

Agenda Item	A6
Application Number	20/00579/VCN
Proposal	Change of use of a shop (A1) to dwelling (C3), erection of single storey extensions to the side and rear, construction of a ramp to the front, installation of replacement window and replacement of a door with a window (pursuant to the variation of condition 2 of 18/01229/FUL to amend the approved plans)
Application site	9 Beech Avenue Galgate Lancaster Lancashire
Applicant	Mr Andrew Whittaker
Agent	Mrs Nola Jackson
Case Officer	Mr Robert Clarke
Departure	No
Summary of Recommendation	Approval

(i) Procedural Matters

This form of development would normally be dealt with under the Scheme of Delegation. However, the application site is owned by Lancaster City Council, and as such the application must be determined by the Planning Committee.

1.0 Application Site and Setting

1.1 The property which forms the subject of this application relates to a two storey semi-detached property, which is located on Beech Avenue in Galgate. The north of Beech Avenue is characterised with residential properties and to the south of Beech Avenue is an open space with playgrounds located within. Beech Avenue mainly consists of semi-detached and terrace residential properties.

1.2 The site falls within the Countryside Area as designated in the Strategic Policies and Land Allocations DPD on the Lancaster District Local Plan proposals map, whilst Galgate is identified as a sustainable rural settlement.

2.0 Proposal

2.1 Planning permission has already been granted through application 18/01229/FUL for the change of use of the former shop to a dwelling and for the erection of a side and rear extension with associated access ramps and alterations to fenestration. This application is a Section 73 Variation of Condition

application which seeks consent to vary the approved plans in order to amend and increase in size the approved footprint of the extension to facilitate an additional bedroom within the property. The proposed extension will now form a full wrap around side and rear extension as opposed to the independent side and rear extensions previously granted. The side element of the proposed extension will feature a width of 4.3 metres and a length of 8.55 metres including the projection beyond the rear elevation. The rear element will feature a width of 10.7 metres including the projection beyond the side elevation and will feature a depth of 3.1 metres as measured from the original rear elevation. The extension will feature a wraparound hipped roof with a maximum height of 3.5 metres and an eaves height of 2.6 metres.

2.2 The extension will be finished externally with a render finish and a standing seam effect membrane roof, new white upvc windows and doors will be installed throughout.

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
18/01229/FUL	Change of use of a shop (A1) to dwelling (C3), erection of single storey extensions to the side and rear, construction of a ramp to the front, installation of replacement window and replacement of a door with a window	Permitted
07/00083/CU	Change of use from tanning studio to office/shop	Permitted
05/00843/CU	Change of use from a ground floor lock up shop to a coin operated launderette	Refused
03/01075/CU	Change of use of vacant butchers' shop to tanning studio	Permitted

4.0 Consultation Responses

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

Consultee	Response
Ellel Parish Council	No objections
County Highways	No objections
Fire Safety Officer	No comments received
Property Services	No comments received

4.2 The following responses have been received from members of the public:

- No correspondence has been received at the time of compiling this report.

5.0 Analysis

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

- **Principle of the development** - Development Management DPD Policies DM1: New residential development and meeting housing needs, DM2: Housing standards, DM4: Residential development outside main urban areas, DM13: Residential conversions, Strategic Policies and Land Allocations; Policies SP2: Lancaster district settlement hierarchy, SP6: The delivery of new homes, H2: housing delivery in rural areas of the district and National Planning Policy Framework Sections 2, 5, 12.
- **Design and visual impact** – Development Management DPD Policies DM29: Key design principles and National Planning Policy Framework Section 12.

- **Residential amenity** – Development Management DPD Policies DM2: Housing Standards, DM29: Key design principles and National Planning Policy Framework Section 12.
- **Highway Impacts** - Development Management DPD Policies DM29: Key design principles, DM62: Vehicle Parking Provision and National Planning Policy Framework Section 12.

5.2 **Principle of Development-** Development Management DPD Policies DM1: New residential development and meeting housing needs, DM2: Housing standards, DM4: Residential development outside main urban areas, DM13: Residential conversions and National Planning Policy Framework Sections 2, 5, 12.

5.2.1 The principle of the use of the site as a domestic dwelling has already been established through the previous 2018 planning permission. The site is located within the rural settlement of Galgate which is identified as a sustainable settlement within Policy SP2 of the Strategic Policies and Land Allocations DPD. Therefore, it is within a sustainable location within which the provision of new residential accommodation is encouraged and consequently the principal of the development proposed remains acceptable.

5.3 **Design and Visual Impact-** Development Management DPD Policies DM29: Key design principles and National Planning Policy Framework Section 12.

5.3.1 The proposed development has been designed to reflect that of the existing dwelling, particularly in terms of the material palette and therefore the proposed appearance is considered complement the character of the surrounding properties along Beech Avenue. The proposed extension, due to its location on a corner plot, will partially breach the established building line down the frontage of the Elm Avenue properties. However, the subject property is located at a skewed angle relative to Elm Avenue whilst the established boundary hedgerows provide a screen to prevent the building line from being viewed in the street scene. On this basis, the proposal will not result in any adverse visual impact when viewed from within the street scene.

5.4 **Residential Amenity -** Development Management DPD Policies DM2: Housing Standards, DM29: Key design principles and National Planning Policy Framework Section 12.

5.4.1 New dwellings must meet the Nationally Described Space Standards with respect to floor areas. The proposed application includes the provision of two single bed spaces and a double, the proposal therefore meets the floor area requirements prescribed within the Nationally Described Space Standards.

5.4.2 The plans clearly show that all of the rooms are of an appropriate size and provide for all the facilities required. The outlook from the primary living spaces meets standards. The external amenity space is ample for the dwelling, with allocated off-street parking spaces and a suitable garden area provided within.

5.4.3 The proposed single storey extension to the side will have two windows located to the western elevation. This will look towards the neighbouring property of 10 Beech Avenue. However, the proposed extension will be set 35m away from the neighbouring property of 10 Beech Avenue with an intervening 2m high boundary hedge. Therefore the proposed works are thought to have no impact upon the residential amenity.

5.5 **Highways Impact -** Development Management DPD Policies DM29: Key design principles, DM62: Vehicle Parking Provision and National Planning Policy Framework Section 12.

5.5.1 There are two existing off-street parking spaces that are accessed from Beech Avenue. These are to remain in situ. Appendix B of the Development Management DPD sets out parking requirements. 3-bed dwellings should provide a 2 car parking spaces, therefore the proposal is acceptable in this regard.

6.0 Conclusion and Planning Balance

6.1 The change of use of a shop (A1) to dwelling (C3), erection of single storey extensions to the side and rear is within a sustainable location where the provision of new residential accommodation is encouraged. The proposed conversion of the ground floor into a 3-bed dwelling has demonstrated that the plans meet the requirements of the Nationally Described Space Standards and that an appropriate standard of accommodation and an appropriate level of outlook, privacy and free of overlooking and overshadowing can be provided. The proposed development has been designed and is to use materials that are keeping with the character of the surrounding area. The proposed works are not thought to have an adverse visual impact when viewed from within the street scene. The proposed works are considered to have no impact upon the residential amenities of the two nearest residential properties of 2 Elm Avenue and 10 Beech Avenue. This is due to the high boundary treatments along the northern and western boundaries and the distance that the proposed extensions are set away from the neighbouring properties. There are two existing off-street parking spaces that are accessed from Beech Avenue, these are to remain in situ and will be utilised by the dwelling proposed.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Development to commence by 11 December 2021	Control
2	Development to accord to approved 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