

Agenda Item A12	Committee Date 25 th July 2016	Application Number 16/00672/FUL
Application Site 81 Hest Bank Lane Hest Bank Lancaster Lancashire	Proposal Erection of a 2 storey side extension, construction of a rear dormer extension and creation of a new vehicular access	
Name of Applicant Mr P. Jackson	Name of Agent Building Plan Services	
Decision Target Date 21 July 2016	Reason For Delay Committee Cycle	
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, Councillor Rogerson requested it be referred to the Planning Committee for a decision on grounds of overdevelopment of the application site. A Committee Site Visit was also due to be taken on Monday 18th July.

1.0 The Site and its Surroundings

1.1 The application site is located on north eastern side of Hest Bank Lane, 60m north of the crossroads at Hasty Brow in Hest Bank. The property is set back from the road by 10m and benefits from a relatively large rear garden space. The surrounding area is residential in character and is characterised by detached properties within generous curtilages. There is a mixture of bungalows and two storey dwellings.

1.2 The subject property is a detached true bungalow featuring smooth red brick walls to the front with pebbledash to the sides and rear. The pitched roof is finished with red clay tiles and white uPVC doors and windows are installed.

1.3 The site is allocated as an urban greenspace with the Lancaster District Local Plan Proposals Map.

2.0 The Proposal

2.1 This application proposes the installation of a dormer extension to the rear elevation of the dwelling. The dormer will have a maximum height of 2.2m, a maximum width of 12.2m and a maximum projection of 2.6m. The previous flat roof garage has been removed and is to be replaced with a two storey side extension with a maximum width of 3.5m and depth of 7.2m. It will feature a pitched roof with a maximum height of 6m. Roof lights will be installed to the front elevation roof slope of the dwelling and two to the rear of the garage. It is worth noting that in isolation the dormer extension would be considered as permitted development, however, due to the volume of the roof space created in the dormer and side extension being over 50m³ planning permission is needed. Finally a new secondary vehicular access will be installed on to Hest Bank Lane and the existing front garden finished with hard standing of a permeable material.

3.0 Site History

3.1 One previous application has been received by the Local Planning Authority.

Application Number	Proposal	Decision
16/00237/FUL	Demolition of attached garage, erection of 2 storey side and rear extensions, porch to front elevation and construction of 2 dormer windows to front elevation and 2 dormer windows to rear elevation	Refused

4.0 Consultation Responses

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

Consultee	Response
Parish Council	Object - overdevelopment of the site.
County Highways	No objection subject to a condition requiring the paving of the driveway (prior to use) to ensure loose material is not deposited on the highway.

5.0 Neighbour Representations

5.1 14 items of correspondence objecting to the proposal have been received. These objections are from 2 properties; (2 from one resident, and 12 from another resident). The main grounds of objection relate to:

- Development would be out of character with the area;
- Reductions in privacy levels and overlooking;
- Overdevelopment of the site;
- Inadequate parking provision and highway safety; and,
- Impacts on flooding and drainage.

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

DM22 – Vehicle Parking Provision
DM35 – Key Design Principles

6.3 Lancaster District Core Strategy (adopted July 2008)

SC1 – Sustainable Development
SC5 – Achieving Quality in Design

7.0 Comment and Analysis

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

- General design
- Impacts on residential amenity
- Parking provision and highways
- Drainage

7.2 **General Design**

As part of the development the walls of the property including the proposed two storey side extension will be finished with an off-white render. Furthermore, the property will be re-roofed using Redland Richmond slate grey tiles, this includes the pitched roof of the side extension, whilst the rear dormer extension will be tile hung with matching tiles. Grey uPVC doors and windows will be installed throughout the dwelling. Although the proposed materials will change the current traditional appearance of the dwelling, it is considered the scheme will result in an appropriately contemporary finish that will not detract from the character of the property nor the wider street scene.

7.3 The replacement of the existing flat roof garage with a pitch roofed side extension is not considered to result in detrimental impacts to the character of the dwelling nor the street scene. The extension is set back from the front elevation of the dwelling and the ridge of the pitched roof set down from that of the roof of the dwelling. Furthermore, the pitched roof is considered more appropriate design than the previous flat roof garage. As such it is considered that the scale of the proposed extension will ensure that it sits comfortably to the side elevation and appears as a subservient addition to the property.

