

Agenda Item A7	Committee Date 17 th September 2018	Application Number 18/00915/FUL
Application Site 1 Warley Avenue Morecambe Lancashire LA3 3AR	Proposal Demolition of existing rear extension and erection of a single storey side and rear extension	
Name of Applicant Mr Mike Ireland	Name of Agent Mr Richard Mews	
Decision Target Date 13 September 2018	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 applicant is related to an employee of Lancaster City Council, as such the application must be determined by the Planning and Highways Regulatory 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 to the west of Warley Avenue in Morecambe. The property features a dashed exterior with brick detailing underneath a hipped roof finished with slate, white upvc windows and doors are installed throughout. The dwelling benefits from a front garden and driveway which extends down the side of the property. To the rear is a single storey hipped roof extension which appears to be an original part of the property. The rear garden measures 130m² and is well enclosed by 1.8m high timber fencing to the south western boundary and the neighbouring garage and high hedgerow to the north eastern boundary. The north western boundary is formed by a timber outbuilding with further hedging.

1.2 Warley Avenue is predominantly characterised by two storey semi-detached post war dwellings, however, there are also some detached properties and bungalows.

1.3 The site is unallocated in the Lancaster District Local Plan.

2.0 The Proposal

2.1 This application seeks consent for the demolition of the existing single storey rear extension and erection of a single storey side and rear wraparound extension. The side element of the existing will feature a maximum width of 2.9m, however, due to the line of the shared boundary the extension will feature an angled elevation. Including its projection beyond the rear elevation of the dwelling this element of the extension will feature a maximum depth of 10.3m. The rear extension will feature a maximum depth of 2.7m and a maximum width of 8.45m including its projection beyond the side elevation of the original dwelling. The entire extension will feature a flat roof with a maximum height

of 3m, a roof lantern measuring 3.1m x 1.55m will be installed to the rear. The extension will be finished in dashing to match the appearance of the original dwelling, whilst the roof will feature a grey fibreglass/rubber roofing system, grey upvc windows and doors will be installed throughout.

3.0 Site History

3.1 The Local Planning Authority has no planning history relating to this site.

4.0 Consultation Responses

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

Consultee	Response
Morecambe Town Council	No response 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 National Planning Policy Framework

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 11**). **Paragraph 124**: High quality design is relevant to the determination of this proposal:

6.2 Development Management DPD Policies

DM22: Vehicle Parking Provision
DM35: Key Design Principles

6.3 Lancaster District Core Strategy Policies

SC1: Sustainable Development

6.4 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 were published on the 9 February for an 8 week consultation in preparation for submission 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.

7.0 **Comment and Analysis**

7.1 The main issues are:

- Design
- Residential Amenity
- Parking and Highways

7.2 **Design**

7.2.1 The proposed extension will be finished in dashed render with grey upvc windows/doors so as to match and complement the appearance of the existing dwelling and that of the wider street scene. Although the development will be finished with a flat roof arrangement including the proposed side element which will be viewed from the street scene it is acknowledged that there are various flat roofed extensions and garages within the locality as such in this instance this design approach can be supported. The use of the flat roof is also considered to reduce the overall massing of the existing ensuring that it remains subservient to the original property.

7.3 **Residential Amenity**

7.3.1 Both the side extension and rear extension will be constructed upon the shared boundary with both neighbouring properties No. 1A and 3 Warley Avenue. With regards to the side element of the proposal, the adjacent property No. 1A benefits from one obscure glazed window serving a bathroom and a door to the kitchen. The proposed extension will be within 3m of this side elevation which is likely to impinge on the amount of daylight serving these openings, however, given the use of the room which the window serves not primary living space and the presence of a kitchen window to the rear elevation which will not be affected by the proposed development, it is considered that this relationship will not significantly impact upon the standard of amenity that these residents currently enjoy.

7.3.2 The rear element of the development will be sited immediately adjacent to and sit relatively flush, in terms of overall depth from the original rear elevation, with the existing rear extension of No. 3. For this reason this aspect of the development will not impact upon the residential amenity of the occupiers of this property.

7.4 **Parking and Highways**

7.4.1 The existing driveway which extends to the side of the property measures 2.6m at its widest point, though due to the constricted nature of the site this narrows to 2.2m towards the rear of the site. As a result, this driveway would not be considered as useable parking space by current standards and is therefore not included in the existing properties parking provision. The proposed side extension features a 'store' though this is not large enough to be considered as a parking space. The existing single parking space to the front of the dwelling will remain whilst Warley Avenue also benefits from unrestricted on road parking. As the existing parking and highway arrangement will remain unchanged the application is considered acceptable in this regard.

8.0 **Planning Obligations**

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

9.0 **Conclusions**

9.1 The proposed side and rear extension will appear as a subservient and coherent addition to this property that will respect the character of the surrounding built form. Although in close proximity to neighbouring properties, due to the use of neighbouring windows to adjacent property No. 1A the construction will not significantly impinge upon existing levels of amenity that these occupiers

currently enjoy. Due to the inadequate usability of the current driveway, existing parking provision will remain the same.

Recommendation

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

1. Standard three year timescale
2. Development in accordance with the approved plans

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, the City Council can confirm that it 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 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