

Agenda Item A12	Committee Date 31 st May 2016	Application Number 15/01609/FUL
Application Site Skerton Community Centre Slyne Road Lancaster Lancashire		Proposal Erection of a single storey side extension to form store and craft room
Name of Applicant Miss Ally Mackenzie		Name of Agent
Decision Target Date Extension of time agreed until 3 June 2016		Reason For Delay Committee cycle
Case Officer		Mr Andrew Clement
Departure		No
Summary of Recommendation		Approval subject to conditions

(i) Procedural Matters

This form of development would normally be dealt with under the Scheme of Delegation. However, the land 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 application site is the Skerton Community Centre, situated off Slyne Road in the Skerton East Ward of Lancaster. Skerton Community Association is a community-led organisation that offers activities and services from its building, Skerton Community Centre, to a wide range of local people across different age ranges. The main building is constructed in buff clay brickwork and smooth painted render walls under a plastic coated profiled sheet roof, with the detached garage built with buff clay brickwork walls under a buff concrete tiled roof. The windows are white uPVC double glazed and single glazed black painted timber, with a grey steel garage door. Brown shutters cover most of the windows. Skerton Community Centre is adjacent to King George's Field, which is a designated PPG17 Open Space.

2.0 The Proposal

2.1 The application proposes to construct a single storey extension to the existing detached garage to form a new craft room and store, with the gap between the existing garage and main building to be closed to create an internal access and increased floor area. The proposed developments will create an additional 29.89sqm of ground floor space, plus 12.06sqm of first floor storage space formed by the internal works of a loft conversion. This loft storage space will compensate for the other internal alteration, which will extend the office room at the expense of the existing ground floor internal store room.

2.2 The use of the proposed craft room and store will be between the hours of 08:30 to 20:30 weekdays, and 09:00 to 17:00 weekends. To facilitate the proposed development, the existing boiler flue will be rerouted through the roof, and two windows to the existing WC to be infilled. The existing kitchen windows will be 0.84 metres from the proposed side extension, and windows allowing natural light to

the new craft room and ground floor store will be provided by high level white uPVC windows with obscure glazing. The extension will be constructed with buff clay brickwork walls under plastic coated profiled sheet duo pitched gable roof to match the main community centre building, with external access provided by a double black powder coated steel security door.

3.0 Site History

3.1 The site history includes the three permission for alterations to the main community centre building for extensions (02/00902/FUL), a glazed porch (05/01417/FUL) and for security shutters to windows (05/00445/FUL).

4.0 Consultation Responses

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

Consultee	Response
Site Notice and Neighbours	No observation received
Property Services	No observation received
Environmental Health	No observation received
County Highways	No objection

5.0 Neighbour Representations

5.1 No observations received, with the site notice consultation period expiring on 25th March 2016.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

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 sections of the NPPF are relevant to the determination of this proposal:

Paragraph 17 – Core planning principles
Section 7 – Requiring Good Design

6.2 Development Management DPD

DM4 – The Creation and Protection of Cultural Assets
DM35 – Key Design Principles

6.3 Lancaster District Core Strategy Saved Policies (adopted July 2008)

SC5 – Achieving Quality in Design

7.0 Comment and Analysis

7.1 The key considerations arising from the proposal are:

- Principle of the development;
- Scale, Design and Landscape Impact;
- Residential amenity;

7.2 Principle of the Development

7.2.1 The proposed development is to construct an extension to the existing detached garage to the east side of the main Skerton Community Centre building. The proposal will also join the existing garage with the main building, and convert this space into a craft room, with the extended floorspace to be used for storage. The principle of the development to expand the usable floorspace for Skerton Community Centre is considered acceptable, and development to protect cultural assets such as this are supported by policy DM4.

7.3 Scale, Design and Landscape Impact

7.3.1 The scale of the proposed development is modest, measuring 7.23 metres long in line with the front elevation of the main community centre building, at the 3.39 metre width of the existing garage to which it is attached. The proposed materials match those of the main community centre building, namely buff clay brickwork walls under plastic coated profiled sheet duo pitched gable roof, with white uPVC windows and a double black powder coated steel security door. The proposed extension will limit the natural light received to the existing kitchen, and high level windows proposed will facilitate natural lighting to the proposed development. As the existing kitchen windows are covered by shutters and grills for security reasons, and justification for proposed high level windows for security and to prevent overlooking from the site, the design is considered acceptable despite compromising natural lighting within the Community Centre building. The location of the development, 0.84 metres to the east of the main building and set back off Slyne Road, is inconspicuous, and combined with the proportionate size and matching materials, the proposed extension will have an acceptable visual and landscape impact, and is consistent with policy DM35 and NPPF section 7.

7.4 Residential Amenity

7.4.1 The proposed development is not seen to have any adverse or detrimental implications upon the residential amenity of the area. Despite the close proximity of the application site to residential dwellinghouses on the corner of Slyne Road and Locka Lane, the proposal does not raise any concerns regarding overshadowing, and the high level obscure glazed windows ensure that overlooking is not an issue. However, due to the location of the site in a residential area, it is considered necessary to protect the amenity of the area during the construction phase by restricting the hours of construction to 08:00-18:00 weekdays and 08:00-14:00 Saturday, and no construction on Sundays or Public Holidays.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 In conclusion, it is considered that the proposed works are proportionate with inconspicuous matching materials and design. The proposed development will facilitate the continued use of a community centre, with the expansion and improvement of such community asset is supported by policy DM4. The proposed design complies with policy DM35 and NPPF Section 7.

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. Amended Plans 6th April 2016
4. Hours of construction 8-6 Mon-Fri, 8-2 Sat

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, 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