

Agenda Item A8	Committee Date 29 April 2019	Application Number 19/00277/FUL
Application Site 31 Dutton Drive Lancaster Lancashire LA1 3FT		Proposal Erection of a single storey extension to the rear
Name of Applicant Mrs Beaton		Name of Agent Mrs Linda Hardicker
Decision Target Date 2 May 2019		Reason For Delay
Case Officer		Mr Sam Robinson
Departure		No
Summary of Recommendation		Approval

(i) **Procedural Matters**

This form of development would normally be dealt with the Scheme of Delegation. However, as the applicant works for Lancaster City Council the application is to be determined by the Planning Committee.

1.0 The Site and its Surroundings

- 1.1 31 Dutton Drive is a new build property in Lancaster situated between the old Moor Hospital and the M6. The property comprises brick exterior walls with white uPVC windows throughout under a grey tiled roof. To the front is a driveway and open plan garden whilst to the rear is a larger garden measuring approximately 125m² enclosed by 1.8m high timber fencing.
- 1.2 The surrounding area is also populated by new build houses of a similar design and style.

2.0 The Proposal

- 2.1 The application seeks planning permission for a single storey rear extension.
- 2.2 The extension measures approximately 3.5m in depth, 5m in width with an eaves height of 2.3m and a maximum height of 3.4m. The extension features a glazed roof with windows and doors on the rear and side (west) elevation finished in white uPVC. The remaining walls will be finished in brick to match the main house.

3.0 Site History

- 3.1 The site has no relevant planning history.

4.0 Consultation Responses

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

Consultee	Response
Cadent Gas	No objection – Advice note to the applicant

5.0 Neighbour Representations

5.1 No comments received within the statutory consultation period

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework

Paragraphs 7 to 10 – Achieving Sustainable Development
Paragraphs 11 to 14 – The Presumption in Favour of Sustainable Development
Paragraphs 47 to 50 – Determining Applications
Paragraphs 124 to 132 – Achieving Well-Designed Places

6.2 Local Planning Policy Overview – Current Position

On 15 May 2018, and in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), Lancaster City Council submitted the following documents to the Secretary of State (Planning Inspectorate) for examination:

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

The Examination Hearing Sessions commenced on 9 April 2019.

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.

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.

Given the current stage of both DPDs, it is considered that significant weight can be attributed to the policies contained therein where no significant objection to them has been raised.

6.3 Lancaster Core Strategy Policies

SC1 – Sustainable Development
SC5 – Achieving Quality in Design

6.4 Development Management DPD Policies

DM35 – Key Design Principles

7.0 Comment and Analysis

7.1 The key considerations in the assessment of this application are:

- General design
- Impacts upon residential amenity

7.2 General Design

7.2.1 In terms of design, the scale of the extension is relatively modest whilst providing additional living space for the residents. The proposal remains subservient to the main dwelling whilst the matching brick to the exterior walls is considered acceptable and thought to tie in well with existing. The design is typical of a conservatory/orangery and with the proposal located to the rear behind the existing

boundary treatments combined with the limited height, its impact on the wider area will be limited even with the footpath to the east.

7.2.2 Overall, the design is considered unfussy and appropriate to the surrounding area and will not cause any visual harm. The property will still retain an acceptable amount of garden space and as such, the proposal is considered to comply with Policy DM35.

7.3 Impacts on Residential Amenity

7.3.1 The proposal includes windows and doors on the rear and side (west) elevations which will overlook the applicant's own garden. The existing 1.8m high fencing will confine views to within the site and consequently no privacy issues are raised as part of the proposal.

7.3.2 The extension will be set in approximately 1m from side (western) boundary, which is shared with 29 Dutton Drive and is the property closest to the proposal (the other side is approximately 3.5m whilst to the rear the distance is 8m). Again, due to the limited 3.5m depth and 2.3m eaves height the impact on the adjacent property is considered to be relatively low. This impact is further mitigated by the existing boundary which will also screen a significant portion of the 2.3m high eastern wall. Due to these factors, the proposal is considered not to have any adverse impacts on the residential amenity for the neighbouring properties.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 The proposal is considered to be acceptable in terms of design and appearance and without any detrimental impacts on residential amenity is recommended for approval.

Recommendation

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

1. Standard 3 year timescale
2. Development in accordance with plans

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

In accordance with the above legislation, 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.

Background Papers

None