

Agenda Item	A9
Application Number	22/01197/FUL
Proposal	Erection of a first-floor side extension, construction of 3 dormer extensions to the front elevation and erection of a ground floor front extension to form a canopy
Application site	15 Whitendale Drive Bolton Le Sands Carnforth Lancashire
Applicant	Mr & Mrs Macluskie
Agent	Mr And Mrs McAllister
Case Officer	Ms Soraya Moghaddam
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 a relative of an employee of Lancaster City Council the application must be determined by the Planning Regulatory Committee.

1.0 Application Site and Setting

1.1 15 Whitendale Drive is a two-storey detached dwellinghouse located in Bolton-le-Sands. The application site is sited on the western side of the cul-de-sac, which can be accessed from the A5105 Coastal Road. The application site is situated approximately 50m from Lancaster Canal to the east. The property features brickwork and white rendering to the exterior walls, with white upvc windows, underneath a grey concrete tiled roof. The rear garden to the west is boarded by fencing to all boundaries. The property features an existing adjoining single storey gabled projection to the south elevation, serving a garage to the front elevation and a lounge area to the rear.

2.0 Proposal

2.1 This application seeks consent for the erection of a first-floor side extension, which will be constructed above the existing single storey extension to the south. The proposed first floor extension will project from the south facing elevation by 5.4m, measuring 7.3m in depth to sit flush with the existing front and rear elevations. The ridge height and the eaves to the rear will continue from the existing main roof, which measures 5m to the eaves and 7.3m to the ridge. The eaves height to the front elevation will measure 4.6m. The extension will be finished in white render with grey concrete tiles to match the existing dwelling. The rear elevation of the proposed first floor extension will feature 2 windows to the external wall, with 2 roof lights to the roof, all in materials to match.

2.2 3 dormer extensions to the front roof slope are proposed, which will sit symmetrically along the first floor. These will be cut-in style dormers, whereby the front elevation of the dormers will sit flush with the external wall of the first floor. All dormers will approximately measure a height of 1.8m and a width of 1.3m, finished in matching white render to the external walls, with gabled roofs finished in tiles to match existing roof slope.

2.3 The application also seeks consent to replace the existing porch with a ground floor front extension with a canopy above that will extend across the ground floor of the front elevation. The proposed ground floor front extension will measure a depth of 0.8m from the main front elevation, and a width of 2.6m. The proposed canopy that extends across the ground floor of the property will measure a projection of approx. 0.8m to the front elevation, and a width of 9m.

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
16/00762/FUL	Installation of a raised pitched roof to the side and rear elevations	Approved

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No response has been received at the time of compiling this report.

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

- 1 letter of objection has been received on the following grounds:
 - Loss of light to adjacent dwelling
 - Impact upon street scene by virtue of scale, massing and design
 - Drainage
 - Congestion and disruption

5.0 Analysis

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

- Design
- Residential Amenity
- Biodiversity

5.2 Design (Policy DM29 of the Development Management DPD and NPPF Section 12)

5.2.1 The first-floor side extension will feature a gabled roof as per the existing roof to the main dwelling, maintaining the same maximum height as existing and utilises materials to match. The cut-in style dormers also feature matching gabled roof forms with materials to match, whereby the small scale and design integrate well to the character and appearance of the existing dwelling. The front porch extension and canopy is of small scale, is proportionate and relates well to existing. As such the extension is considered acceptable in terms of character and design in relation to the existing dwelling. The street scene consists of dwellings comprising of similar materials, however, reflect variations in overall design, scale and massing. Whilst it is acknowledged that the adjacent dwellings to either side elevation appear of similar design, given the points raised above, on balance, the proposal is not considered to result in a detrimental impact to the visual amenity of the street scene.

5.2.2 An appropriate amount of private garden space is retained to the rear and parking to the front elevation is not affected by the proposed development.

5.3 **Residential Amenity** (Policy DM29 of the Development Management DPD and NPPF Section 12)

5.3.1 Views from the extensions and new windows of the proposed extensions will afford an outlook similar to existing, looking towards the applicant's own amenity space to the front and rear. Suitable separation distances of at least 21m are retained between the habitable room windows of both the rear and front elevation between the opposing neighbouring properties. There are no additional windows to the side elevations. It is considered that the proposal raises no privacy or overlooking issues.

5.3.2 The neighbouring property to the south at No. 13 Whitendale Road features a clear glazed first floor window to the northern side elevation. The distance between this window and the proposed gabled wall to the first floor to the host dwelling will measure 5.2m. However, given that this window does not serve a habitable room, it is considered that the proposal will not result in any undue impact on light levels to this neighbouring dwelling.

5.4 **Biodiversity** (Policy DM44 of the Development Management DPD and NPPF Section 12)

5.4.1 The site was surveyed on the 6th July 2016 and again on 4th October 2022 by Envirotech in order to identify any possible use by bats at the host dwelling. The site was found to be located in habitat which would provide a moderate to high level of foraging opportunities for bat species, due to its proximity to Lancaster Canal. It was concluded that the building is extremely well sealed and has very limited potential for roosting bats, with no evidence of bats having been found at the site. Given that there will be an unlikely significant impact upon bats from the proposal, no further surveys are required.

5.5 **Other Matters**

5.5.1 In regard to the impacts upon drainage as a result of the development, whilst it is acknowledged that an additional bathroom is proposed which may result in increased usage, the building remains as a single dwellinghouse whereby the alterations are not considered significant. The property will continue to be served by the mains sewerage.

5.5.2 In terms of off-road parking provision and highway safety, whilst the property will increase in terms of the number of habitable rooms, the application site maintains sufficient off-road parking provision for a dwellinghouse of this size. As such, it is considered that the proposal is acceptable in terms of parking and highway safety as it is not thought to result in a detrimental impact to the parking facilities or traffic along Whitendale Drive.

6.0 Conclusion and Planning Balance

6.1 For the reasons outlined above, the proposal is considered to comply with the relevant local and national policies and as such is recommended for approval.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Standard Planning Permission Timescale	Control
2	Development in accordance with approved plans	Control

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

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 taken 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