respect of these matters, it 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 3 year timescale
2. Development to be carried out in accordance to approved plans
3. Details of type and appearance of the replacement windows, including openings, colour and finish to be submitted
4. Details of the roof material, including sample to be submitted

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