

Agenda Item A13	Committee Date 25 th July 2016	Application Number 16/00676/FUL
Application Site 72 South Road Morecambe Lancashire LA4 6JP		Proposal Erection of a single storey side extension, construction of a dormer extension to the rear elevation and hip to gable roof extension
Name of Applicant Mr Michael Drury		Name of Agent J. Cronshaw
Decision Target Date 20 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, the property is in the process of being sold 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 two storey semi-detached dwelling located on South Road, Morecambe. The property features dashed walls with facing brick to the front elevation. It features a hipped roof finished with natural slate and white uPVC windows.
- 1.2 The surrounding area is residential in character and consists of detached and semi-detached two storey dwellings. The Lancaster to Morecambe train line is situated opposite these properties.
- 1.3 The site is unallocated within the Lancaster District Local Plan proposals map.

2.0 The Proposal

- 2.1 The application proposes the erection of a single storey side extension, a hip to gable extension to the current roof arrangement and a dormer extension to the rear elevation. The proposed side extension will project up to 0.85m from the eastern elevation, have a maximum length of 3.8m and hipped lean to roof with a maximum height of 3.6m. The proposed hip to gable conversion will extend the existing ridge by 4.5m. The dormer to the rear elevation will have a maximum projection from the roof plane of 3.3m, it will have a maximum width of 5.8m and a maximum height of 2.3m. The walls of the side extension will be finished with matching dashing and a facing brick plinth, whilst the hipped roof will be finished with natural slate. The extended roof will be finished with natural slate whilst the rear elevation dormer will be tile hung. White uPVC windows will be installed throughout.

3.0 Site History

3.1 This site has no planning history.

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No comments received within the statutory consultation period

5.0 Neighbour Representations

5.1 No comments received within the statutory consultation period

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

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

7.2 General Design

This side of South Road is already urbanised by dwelling houses, it is considered that the scale and proposed materials will ensure that the proposed developments are respectful of the character of the property and wider street scene and as such would be read as part of the existing built form. The hip to gable conversion is not considered to unbalance this pair of semi-detached properties, whilst rear elevation dormers are a common feature within the locality. The proposed single storey side extension is of a small scale and will feature a small set back from the front elevation to ensure it appears as an appropriate addition to the dwelling.

7.3 Impacts upon residential amenity

The side extension will feature a window to its side elevation, however, this will be obscure glazed and will be conditioned as such as part of any approval. The rear garden of this site is enclosed by a 1.8m high close boarded panel fence to the sides and rear as well as some mature vegetation with an average height of 2m to the eastern boundary. It is considered that the existing boundary treatments and adequate separation distances will serve to maintain existing privacy levels.

7.4 The small scale of the side extension ensures that it will not result in diminished light levels for nearby occupiers.

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 locale.

9.2 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 amended 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