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| Agenda Item A10 | Committee Date 19 September 2016 | Application Number 16/00896/FUL |
| Application Site Bank Farm Aldcliffe Hall Lane Lancaster Lancashire | | Proposal Demolition of rear WC, erection of a replacement balcony and relocation of existing external staircase |
| Name of Applicant Mr & Mrs Higgin | | Name of Agent Mr Steve Donnelly |
| Decision Target Date 7 September 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 applicant is 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 detached historic farmhouse located on Aldcliffe Hall Lane, Aldcliffe. The attached barn located to the side and rear of the dwelling has previously been converted into residential use and now forms part of the dwellinghouse. A small 4.6m² balcony is located to the rear elevation of the barn conversion. The farm house is stone built featuring white washed walls whilst the barn features a random rubble construction, both feature a natural slate roof and white timber framed double glazed units. The site boundary to the sides and rear is formed by a 1.6m high stone retaining wall and a mixed hedge varying in height between 1.8m – 2m.

1.2 Bank Farm is located within a prominent location with Aldcliffe Hall Lane to the north, the grade two listed Aldcliffe Cottages located 16m to the south and Aldcliffe Mews 20m to the south-west. The applicant dwelling forms a focal point within its location with the front elevations of the surrounding properties orientated towards the application site. The surrounding properties are residential in use. Local land levels reduce in elevation when heading in a westerly direction as such the top of the retaining wall that forms the site boundary forms the ground level of the dwellings garden.

1.3 The site is located within the Countryside Area, as identified on the Local Plan Proposals Map. It is also within a Mineral Safeguarding Area.

2.0 The Proposal

2.1 This application proposes the demolition of the existing WC outbuilding and existing balcony and the erection of a replacement balcony extending 2m from the rear elevation with a maximum width of 5.8m. The external spiral staircase will be relocated to the side (northern) elevation of the balcony,

the balcony will be constructed using a black metal frame and a 1.1m high clear frameless glass balustrade will be installed. Finally, composite timber decking will be installed to the balcony floor and a black uPVC door will be installed at ground floor level. A similar application was received by the Local Planning Authority earlier this year which featured a flat roof rear extension with a balcony above.

3.0 Site History

3.1 There have been planning applications at this property in the late 1980s and early 1990s associated with the initial conversion. The most recent application, also considered by the Planning and Highways Regulatory Committee, is detailed below.

| Application Number | Proposal | Decision |
|---------------------------|--|-----------------|
| 16/00357/FUL | Demolition of rear WC and first floor balcony, erection of a single storey rear extension with balcony above and relocation of existing external staircase | Permitted |

4.0 Consultation Responses

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

| Consultee | Response |
|--|--|
| Conservation | No objection |
| County Council Mineral Planning | No response received during the statutory consultation period |

5.0 Neighbour Representations

5.1 No neighbour representations received during 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
 Paragraphs **131 – 134** – Designated Heritage Assets

6.2 Development Management DPD

DM35 – Key Design Principles
DM28 – Development and landscape impact
DM32 – The setting of Designated Heritage Assets

6.3 Lancaster District Core Strategy (adopted July 2008)

SC1 – Sustainable Development
SC5 – Achieving Quality in Design

6.4 Lancaster District Local Plan Saved Policies

E4 – Countryside Area

7.0 Comment and Analysis

7.1 The main issues to be considered in the determination of this application are:

- General design;
- Impacts upon residential amenity; and

- Impacts upon the designated heritage assets.

7.2 General Design

7.2.1 It is considered the proposed development appears as a contemporary addition to a traditional stone built farm house and barn conversion. The appropriate scale of the proposal and the inset to the northern elevation ensures the development appears as a subservient addition. Moreover, the sharp yet simple lines as well as the use of contrasting materials aid in the differentiation between the traditional appearance of the dwelling and the proposed contemporary addition. The use of the staircase to the northern elevation and the frameless clear glazed balustrade provide a further break further aiding the separation between traditional and contemporary. As a result of the above it is considered the principle of the proposed contemporary addition to this dwelling is acceptable.

7.3 Impacts upon residential amenity

7.3.1 The existing balcony has a usable floor area of 4.6m² a space large enough for standing/a small table lending itself to relatively infrequent use. Due to the presence of the existing balcony and the fact that the balcony does not overlook the private amenity space of the nearby neighbours it is considered an appropriately increased balcony can be supported in this location. Aldcliffe cottages are located between 16m-18m away from the proposed balcony, views to the front elevation windows of these properties will be obscured by the 2m high hedging (the hedging is approximately 3.5m high when stood outside of the application site) and the reduction in land levels. As a result of the existing relationship between the applicant property and these cottages an appropriately increased balcony is not considered to result in unacceptable levels of privacy.

7.3.2 The 11.6m² floor area of the balcony is considered to limit the use of this space lending itself to uses more in line with the existing balcony, thus maintaining the existing relationship. Further, the increase in size is largely in a north-south lateral direction with the depth of the balcony increasing by only 700mm ensuring that the balcony's projection from the rear elevation of the barn is kept to a minimum. As such it is considered the amended scale of the balcony is appropriately sized for this raised location.

7.4 Impacts on the designated heritage assets

7.4.1 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 policies DM30, DM31 and DM32.

7.4.2 The main consideration is the possible impact on the setting of the adjacent grade two listed Aldcliffe Cottages. The principal setting of the row of cottages is created by the road in front and the views along the terrace from the East and West. The view to the application site is separated by the existing low stone wall and hedge above (3 – 4 metres) and the garden area beyond. The proposed development site is set back from these immediate sightlines and will feature a clear frameless glass balustrade to replace a timber structure. In view of the above observations, it is not considered that the proposal will impact/harm the setting of the adjacent listed buildings unduly and is therefore acceptable.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 It is considered the use of contrasting materials and sharp lines aid to differentiate this proposal from the traditional appearance of the barn, ensuring a contemporary approach, and as such it is considered acceptable in this location.

9.2 The principle of a balcony in this location is already established, as such it is considered the relatively small increase in its scale to 11.6m² is an acceptable form of development that will not result in unacceptable detrimental impacts to the residential amenity of the surrounding neighbours.

No objections have been received and the proposal can be supported.

Recommendation

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

1. Standard three year timescale
2. Development in accordance with plans
3. The balustrade to be fitted must be a Taperloc 9mm tempered clear frameless glass design with no handrail installed

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