

<b>Agenda Item</b>	A11
<b>Application Number</b>	21/00820/FUL
<b>Proposal</b>	Retrospective application for the retention of a single storey rear extension
<b>Application site</b>	49 Bare Avenue Morecambe Lancashire LA4 6BD
<b>Applicant</b>	Mr. & Mrs. R. Jimenez
<b>Agent</b>	John Manley
<b>Case Officer</b>	Mr Sam Robinson
<b>Departure</b>	No
<b>Summary of Recommendation</b>	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 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<sup>2</sup>, 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 This proposal is a revised application which seeks amendments to the previously approved 20/00720/FUL application, which was presented to and approved by Planning Committee in 2020.

2.2 The application seeks consent for the retention of a single storey rear extension. The proposal measures approximately 4m deep, 6.8m wide with a wall height of 2.85m (approx. 2.3m on the previous application) and a maximum height of 3.9m. The extension features a monopitched roof with bi-fold doors on the rear elevation and a single window on the side (east) facing elevation. The extension is finished in materials to match the main dwelling.

**3.0 Site History**

3.1 A single relevant application relating to this site has previously been received by the Local Planning Authority.

Application Number	Proposal	Decision
20/00720/FUL	Erection of a single storey rear extension	14.09.2020

#### 4.0 Consultation Responses

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

Consultee	Response
Town Council	No response

4.2 Two responses (from the same address) have been received from members of the public:

- Impact on light
- Inaccurate plans

#### 5.0 Analysis

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

- Design
- Impacts on residential amenity

5.2 **Design** (NPPF paragraphs 126, 130 & 134 and Policy DM29 of the Development Management DPD (2020))

5.2.1 In terms of design, the extension remains subservient to the host, 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** (NPPF paragraphs 126, 130 & 134 and Policy DM29 of the Development Management DPD (2020))

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 which may be impacted by the proposed extension. The wall height of the proposal is greater than the previous application and 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 the elevation plan. As such, daylight and sunlight levels are unlikely to be adversely affected because light will continue to be received over the roof. Furthermore, the affected room is served by bay window on the western elevation which will remain unaffected by the proposal. Consequently, it is considered that the proposal will not have an adverse impact on light levels for the neighbouring property.

5.3.3 Furthermore, with the limited depth and the pitched roof of the extension sloping down into the garden and extension running parallel to the neighbouring extension, the proposal will not appear excessively overbearing. Considering these matters, the proposal is considered to comply with DM29 inasmuch that the development will not have a significant detrimental impact on upon the residential amenity of 47 Bare Avenue.

5.3.4 The immediate neighbour to the west has been notified as the description has been altered to introduce the retrospective element. Committee members will be given a verbal update if any other letters of correspondence are received by the LPA.

5.4 **Other matters**

5.4.1 The comment relating to the inaccuracy of the plans refers to the internal step down connecting the extension to the dining room, but this does not prejudice the ability for the LPA to make a thorough assessment on design and neighbouring amenity.

**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 will the height increase of the extension over the previous scheme, 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

**Recommendation**

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	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