

Agenda Item A11	Committee Date 22 August 2016	Application Number 16/00692/FUL
Application Site 8 Fell View Caton Lancaster Lancashire		Proposal Erection of a single storey rear extension
Name of Applicant Mr Tom Greenwood		Name of Agent Miss Lucy Tindall
Decision Target Date 28 July 2016		Reason For Delay Committee Cycle
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 Fell View in Caton. The surrounding area mainly consists of terrace and semi-detached residential properties.

1.2 The site falls within the Countryside Area and Forest of Bowland Area of Outstanding Natural Beauty as designated on the Lancaster District Local Plan proposals map.

2.0 The Proposal

2.1 The application proposes the erection of a single storey extension to the rear elevation of the property. The proposed extension is to project from the southern elevation by 4.1m with a width of 6.4m with a flat roof 3.15m above ground level. The materials that are proposed to be used are pebble dashed walls, under a single ply membrane roof with white upvc windows and doors. The proposed rear extension will provide a bedroom and a shower room. The additional accommodation is for an individual with special needs.

3.0 Site History

3.1 There have been no previous applications submitted for this property that relate to this proposal.

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No objections
Property Services	No comments received during the statutory consultation period.

5.0 Neighbour Representations

5.1 No comments received during the statutory consultation period.

6.0 Principal National and Development Plan Policies

6.1 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:

National Planning Policy Framework (NPPF)

Paragraph 17 – 12 Core Principles
Paragraphs 67 and 68 – Requiring Good Design

6.2 Development Management DPD

DM35 – Key design principles

6.3 Lancaster District Local Plan (saved policies)

E3 – Area of Outstanding Natural Beauty
E4 – Countryside Area

7.0 Comment and Analysis

7.1 The key considerations arising from the proposal are:

- General design; and
- Impacts upon residential amenity

7.2 General Design

The proposed development has been designed to reflect that of the existing dwelling, particularly in terms of the material palette. The property already benefits from a slight flat-roofed protrusion from the main rear elevation; this proposal will connect to that to provide the facilities described in Paragraph 2.1. Whilst the proposed extension will clearly change the appearance of the rear elevation, the proposed extension will not be viewed from within the streetscene.

7.3 Impacts upon Residential Amenity

The length of the extension has been the subject of some discussion with officers, particularly as there were concerns that the structure could have an overbearing impact on the neighbouring property of 10 Fell View. This excessive length was exacerbated by the fact that the building was proposed to be sited 0.2m away from the boundary fence. The original scheme projected from the southern elevation by 6.8m with a width of 4.8m. Amendments were negotiated to the proposal to effectively re-orientate the extensions and slightly reduce its size. This involved removing the existing store to maintain access to the rear garden. The dimensions of the extension are now as reported in Paragraph 2.1.

7.3.1 Notwithstanding the amendments, the proposed extension will still be in breach of the '45 degree rule', and so will have an impact on the ground floor lounge window of the neighbouring residential property (no.10 Fell View). However, the reductions to the length of the building is deemed to be less overbearing whilst the proposal provides an individual with special needs the required bedroom

and bathroom. Given this, and the considerable depth of the gardens (for both the applicant and the neighbouring dwelling), on balance the proposal represents the best design solution given the constraints of the site.

8.0 Planning Obligations

8.1 Given the nature of the proposal there are no requirements for a legal obligation.

9.0 Conclusions

9.1 The proposed size of the extension has been amended to improve the amenity for the neighbouring resident. Whilst the scheme was amended and the impact on 10 Fell View was reduced, it was not completely eliminated. However, given the circumstances of the case and the considerable length of the garden area, the proposal it is deemed acceptable.

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 the amended plans

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