

Agenda Item	A10
Application Number	22/01286/FUL
Proposal	Erection of a single storey side extension and construction of a raised decking area to the rear elevation and raised rear flat roof
Application site	27 Arrow Lane Halton Lancaster Lancashire
Applicant	Victoria Taylor Lewis
Agent	Mr Richard Mews
Case Officer	Mr Patrick Hopwood
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.

1.0 Application Site and Setting

1.1 27 Arrow Lane is a detached bungalow located in Halton. The property features a gable roof with a pebble dashed exterior, with white UPVC windows throughout. A corrugated roof carport is attached to the side elevation, with a detached flat-roofed garage to the rear. The rear garden is bounded by a low wall to the southeast, a high wall to the northwest and panel fencing to the southwest.

2.0 Proposal

2.1 The application seeks consent for a single storey side extension including a small integral garage. This will replace the existing car port and attach to the existing garage which is to be converted as part of the proposal. The side extension will measure approx. 2.8m in height, 2.7m in width, and 17.0m in length (including the original garage). Materials comprise matching pebbledash for the walls, white UPVC fenestration and a GRP flat roof.

2.2 The proposal also includes a small-raised decking area measuring approx. 0.8m high, 3.9m wide and 1.5m deep. A privacy panel will be attached to the southeast edge.

2.3 This application is a resubmission of previously approved 21/00825/FUL, in which planning permission was also granted for the above elements. This resubmission, additional seeks consent for a raised flat roof to the existing garage which is to be converted. The roof will be raised by approx. 400mm to match the height of the proposed side extension.

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
21/00825/FUL	Erection of a single storey side extension and construction of a raised decking area to the rear elevation	Approved

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No response received

4.2 No responses have been received from members of the public.

5.0 Analysis

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

- Design
- Residential Amenity
- Parking

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

5.2.1 The side extension will feature a flat roof as per the existing garage which is to be converted, and with materials to match, the extension is considered acceptable in terms of character and design in relation to the existing dwelling. The raised roof will provide a uniform finish to the proposals and a neater roofscape. The scale and massing of the proposed single storey extension is proportionate to the existing dwelling and an appropriate amount of private garden space is retained.

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

5.3.1 Windows will look towards the applicant's own garden. To prevent overlooking from the raised decking, a privacy screen will be installed along the edge nearest to 25 Arrow Lane which will guide views away from the boundary. Providing the privacy screen is conditioned, it is considered that the proposal raises no privacy or overlooking issues.

5.3.2 As a result of the existing garage and high boundary wall to 29 Arrow Lane, the proposal is not considered to be an overbearing or overshadowing form of development.

5.4 Parking (Policy DM62 of the Development Management DPD and NPPF Section 9)

5.4.1 Covered parking will be reduced as a result of the proposal although the extension does include a small integral garage. The internal garage dimensions fall short of those required by Policy DM62, however still provides potential for covered and secure bicycle storage. The existing hardstanding area to the front of the property is to be unaffected by the development and provides parking for 3 cars. On balance, the proposal is acceptable in terms of parking provision.

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 Plans	Control
3	Privacy Screen	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