

Agenda Item	Committee Date	Application Number
A9	9 December 2019	19/01314/FUL

Application Site	Proposal
10 Shortlands Drive Heysham Morecambe Lancashire	Demolition of existing conservatory and erection of a single storey rear extension

Name of Applicant	Name of Agent
Mr Jason Camm	Mr Philip Holt

Decision Target Date	Reason For Delay
13 December 2019	N/A

<b>Case Officer</b>	Mr Sam Robinson
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval

### **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 10 Shortlands Drive is a semi-detached property located in a residential area of Heysham. The property features a hipped roof with a two storey extension to the side and a conservatory to the rear adjacent to the southern boundary. The dwelling comprises dashed walls, grey roof tiles and white uPVC windows and doors throughout. The site features an area of hardstanding to the front with a large 'L shaped' garden to the rear.
- 1.2 The area is residential in nature and the property is relatively close to St Peter's Primary School (approximately 70m to the east) and the historic old village of Heysham (approximately 240m to the northwest).
- 1.3 There are no designations affecting the site.

#### **2.0 The Proposal**

- 2.1 The application seeks consent for the demolition of the existing conservatory and erection of a replacement single storey rear extension.
- 2.2 The extension measures approximately 3.5m in depth, 5.7m in width with an eaves height of 2.4m and a flat roof height (excluding lantern) of 2.7m. The proposed extension features a north facing window and bi-fold doors to the rear and comprises render and sandstone exterior walls with grey powers coated aluminium bi-fold doors and a grey uPVC window under a GRP roof.
- 2.3 No landscaping or alterations to the access are proposed.

### 3.0 **Site History**

3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
03/00050/FUL	Erection of a two storey side extension to form garage with bedroom, en-suite and store room over and single storey rear extension to form garden room	Permitted
05/01491/FUL	Erection of a conservatory to rear	Permitted

### 4.0 **Consultation Responses**

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

Consultee	Response
Parish Council	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**

Paragraphs 47 – 50: Determining applications

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 took place between the 9 April 2019 and the 1 May 2019. The Council published proposed Main Modifications to the Local Plan. An eight-week consultation into the modifications was undertaken and expired on 7 October 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 some weight can be attributed to the policies contained therein subject to the extent to which there are unresolved objections to the relevant policies and their consistency with the National Planning Policy Framework.

#### 6.3 **Development Management DPD Policies**

DM35 – Key design principles

## **7.0 Comment and Analysis**

7.1 The key considerations in the assessment are:

- General design
- Impact upon residential amenity

### **7.2 General Design**

7.2.1 The extension is one of a typical design for many mid-20<sup>th</sup> century semi-detached dwellings. The proposal is subservient to the main dwelling and the footprint is identical to the conservatory that it is replacing. As such it is considered that the built form has been established whilst the choice of materials will complement the existing dwelling. In addition, the extension's location to the rear will ensure that there is no impact on the wider street scene.

### **7.3 Impacts upon Residential Amenity**

7.3.1 As stated above, the proposal is replacing an existing conservatory. The depth of the extension along the southern boundary will remain as before (approximately 3.5m). Whilst there will be a marginal height increase from approximately 2.35m to 2.45m, this change is considered to have no significant impact upon the occupiers at 12 Shortlands Drive.

7.3.2 The extension does break the 45 degree rule with the neighbouring patio doors but these are located to the south so any impact from the extension on light levels is limited. In any case the depth is the same as before so raises no concerns.

7.3.3 Outlook from the rear doors will overlook the applicant's own garden whilst the side (north) facing window will be towards the existing dwelling and boundary fence and is in line with the existing outlook from the conservatory. As a result there are no overlooking concerns associated with the scheme.

## **8.0 Planning Obligations**

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

## **9.0 Conclusions**

9.1 Considering the existing built form of the conservatory and very minor height increase, the proposal will not have an undue impact on any of the neighbouring properties. The scale and size is considered appropriate in relation to the site and dwelling whilst the materials and appearance are acceptable for this residential area. As such, the application is recommended for approval subject to the conditions below.

## **Recommendation**

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

1. Standard 3 year timescales
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