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| Agenda Item A13 | Committee Date 19 September 2016 | Application Number 16/01007/FUL |
| Application Site 20 Alamein Road Carnforth Lancashire LA5 9BB | Proposal Demolition of outbuilding and erection of a single storey rear and side extension | |
| Name of Applicant Mr Tom Greenwood | Name of Agent Mr James Mullen | |
| Decision Target Date 30 September 2016 | Reason For Delay N/A | |
| Case Officer | Mr Robert Clarke | |
| 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 semi-detached dwellinghouse located on the western side of Alamein Road in Carnforth. The property features a pebble dashed exterior with a pitched roof finished with slate, white uPVC windows are installed throughout. The property benefits from a driveway and garden to the front and a good size, 170m², garden to the rear.

1.2 Alamein Road is characterised by two storey semi-detached dwellinghouses of a similar appearance and age. Alamein Road drops in elevation in a northerly direction, as such there is some difference in land levels between the application site and its neighbours. The site is unallocated in the Lancaster District Local Plan proposals map.

2.0 The Proposal

2.1 The application proposes the demolition of the existing outbuilding to the rear and the erection of a single storey side and rear extension which will have a maximum depth of 6m measured from the rear elevation and a maximum width of 6.1m. There will be a slight dog leg within the extension to allow for sufficient internal space and to allow for daylight to the existing kitchen window. The extension will be finished with a mono-pitch roof with a maximum height of 3.4m. The materials that are proposed 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 for an individual with special needs.

3.0 Site History

3.1 There is no previous planning history for this property.

4.0 Consultation Responses

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

| Consultee | Response |
|--------------------------|--|
| Parish Council | Approves of the application in principle |
| Property Services | No responses received at the time of compiling this report |

5.0 Neighbour Representations

5.1 No responses received at the time of compiling this report.

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 Core Strategy **SC1**: Sustainable Development **SC5**: Achieving Quality in Design

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 the character of the existing dwelling, particularly in terms of the material palette. Whilst the proposed extension will change the appearance of the rear elevation and is of a large scale only the side extension with a 1.8m width will be seen from within the street scene. This is set back from the front elevation considerably whilst a 1.8m timber fence and gate will be erected which will serve to obscure and break up the presence of the extension within the street scene. Although the extension is of a large scale it has been reduced from the initial proposal by 1.2m in depth, this reduced scale ensures sufficient private amenity space is retained. Given the needs of the occupants and the minimal visual presence this extension will have within the street scene, on balance it is concluded the extension is an acceptable form of development.

7.3 Impacts upon Residential Amenity

Due to the way in which the land levels in this area descend in a northerly direction the proposed extension will be set approximately 1m lower down than the neighbouring dwelling No. 22. Further

the boundary between these dwellings is formed by a 2m high close boarded panel fence. Within the garden of No. 22 and immediately adjacent to the boundary with the application site is a brick built pitched roof outbuilding and a timber shed. The differing land levels and the intervening boundary treatments along with the presence of the outbuilding and shed within the rear garden of No. 22 means that the proposed extension is not considered overbearing. With regards to No. 18, the shared boundary is formed by 1.8m high close boarded fence, whilst the dwelling itself benefits from a large lean to single storey rear extension. The proposed extension is set away from this boundary and therefore will not result in diminished daylight or privacy levels.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 The reduced scale of the proposed extension is considered to be a more appropriate form of extension, whilst the proposed materials will ensure that the extension matches the appearance of the original dwelling. Further, as the proposal is not considered to result in harmful impacts to residential amenity, the application is deemed acceptable.

Recommendation

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

1. Standard three year timescale
2. Development to be carried out in accordance with the amended plans
3. Retention of existing boundary treatments

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