

Agenda Item A11	Committee Date 6 April 2018	Application Number 18/00170/FUL
Application Site 4 Miller Court Lancaster Lancashire LA1 5XB	Proposal Demolition of existing porch and erection of a single storey front extension, conversion of garage to create ancillary accommodation, replacement of existing wall render and timber boarding with new and insertion of new window to the western elevation	
Name of Applicant Mrs Ursula Deriaz	Name of Agent Mr Jon Clayton	
Decision Target Date 11 April 2018	Reason For Delay N/A	
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 applicant is related to an employee 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 detached property with integrated double garages, which is located on Miller Court in Lancaster. The cul-de-sac consists of 5 detached properties, which generally reflects the character and urban form of the surrounding area with the exception of the apartment building known as Maryvale House that is located to the east of Miller Court.

1.2 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 porch and erection of a single storey front extension, conversion of garage to create ancillary accommodation, replacement of existing wall render and timber boarding with new and insertion of new window to the western elevation.

2.2 The proposed extension is to project from the southern elevation by 1.3m with a width of 1.8m and a lean-to roof 3.1m above ground level. The materials that are proposed to be used are western cedar board to the walls with a dark grey plain tiled roof. The proposed front extension will provide a utility room.

2.3 The proposed conversion of the garage to create ancillary accommodation involves the replacement of one of the garage doors with an entrance door and installing a partition wall to separate the existing garage and the new ancillary accommodation. The entrance door will be made up of western cedar boarding with glazed side screens. The proposed ancillary accommodation will

provide a lobby and boot room.

- 2.4 It is proposed to replace the existing render on all of the elevations, with a Polar White coloured K-rend. The existing coursed natural stone on the north and south elevations is to remain. The existing timber boarding located on the mini gable on the north elevation and the bay window and feature panel on the south elevation are to be replaced with western red cedar board.
- 2.5 The proposed new window is to be inserted into the western elevation. It will be made up of white upvc. The window is proposed to provide light into the boot room, which is being created with the proposed conversion of the garage.

3.0 Site History

- 3.1 There is no relevant planning history related to this application.

4.0 Consultation Responses

- 4.1 No requirement to consult any statutory consultees on this proposal.

5.0 Neighbour Representations

- 5.1 At the time of compiling this report no representatives have been received.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

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

6.2 Local Planning Policy Overview – Current Position

At the 20 December 2017 meeting of its Full Council, the local authority resolved to publish the following 2 Development Plan Documents (DPD) for submission to the Planning Inspectorate:

- (i) The Strategic Policies and Land Allocations DPD; and,
- (ii) A Review of the Development Management DPD.

This enables progress to be made on the preparation of a Local Plan for the Lancaster District. The DPDs will be published in February, after which there will be a 6 week period for representations prior to the submission of the documents to the Planning Inspectorate for independent Examination. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in late 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2017, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

6.3 Development Management DPD

DM35 – Key Design Principles

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 and therefore the proposed appearance is considered to not be out of character with the surrounding properties. Whilst the proposed works will change the appearance of the dwelling, the dwelling is set back within the cul-de-sac and therefore will not result in any adverse visual impacts when viewed from within the street scene.

7.3 Impacts upon Residential Amenity

The proposed single storey extension to the front will have a window located to the north elevation. This will look onto the neighbouring property of 3 Miller Court with no intervening boundary treatment. However, the proposed extension will be set 14m away from the neighbouring property of 3 Miller Court and it will accommodate a non-habitable room (utility room). Therefore the proposed works are thought to have a minimal impact upon the residential amenity.

7.4 There are large trees located along the eastern boundary of the dwelling. Therefore the proposed new window to be inserted into the western elevation will be screened from the properties located within Maryvale House.

7.5 The remaining proposed works are considered to have no impact upon the residential amenity as they involve converting the garage to create ancillary accommodation and, replacing existing wall render and timber boarding with new.

7.6 The loss of the garage will result in the loss of one parking space but the property will retain a single garage and a large driveway, which together provide more than sufficient parking space for a 4-bed dwelling.

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 In conclusion, the proposed works have been designed to reflect that of the existing dwelling, and they would not have a detrimental impact on residential amenity. This is due to the proposed front extension being set a good distance away from 3 Miller Court and existing trees located on the eastern boundary screening the proposed new window to be located in the western elevation from the residents of Maryvale House. In addition, sufficient parking remains to serve the dwelling. The application is therefore recommended for approval.

Recommendation

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

1. Standard 3 year timescale
2. Development to accord to approved plans
3. Development is to be finished with the samples received by hand on 12/03/18.

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 taken 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.

Background Papers

None