

Agenda Item A7	Committee Date 22 July 2019	Application Number 19/00592/FUL
Application Site 116 Ullswater Road Lancaster Lancashire LA1 3PX	Proposal Erection of a single storey side and rear extension and construction of a decking area	
Name of Applicant Mr & Mrs Dodd	Name of Agent Miss Jo Clark	
Decision Target Date 9 July 2019	Reason For Delay Committee cycle	
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 is an employee of Lancaster City Council the application must be determined by the Planning Regulatory Committee.

1.0 The Site and its Surroundings

1.1 116 Ullswater Road is an end terraced property located close to the centre of Lancaster and sits adjacent to the Lancaster Conservation Area to the rear. The property features white rendered walls to the rear under a slate roof with a mix of white and brown uPVC windows and doors. The property also features dormer windows to the front and rear elevation. The rear garden measures approximately 115m² and has an apple tree and laurel tree relatively close to the rear elevation of the property.

1.2 To the side (south) is a large boundary wall/extension while the other side (north) and rear boundaries comprise timber fencing combined with vegetation ranging from approximately 1.5m to 1.8m in height. Beyond the rear fence is a parking space for the property.

2.0 The Proposal

2.1 The application seeks consent for a single storey side/rear extension and decking area.

2.2 The extension features a splayed footprint and measures approximately 5.8m at its longest point and 4m at its widest with a flat roof height of 3.65m (including the decking). The extension is finished with timber cladding to the exterior elevations apart from the southern elevation which is finished in brick. Other materials include dark grey uPVC patio doors and a sedum roof. The timber decking projects approximately 1m from the rear elevation and is 5m in width and features a glass balustrade and provides access to the rear garden.

2.3 The parking space to the rear is to be slightly enlarged by altering the positioning of the fencing but this is to be undertaken under permitted development.

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
County Highways	No objection
Tree Officer	No objection subject to the following conditions <ul style="list-style-type: none">No development within 3m of T1 (apple) and T2 (laurel) to avoid any adverse impact upon the root system or canopy of either tree. In addition, no site fires. No chemical storage areas or cement washout areas, storage of machinery, materials or equipment within 5m of any on or off site tree. Materials, equipment and machinery could be stored within 5m of T1 & T2, if stored on hardstanding, as opposed to soft ground. The applicant may choose to demarcate the root protection area at 3m from the main stem of each tree or supervise the site set up in line with my afore mentioned recommendations.
Conservation Officer	No comments received within the statutory consultation period

5.0 Neighbour Representations

5.1 One objection has been received citing concerns about the potential impact of the development on the adjacent structure.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework

Paragraphs 47 – 50 Determining applications
Paragraphs 54 – 55 Planning conditions
Paragraphs 124, 127 & 130 Achieving well-designed places
Paragraphs 193 Conserving and enhancing the historic environment

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.

6.3 Lancaster Core Strategy Policies

SC1 – Sustainable Development
SC5 – Achieving Quality in Design

6.4 Development Management DPD Policies

DM32 – The Setting of Designated Heritage Assets
DM35 – Key Design Principles

7.0 Comment and Analysis

7.1 The key considerations in the assessment are:

- General design;
- Impacts upon residential amenity; and
- Impacts upon the setting of designated heritage assets.

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 and is sited behind the existing outrigger with the cedar cladding and sedum roof providing a contemporary contrast to the rendered finish. Given the established vegetation and trees on site combined with various types of timber fencing in the immediate vicinity, the proposal is considered to tie in relatively well to the surrounding area.

7.2.2 The decking will remain screened within the rear garden whilst the extension will be largely contained to the rear with a very small section visible from the front elevation. The property does back onto an additional road, Bath Street, making the rear elevation more visible than many other properties in the Freehold area. Despite this factor, due to the number of outbuildings and structures adjacent to Bath Street and various alterations to the rear elevations of a number of properties on Ullswater Road this has led to a disjointed appearance, which lacks any uniformity. Additionally with the high rear boundaries and set back from Bath Street, the extension will remain well screened and will not occupy a prominent position within the area.

7.2.3 By providing a contemporary contrast, the proposal is considered to complement the older built form of the property and surrounding vegetation. Given the varied design of the area and screened nature of the site, the proposal is considered not to cause any visual harm to the immediate area and as such is considered to comply with Policy DM35.

7.3 Impacts on Residential Amenity

7.3.1 The majority of the extension will be sited behind the existing structure and large boundary wall in place at 118 Ullswater Road to the south and as such is considered not to have any significant impact on the occupiers. The extension and decking will be set in approximately 2.2m from the northern boundary and due to the footprint, will project away from 114 Ullswater Road. While the decking area and patio doors will partially face towards the garden space of no.114, views will be obscured by the existing boundary treatment and trees on site and consequently the residents of no.114 will still retain an acceptable level of amenity post development should these be retained.

7.3.2 As the extension is confined within the curtilage of the applicant's dwelling, any impact on any nearby building or structure is considered a private legal matter between interested parties and covered under the Party Wall Act and relevant building regulations. It is not a planning matter.

7.4 Impacts Upon the Setting of Designated Heritage Assets

7.4.1 As stated above, the property backs onto the Lancaster Conservation Area but this is created by the positioning and proximity of the properties fronting onto Bath Street rather than the rear elevations of the properties along Ullswater Road, which do not form part of the Conservation Area.

7.4.2 Given that the key views of Bath Street are from north to south and vice versa rather than to the east, the extension and decking does not form part of this key view. Given the set back from the Conservation Area and various building styles the proposal is considered to have a neutral impact on the Conservation Area and as such is seen to comply with Policy DM32.

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 or upon the setting of the adjacent Conservation Area the application 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
3. Trees to be retained and maintained at least their existing height

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