

Agenda Item A8	Committee Date 17 th September 2018	Application Number 18/00956/FUL
Application Site 11 Daisy Bank Quernmore Road Lancaster Lancashire		Proposal Erection of a single storey rear extension
Name of Applicant Mr Simon Raffaelli		Name of Agent Mr Ryan Leahy
Decision Target Date 16 September 2018		Reason For Delay Committee cycle
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 site that forms the subject of this application is a single dwellinghouse located on the eastern extremity of Lancaster, relatively close to recent housing developments at the Lancaster Moor Hospital site. The property is finished in redbrick walls to ground floor level beneath a dashed render first floor under a grey concrete tile roof, in uniform materials to the immediate streetscene. The property benefits from front and rear gardens as well as an area of land within the field to the south.
- 1.2 The site is within a linear pattern of semi-detached dwellinghouses along the south side of Quernmore Road, with agricultural fields opposite on the north side of this highway and fields to the south.
- 1.3 The site is located within a key urban landscape as indicated in the Lancaster District Local Plan.

2.0 The Proposal

- 2.1 This application seeks consent for the erection of a single storey rear extension measuring a depth of 3 metres and width of 6.4 metres, it will feature a lean to roof with a maximum height of 3.9m. The extension will be finished in matching brickwork underneath a natural slate roof, white UPVC windows will be installed throughout.

3.0 Site History

- 3.1 The Local Planning Authority has the following history for this site:

Application Number	Proposal	Decision
08/01034/FUL	Creation of a dropped kerb to create new access	Refused
11/01148/PLDC	Application for the proposed lawful development certificate for a hip to gable roof extension	Permitted Lawful Development Certificate Granted

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No response received during the statutory consultation period
Environmental Health	No response received during the statutory consultation period
Cadent Gas	No response received during the statutory consultation period

5.0 Neighbour Representations

5.1 **No responses** received during the statutory consultation period

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**). The following paragraphs of the NPPF are relevant to the determination of this proposal:

Paragraph 124: High quality design

6.2 Development Management DPD Policies

DM22: Vehicle Parking Provision

DM28: Development & Landscape Impact

DM35: Key Design Principles

6.3 Lancaster Local Plan Saved Policies (2008)

E31: Key Urban Landscapes

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 (i) Design; and (ii) Residential Amenity.

7.2 Design

7.2.1 This part of the Key Urban Landscape is already urbanised by dwellings, and the scale of the development and the materials being proposed are such that the extension would be read as part of the existing dwelling. The development would be removed from view from within the wider street scene and would respect the character and appearance of the general locality.

7.3 Residential amenity

7.3.1 The proposed extension will be situated close to the shared boundary with No. 12, this adjoining property already benefits from a conservatory to its rear elevation. Despite this conservatory featuring side elevation windows facing into the garden of the applicant property, given remaining glazing it is considered that the construction of the extension currently proposed will not reduce daylight levels serving the adjoining property to unacceptable levels. The proposed extension is set away from the shared boundary with No. 10 which is also set at an increased land level, as such the development proposed will not impact upon existing standards of residential amenity for this neighbouring property.

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 extension is of a scale and design that will ensure it appears as a subservient and coherent addition to this property that will respect the character of the surrounding built form. Despite the proximity of the extension to the neighbouring conservatory it is considered that acceptable levels of daylight for the adjoining property will be retained.

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