

<b>Agenda Item</b>	A7
<b>Application Number</b>	25/00289/FUL
<b>Proposal</b>	Erection of a single storey rear and side extension and construction of ramped access to side
<b>Application site</b>	12 Ullswater Avenue Morecambe Lancashire LA4 5TX
<b>Applicant</b>	Mr Tom Greenwood
<b>Agent</b>	Mr Christopher Potts
<b>Case Officer</b>	Mrs Petra Williams
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval subject to conditions

(i) **Procedural Matters**

This form of development would normally be dealt with the Scheme of Delegation. However, as the property is under the ownership of Lancaster City Council, the application must be determined by the Planning Regulatory Committee.

**1.0 Application Site and Setting**

- 1.1 The application site relates to a two-storey, end of terrace residential property located at 12 Ullswater Avenue, Morecambe. The property has a dash rendered exterior under a tiled pitched roof and upvc windows. The private amenity space is located to the rear in the form of a moderately sized private garden which includes a raised patio area adjacent to the rear elevation. The adjoining side boundary with no.10 is formed by a 1.8m high brick wall which extends approximately 2.8m from the rear elevation and beyond that a timber fence (approximately 1.8m high) forms the remaining boundary. The rear side boundary with no.14 is formed by a timber boundary which is predominantly approximately 1.8m high but dropping down to a lower height between the two properties.
- 1.2 The surrounding area is residential in character with neighbouring properties of similar style, age, and design.
- 1.3 The site is within a High Risk Urban Catchment Area and Flood Zone 2.

**2.0 Proposal**

- 2.1 The application proposes the erection of a single storey rear and side extension and construction of ramped access to the side elevation. The extension will project 6.5m from the rear elevation and 1.35m from the side elevation. The development would be flat roofed with a maximum height of 3m.

In addition, the application seeks to install a 4.15m long ramp along the side elevation to provide access to the side access door of the property.

2.2 The proposal is to provide an accessible bedroom and bathroom for a disabled occupant.

### 3.0 Site History

3.1 One relevant application relating to this site have previously been received by the Local Planning Authority as follows:

Application Number	Proposal	Decision
24/01289/PAH	Erection of a 6 metre deep, single storey rear extension and a maximum roof height of 3 meters	Prior Approval Refused

### 4.0 Consultation Responses

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

Consultee	Response
Morecambe Town Council	No comments received

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

- One item of public comment has been received from the adjoining neighbour which neither object to nor support the application. Comments advise that revised plans are an improvement on those considered as part of the previous refused 24/01289/PAH. Comments also suggest that large tree at the bottom of the garden is removed as it is rotten and requests that any damage done to their property during the works is made good.

### 5.0 Analysis

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

- Design
- Residential Amenity
- Flood Risk

5.2 **Design** NPPF Chapter 12 (Achieving well-designed and beautiful places) and Development Management (DM) DPD policy DM29 (Key Design Principles)

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 Externally the development will comprise dash render to match the existing dwelling and will be finished with a grey GRP roof material. Windows and doors will be white upvc.

5.2.3 The single storey rear extension is considered to appear subservient to the host dwelling and the site, consisting of a modest footprint and appropriate height and is not considered to appear overbearing to either adjacent neighbouring property. The extension will largely be obscured from the street scene given its siting to the rear of the property and set back from the front elevation. The extension is to be finished in materials to match the host dwelling and will therefore integrate well with the design and appearance of the host dwelling and would not result in a negative impact upon the visual amenity of the wider area. Furthermore, an appropriate amount of private garden space

will be retained following completion of the development. The proposed access ramp to the side of the property will have a maximum height of 20cm and as such will be a relatively minimal addition.

**5.3 Residential Amenity (NPPF Chapter 8 (Promoting Healthy and Safe Communities), Chapter 12 (Achieving Well-Designed Places); Development Management (DM) DPD DM29 (Key Design Principles) and DM57 (Health and Well-Being).)**

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 and overlooking. The development would be set in 2.45m from the boundary with the adjoining dwelling at no.10 and will widen 1.75m from the rear elevation to a maximum width of 5.25m where it would cut the 45°. However, given the presence of the existing brick boundary wall and fencing as well as the flat roof nature of the extension it is considered that the proposed works will not result in overbearing impacts on this property. The side elevation which faces no.10 will contain glazed access doors but the existing boundary treatment will prevent overlooking. The extension will be served by windows in the rear and front elevations which raise no issues of overlooking.

5.3.2 The extension will be built up to the boundary with the neighbouring dwelling at no.14 for a length of 7.15m. Due to the proximity of an outbuilding to the rear of this property the proposed extension will not impact unduly on neighbouring residential amenity at no.14.

**5.4 Flood Risk NPPF Chapter 14 (Meeting the challenge of climate change, flooding and coastal change); Strategic Policies and Land Allocations (SPLA) DPD policy SP8 (Protecting the Natural Environment) and Development Management (DM) DPD policy DM33 (Development and Flood Risk)**

5.4.1 Policy DM33 requires proposals to minimise the risk of flooding to people and property by taking a sequential approach which directs development to the areas at the lowest risk of flooding and the policy notes that consideration should be given to all sources of flood risk.

5.4.2 The property is located within Flood Zone 2 but given that it is an extension to an existing residential property, a sequential test is not required. The proposed development includes works to the rear of the property and the submitted Flood Risk Assessment (FRA) states that the finished internal floor levels within the extension will be set at the same level as the existing dwelling which is approximately 600mm higher than the rear garden level and approximately 230mm above the access path to the front of the property. Therefore, the development will have no greater risk from flooding is not considered to have an adverse effect on flooding in the immediate or wider area.

5.4.3 The submitted FRA also includes standard flood mitigation measures which will be incorporated into the scheme. The implementation of these measures will be subject of a condition of approval.

**6.0 Conclusion and Planning Balance**

6.1 In conclusion, the erection of a single storey rear/side extension and construction of external ramp access are considered acceptable and does not raise concerns in terms of impact of design, residential amenity and flood risk. The proposal is therefore considered to comply with the local plan policy requirements and the provisions of the National Planning Policy Framework.

**Recommendation**

That Planning BE GRANTED subject to the following conditions: *(delete as appropriate)*

Condition no.	Description	Type
1	Standard 3 year timescale	Control
2	Development in accordance with approved plans	Control
3	Development in accordance with FRA	

**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