

Agenda Item	A11
Application Number	24/01219/FUL
Proposal	Erection of single storey front extension and re-location of door to East side elevation
Application site	9 Sizergh Road Morecambe Lancashire LA4 6TL
Applicant	M A Threlfall And G Banham
Agent	
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 to be determined by the Planning Regulatory Committee.

1.0 Application Site and Setting

1.1 9 Sizergh Road is a detached bungalow located in the residential area of Bare, Morecambe. The property has a pebble dashed exterior and is fitted with white upvc windows and doors underneath a hipped slate roof. The property benefits from off street parking to the side and a detached garage. Properties in this part of Bare are predominantly bungalows set within front and rear gardens.

2.0 Proposal

2.1 The application seeks consent for the erection of single storey front extension and to relocate the front door to the side elevation. The extension measures approx. 2.3m wide and 0.7m deep, projecting no further than the existing principal elevation. The walls will be dashed to match the existing dwelling, and the extension will sit underneath the existing hipped roof.

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
24/01011/PLDC	Proposed lawful development for the erection of a	Granted

	single storey rear extension	
95/00902/FUL	Erection of a front porch	Permitted

4.0 Consultation Responses

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

Consultee	Response
Parish	No response

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

One email of concern has been received by the neighbouring property over the installation of a light to the side elevation, illuminating the commenters bedroom window.

5.0 Analysis

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

- Design and Streetscene Impact
- Residential Amenity
- Highways Issues

5.2 **Design and street scene 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 scale and massing of the proposed extensions are proportionate to the existing dwelling, and the design incorporates matching materials. An appropriate amount of private garden space is retained and the new window to the front elevation will match the existing windows. The street scene is varied with various examples of extensions and alterations. The extension is considered acceptable in terms of its character and design in relation to the existing dwelling and the wider visual amenity of the street.

5.2.3 The proposed relocation of the front door is not considered to result in significant visual harm to the area or, to the character of the original property, given this is positioned in a similar location as those throughout the street.

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 outlook afforded to the front elevation of the extension is considered to be similar to the existing and directed over the applicant's front garden and highway. There is a separation distance of 22m to the property opposite the application site at No.12. Given the acceptable separation distances, it is considered that the proposed works will not have an adverse impact on the neighbouring properties privacy.

5.3.3 The front extension does not intersect the 45-degree line from the front habitable room windows of the adjacent property No.7 therefore it is considered the same light levels will be retained as existing.

5.3.4 Concerns were raised in relation to the installation of a security light, however, such a light could be installed without planning consent under the General Permitted Development Order. Given that this

aspect has not proposed in the application, and it can be installed without planning consent being obtained, it is not a material planning consideration in this application.

5.4 Highways

5.4.1 Owing to the scale and nature of the proposed alterations, the application does not give rise to any highways implications.

6.0 Conclusion and Planning Balance

6.1 For the reasons outlined above, the design, appearance of the proposal is considered to be acceptable and does not give rise to any other material considerations. 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 Timescales	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