

Agenda Item	Committee Date	Application Number
A9	19 August 2019	19/00901/FUL

Application Site	Proposal
3 Moorside Melling Carnforth Lancashire	Alterations to windows and doors on front and rear elevations, re-rendering of the front, side and rear elevations and erection of a detached garage

Name of Applicant	Name of Agent
Miss S. Thompson	Mr Miles Manley

Decision Target Date	Reason For Delay
6 September 2019	N/A

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 3 Moorside is an end terraced property located on the edge of Melling, which is also within the Melling Conservation Area. The dwelling comprises rendered walls under a slate roof with white uPVC windows and doors throughout. The site occupies a corner plot and features a good sized rear garden measuring approximately 400m² with a detached garage/outbuilding running parallel to the highway.
- 1.2 The property is sited within a cul-de-sac, which is detached from the main centre of Melling approximately 350m to the west. In the immediate area, the land levels rise sharply when travelling from north to south. Both Moorside and Moorside Close are a more modern form of development, built approximately in the mid 20th century.

2.0 The Proposal

- 2.1 The application seeks consent for a detached garage, re-render to all elevations of the property with new windows and doors to the rear.
- 2.2 The garage measures 4m x 6m with a wall height of 2.1m and maximum height of 3.1m under a slate pitched roof with a grey alloy door. The windows and doors are to be replaced with similar uPVC but in anthracite grey. Discussions regarding the render to find a more muted finish is still ongoing with the agent and a verbal update will be provided to Councillors at the meeting.
- 2.3 There is no new access or landscaping proposed as part of this application.

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
Parish Council	No comments
County Highways	No objection
Conservation	No objection (subject to an alternative render colour)

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 124, 127, 130 - Achieving well-designed places
Paragraph 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 Development Management DPD Policies

DM31 – Development affecting Conservation Areas
DM35 – Key design principles

7.0 Comment and Analysis

7.1 The key considerations in the assessment are:

- General design;
- Impact upon residential amenity; and
- Impact upon the designated heritage asset

7.2 General Design

7.2.1 While relatively close to the highway, the proposed garage will occupy the area where the existing outbuilding is located, so the principle of a building in this location has already been established. There are also a number of domestic garages to the south west of the site in a similar proximity to the highway.

The scale is modest in size and is no larger than a typical domestic garage. The pitched slate roof and suitable choice of render is considered appropriate in this residential area.

- 7.2.2 As stated above, discussions regarding the render on both the property and garage are ongoing with the agent to find a suitable finish rather than the proposed off-white, which would look rather obtrusive given the muted finish of the surrounding buildings and prominent positioning of the dwelling within the street. However, it is considered that a rendered finish, subject to final colours/details, would be acceptable in this location. The insertion of grey bi-fold doors and windows to the property are considered relatively minor alterations and will not affect the character of the property or wider area.

7.3 Impacts upon Residential Amenity

- 7.3.1 As stated above, the outbuilding is located relatively close to the highway but is set far away from any of the nearby residential properties. While the first floor window to the rear will be slightly larger than existing, outlook will be similar and will primarily overlook the applicant's own garden. As such, the application raises no residential amenity concerns and is considered to comply with DM35.

7.4 Impacts Upon the Designated Heritage Asset

- 7.4.1 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed building, a Conservation Area or their setting, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the heritage asset or its setting. This is reiterated by policies DM31.

- 7.4.2 As the site occupies a prominent plot within a Conservation Area and given the visibility of the garage from the highway, the impact on the wider area needs to be assessed. The site is separated from the wider and more historical area of Melling and is screened by a large number of mature trees, which run alongside Lodge Lane to the north. With the exception of The School House at the entrance to Moorside, the properties in the immediate vicinity offer little historic or architectural value. The garage will be located behind the dwelling and obscured from view along Lodge Lane and will be seen in the context of the surrounding mid 20th century buildings.

- 7.4.3 Given that the key views of the Conservation Area are along Lodge Lane and that the proposal is in keeping with that of the immediate area, it is thought that the replacement garage will not cause any substantial harm to the Melling Conservation Area and therefore complies with DM31 and associated legislation.

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 is in keeping with the surrounding area. Without any detrimental impacts on residential amenity or upon the wider Conservation Area, the application is seen to comply with DM31 and DM35 and 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. Details of materials

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