7.4 The proposed dormer extension to the rear elevation is set in from the edges of the main roof, down from the ridgeline and a good distance back from the eaves, it will also be tile hung ensuring that it will complement the slate grey concrete roof tiles, therefore reducing its visual impact. Furthermore, the pitched roof of the side extension will serve to prevent the dormer extension from being viewed from within the street scene. Although the dormer could be considered of a large scale in isolation it would be considered permitted development, furthermore it will be largely obscured from the street scene. As such it is considered an acceptable form of development.

7.5 It is also the applicant's intention to construct a single storey extension projecting from the rear elevation of the dwelling to a maximum of 4m. This aspect of the development is to be constructed under permitted development regulations, as such the Local Planning Authority has no control over this aspect of the works.

7.6 **Impacts on residential amenity**

The rear garden of the site is enclosed by a 1.8m high close boarded panel fence to the sides and rear shared boundaries. It is considered that the existing boundary treatments will ensure that acceptable privacy levels will be retained for nearby occupiers. Although obscured views of the neighbouring garden spaces may be obtained from the dormer extension, it is considered that adequate separation distances are retained. Furthermore, it is also noted that the dormer window in isolation can be installed as permitted development, as such a refusal reason on grounds of overlooking would be unreasonable. The side elevation window and door to the side extension will be installed with obscure glazing to be maintained by way of condition, so too will the retention of the existing boundary treatments.

7.7 Concerns were raised regarding the pitched roof of the two storey side extension and the impacts it may have in terms of reducing light levels to the side elevation windows of the neighbouring dwelling No.79 Hest Bank Lane. The two windows to the southern elevation of this property serve the dwelling's lounge. However, they are not the rooms' primary nor secondary windows, the room benefits from a large window to the front elevation of the dwelling and sliding glazed doors that provide access to a small conservatory that benefits from good levels of daylight to the rear. The small side elevation windows to No.79 are also obscure glazed and non-opening. Finally, the splayed orientation of the two dwellings is considered to ensure that the pitched roof of the side extension will not diminish daylight levels serving the lounge of No.79 to unacceptable levels.

7.8 **Parking provision and highway impacts**

Objections have been received on grounds of the dwelling's size and lack of parking provision. Furthermore, initial concerns were raised by the County Highways Department regarding the lack of on-site parking provision and further details were sought. The 3 on-site parking spaces as shown on the amended site plan are deemed sufficient for a property of this size and the County Highways Department are now satisfied. Moreover, no objections were received in regards to the proposed secondary access onto Hest Bank Lane, numerous vehicle crossings are in operation successfully

along this stretch of highway. A condition was requested to ensure a permeable material is used in the resurfacing of the front garden to surface water is adequately dissipated.

7.9 **Drainage**

Concerns have been raised from nearby occupiers regarding the schemes impacts on drainage in the area. It is concluded that as this site is already developed and is not located within a flood zone nor area suffering from surface water flooding (as indicated by Environment Agency data) the issue of drainage is a civil issue and is not considered a planning matter for the purpose of determining this application. The use of a permeable surfacing material for the proposed hardstanding to the front of the dwelling will still provide adequate surface water drainage once the existing front garden has been removed.

8.0 **Planning Obligations**

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

9.0 **Conclusions**

9.1 The proposed side extension and dormer extension are acceptable in terms of scale, location and design. It is considered the use of appropriate materials and complementary lines successfully marry the proposed developments to the traditional character of the dwelling ensuring a sensitive contemporary approach is taken.

9.2 The proposed scheme is not seen to result in any detrimental impacts to the residential amenity of the immediate area. However, given the number of bedrooms being proposed, it is considered prudent to add a condition ensuring that the property is used as one single dwelling only, with no sub-division, annexing or other separate residential use.

Recommendation

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

1. Standard three year timescale
2. Development in accordance with amended plans
3. Use as a single dwellinghouse
4. Obscure glazing to side elevation garage window and door
5. Retention of existing boundary treatments
6. Permeable surfacing to driveway

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

In accordance with the above legislation, the City Council can confirm that it 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