

Agenda Item	A9
Application Number	24/01037/FUL
Proposal	Erection of front porch incorporating canopy/hipped roof, erection of single storey front, side and rear extensions to an existing single storey side extension, demolition of existing conservatory, removal of 2no. chimneys, re-roof over and installation of flue
Application site	11A Station Road Hest Bank Lancaster Lancashire
Applicant	Mr & Mrs Taylor
Agent	Mr Simon McAllister
Case Officer	Ms Charlotte Hutton
Departure	No
Summary of Recommendation	Approval, subject to conditions

(i) Procedural Matters

This form of development would normally be dealt with via the scheme of delegation, however, the applicants are directly related to an employee of Lancaster City Council and therefore, the application is required through the scheme of delegation to be determined by the Planning Regulatory Committee.

1.0 Application Site and Setting

- 1.1 11A Station Road is a detached dwellinghouse in Hest Bank and is comprised of rendered walls with a natural slate tiled roof with white uPVC windows throughout. There is an existing detached garage along the southern boundary.
- 1.2 The property benefits from a generous sized rear garden measuring c.170sqm and is afforded privacy by hedgerows and fencing measuring between 1.5m and 2m in height.
- 1.3 The site is in a residential area with various house types and design in the immediate vicinity and measures approximately 47m from a canal.

2.0 Proposal

- 2.1 This application seeks consent for the erection of front porch incorporating canopy/hipped roof, erection of single storey front, side and rear extensions to an existing single storey side extension, demolition of existing conservatory, removal of 2no. chimneys, re-roof over and installation of flue.
- 2.2 The extensions and property will be finished with a smooth coat render 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
00/00628/FUL	Erection of a rear conservatory	Permitted

4.0 Consultation Responses

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

Consultee	Response
Town Council	No response
County Highways	No objection
Canal and River Trust	No objection
Lancaster Canal Trust	No response

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 and streetscene impact
- Residential Amenity
- Ecology

5.2 **Design and streetscene impact** (NPPF paragraphs 131, 132 and 135 and policy DM29 of the Development Management DPD)

5.2.1 Good design is expected by policy DM29 which states that new development should ‘contribute positively to the identity and character of the area through good design, having regard to local distinctiveness, appropriate siting, layout, palate of materials, separation distances, orientation and scale.

5.2.2 The proposed removal of the two chimney stacks and installation of a flue is classed as permitted development under schedule 2 class G of the General Permitted development order 2015. This aspect is not considered to result in significant visual harm to the area or, to the character of the original property, as the dwelling remains set back from highway and the flue is located to the rear reducing the overall prominence.

5.2.3 The property will replace the existing pebble dash with a smooth coat render as indicated in the design and access statement. Again this is not considered to be detrimental to the character of the original property or wide street as there are other instances of such materials in much more prominent locations in the vicinity.

5.2.4 The proposed front extension and porch are considered to be in keeping with the existing character of the property and the works are considered to remain subservient to the character and appearance of the original dwelling. As such, these aspects are not considered to have an adverse impact on the character and appearance of the existing dwelling nor the wider streetscene.

5.2.5 The rear extension is not wholly visible from the front elevation of the property and as it will be finished in the same materials, continuing on those of the existing dwelling house, will appear as a subservient addition to the property. As such, this element raises no concerns in terms of the visual appearance.

5.3 **Residential Amenity** (NPPF paragraphs 131, 132 and 135 and policy DM29 of the Development

Management DPD)

- 5.3.1 Policy DM29 requires all new development to 'ensure there is no significant detrimental impact to amenity in relation to overshadowing, visual amenity, privacy, overlooking, massing and pollution.'
- 5.3.2 The rear extension is set in from the shared side and rear boundaries, combined with the screening of the existing rear extension to the north and high boundary treatments to the south and eastern elevation, the extension will not appear as overbearing to the adjacent occupiers when inside or outside of their respective properties.
- 5.3.3 The proposal does include an additional outlook, however this is contained at ground floor level and directed to the applicant's private amenity space similar to what is existing. As such, the proposed works raise no concerns in relation to overlooking or privacy.
- 5.3.4 The works to the front are set in from the shared boundaries and are behind the principal elevation of the neighbouring properties, there are no side facing windows adjacent to the extensions, therefore the works will not appear as overbearing to the adjacent occupiers or cause a loss of light.

5.4 Ecology (NPPF paragraphs 185, 186 and 188 and policy DM44 of the Development Management DPD)

- 5.4.1 Policy DM44 states that proposals will not be permitted where there is an adverse effect on priority species and priority habitat or sites of a local or regional importance for biodiversity and/or geology, unless the benefits of the proposal outweigh the potential adverse effects.
- 5.4.2 A bat survey accompanies this application given the dwelling is located within 100m of the canal and the works involve a disturbance to an existing roof. The survey was undertaken by Simply Ecology Limited dated August 2024 which stated 'A bat scoping survey of a residential property was undertaken. The building was in good condition and was occupied and well maintained at the time of the survey. No constraints were encountered during the survey, all areas were examined.' No mitigation was proved necessary within the report as it was advised that all works can continue with no need for any supervision by the appointed Ecologist.

6.0 Conclusion and Planning Balance

- 6.1 The proposal will provide extensions and alterations to an existing dwellinghouse with no adverse impacts upon the visual amenity of the street, residential amenity of neighbouring properties and ecology. As such, the proposal is seen to comply with the relevant local and national policies and is therefore recommended for approval

Recommendation

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

Condition no.	Description	Type
1	Timescales	Standard
2	Development to accord with plans	Standard

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

In accordance with Article 35 of the above Order, your decision notice contains reasons for the imposition of planning conditions (where planning conditions are imposed), and in the case of each pre-commencement condition, a justification for the pre-commencement nature of the condition(s).

Lancaster City Council has made the decision 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 decision 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