

Agenda Item	Committee Date	Application Number
A8	19 August 2019	19/00831/FUL

Application Site	Proposal
6 Ingleton Drive Lancaster Lancashire LA1 4RA	Erection of a single storey rear extension and creation of a ramp to front garden

Name of Applicant	Name of Agent
Lancaster City Council	Mr Chris Potts

Decision Target Date	Reason For Delay
23 August 2019	N/A

Case Officer	Mr Sam Robinson
Departure	No
Summary of Recommendation	Approval

(i) **Procedural Matters**

This form of development would normally be determined under the Council's Scheme of Delegation. However, the property is in the ownership of Lancaster City Council and as such the application is referred to the Planning Regulatory Committee.

1.0 The Site and its Surroundings

- 1.1 6 Ingleton Drive is an end terrace property located in Hala in south Lancaster. The property features rendered walls under a concrete tiled roof with white uPVC windows and doors. To the rear is a split level garden measuring approximately 115m² with timber fencing surrounding the site and a single storey outrigger along the southern boundary. To the front is a small sloping front garden.
- 1.2 The surrounding area is residential in nature and there is a large open playing field to the south of the site.

2.0 The Proposal

- 2.1 The application seeks consent for a single storey rear extension and access ramp to the front.
- 2.2 The extension measures approximately 3.65m in depth, 6.85m in width under a flat roof height of 2.7m and is proposed to be finished with render and windows to match and a glass reinforced plastic (GRP) flat roof. The access ramp will be attached to the existing steps and will provide access to the pathway which runs parallel to the north elevation of the property.

3.0 Site History

- 3.1 There is no relevant planning history.

4.0 **Consultation Responses**

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

Consultee	Response
Property Services	No comments received within the statutory consultation period

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 (NPPF)

Paragraphs 124, 127 & 130 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.

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

7.2.1 In terms of design, the scale of the extension is relatively modest but will provide additional accessible living space for the residents. The proposal remains subservient to the main dwelling in terms of height and footprint and is sited to the rear and will be attached to the existing outrigger. The rendered finish and uPVC windows will match the existing dwelling and tie in well with the existing dwelling and is appropriate for this residential area.

7.2.2 The access ramp and associated handrails will occupy a section of the front garden and while this will slightly alter the appearance of the property and garden area, there are a number of footpaths and railings

in the vicinity and as such, the proposal will not be out of keeping within the immediate area. While there may be a small amount of visual harm associated with the development, the railings and ramp are relatively small scale structures and it is considered that this harm is outweighed by providing a better standard of living and support which is required for the occupiers. Ensuring accessibility to all sectors of the community is a key principle of DM35. This harm can be reduced by some sensitive landscaping, which can be covered by condition.

- 7.2.3 The matching materials of the rear extension are considered acceptable and the proposal is considered to be built to an appropriate scale. As it is contained to the rear, there will have no impact on the street scene. The ramp and railings while altering the appearance of the site, will be similar to other access paths in the area whilst providing improved and needed access to the residents.

7.3 Impacts on Residential Amenity

- 7.3.1 Openings will be restricted to the rear elevation of the extension overlooking the applicant's own garden at ground floor level. To the south, the extension will be sited behind the existing shared outrigger and will have little impact on the adjoining neighbours at no.4. The extension will be set in from the northern boundary with a significant proportion screened behind the timber fencing. Combined with the modest height and depth, this will ensure that it does not appear overbearing to the occupiers at no.8 and while there may be a small impact on the ground floor patio doors, this is considered to be limited and will not have a significant impact upon the residential amenity for the occupiers. The ramp raises no residential amenity concerns.

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 without having any detrimental impacts on residential amenity. The application is seen to comply with DM35 and consequently is recommended for approval.

Recommendation

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

1. Standard 3 year timescale
2. Development in accordance with plans
3. Submission of a landscaping scheme and its subsequent implementation and retention/maintenance

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