Agenda Item	A7
Application Number	20/00720/FUL
Proposal	Erection of a single storey rear extension
Application site	49 Bare Avenue Morecambe Lancashire LA4 6BD
Applicant	Mr. & Mrs. R. Jimenez
Agent	John Manley
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.

The application originally included a rear dormer within the description, but after discussions with the agent it was confirmed that this would be constructed under permitted development rights and as such, has been removed from the description. Neighbours were notified of this change through letter on 27 August allowing for a further 2 weeks for additional comments.

1.0 **Application Site and Setting**

1.1 49 Bare Avenue is a semi-detached dwelling located in a residential area of Bare. The property features a gable roof with a dashed exterior, red roof tiles with white uPVC windows throughout. To the rear is a large garden measuring c. 300m^2, the garden slopes from the rear elevation of the property towards the rear boundary and is enclosed by stone walls and fencing. To the side (east) lies the car park of the Dog and Partridge public house.

2.0 **Proposal**

2.1 The application seeks consent for a single storey rear extension. The proposal measures approximately 4m deep, 6.8m wide with a maximum height of 4.1m. The extension features a monopitched roof with bi-fold doors on the rear elevation and a single tall, narrow window on the side (east) facing elevation. The extension is finished in materials to match the main dwelling.

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 internal consultees:

Consultee	Response
Town Council	**No comments**

4.2   7 responses (5 from the same household) have been received from members of the public objecting to the scheme:

- Access onto neighbouring land
- Impact on light
- Overlooking from dormer and extension
- Incomplete drawings
- Unsympathetic design of dormer

5.0   Analysis

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

- Design
- Impacts upon residential amenity

5.2   Design (Policy DM29 of the Development Management DPD (2020) and NPPF paragraphs 124, 127 & 130

5.2.1   In terms of design, the extension remains subservient to the host dwelling and appears well proportioned in relation to both the dwelling and site. The matching materials are considered acceptable whilst the form and appearance will help to blend the extension into the existing building. The extension is set in by approximately 1m from the shared western boundary and 6m from the other side boundary which is shared with the car park.

5.2.2   As the extension remains well enclosed within the garden and screened by the wall, trees and shrubs that line the eastern boundary, the proposal will not appear as an obtrusive addition to the area. Considering these matters, the proposal will not cause any visual harm to the existing property or street scene.

5.3   Impacts upon residential amenity (Policy DM29 of the Development Management DPD (2020) and NPPF paragraphs 124, 127 & 130

5.3.1   The bi-fold doors on the rear elevation are set down within the garden space of the application site and will primarily overlook the applicant's own external amenity space. The side (east) facing window is towards the boundary wall and car park beyond.

5.3.2   There is a neighbouring window close to the western boundary which serves a dining/reception room, there is also an additional bay window serving the same room on the western elevation. While the centre of the window lies on the extension side of the 45 degree line on floor plan, this does not appear to be the case on elevation plan. As such, daylight and sunlight levels are unlikely to be adversely affected because light will continue to be received over the roof and through the bay window on the side elevation. Furthermore, with the limited depth and the pitched roof of the extension sloping down into the garden, the proposal will not appear excessively overbearing. Considering these matters, the proposal is considered to comply with DM29 insomuch that the development will not have a significant detrimental impact on upon the residential amenity of 47 Bare Avenue.

6.0   Conclusion and Planning Balance

6.1   Due to the relatively small nature of the development involved, the proposal is considered appropriate to this residential site. The design is in keeping with the dwelling and does not occupy a prominent position within the street nor does it have a detrimental impact upon the residential amenity of the neighbouring properties. As the proposal complies with all the relevant local and national policies listed above, the application is recommended for approval subject to the two conditions noted below.

Recommendation

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

Condition no.	Description	Type
1	Standard three year timescale	Control
2	Development in accordance with plans	Control

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