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Report from the Head of Development Management to Development Control Committee

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Application number: 7/2026/5570
Application type: Full Planning application
Applicant: Mr Chris Brammall
Location: 4, Gale Park, Ambleside, LA22 0BN
Grid reference: 337902, 504079
Proposal: Extensions and alterations to dwellinghouse including installation of solar panels. Erection of garden shed/store, greenhouse and bin area.
Report prepared by: Ben Long, Area Planner
Report agreed by: Neil Henderson, Planning Manager

Recommendation: APPROVE with conditions

1 About this report

1.1 The case planner has prepared this report, assessment and recommendation taking into account our policies (known as the Development Plan), written representations we have received, and any other material considerations.

1.2 Material considerations are things that are relevant to our decision making and which we are able to take into account – for example site specific factors, or Government planning policy (the National Planning

Policy Framework) and Government planning guidance (the National Planning Practice Guidance).

1.3 The Development Control Committee will determine the application at its meeting having regard to the provisions of the Development Plan, representations we have received, and all other material considerations, following a verbal and visual summary of the application by the case planner and, where applicable, after hearing any verbal representations made in accordance with our Policy for Public Speaking at Meetings.

1.4 Most applications are decided under powers delegated to the Head of Development Management. A small number of significant or more contentious applications are considered by our Development Control Committee as set out in our Scheme of Delegation.

2 Background and proposals

2.1 I am reporting this application to Committee because my recommendation to approve conflicts with the representations of Lakes Parish Council.

2.2 4 Gale Park is one of a collection of white rendered bungalows located around a cul-de-sac in an elevated position in Ambleside.

2.3 This application proposes an extension and alterations to the house and the erection of outbuildings in the garden area. The alterations to the house involve an extension to the front/right hand side to provide a garage, and the raising of part of the roof to provide bedroom space upstairs, creating a forward facing gable. This extension would be finished in larch cladding under a tile roof including solar panels. A solar canopy would be provided to the front of the house to cover bifold doors. The outbuildings would be located to the front, left hand side of

the property and comprise an aluminium greenhouse, mono pitch storage shed and a small bin storage area at the front.

2.4 The house was previously extended to the side/rear, replacing a former detached garage following permission granted in 2008 (7/2008/5142).

3 Representations

3.1 Lakes Parish Council recommends refusal on the following grounds:

The proposed development is considered inappropriate for its surroundings and would have an unacceptable impact on the character and amenity of the area.

The proposal includes several large windows to the rear of the property which, in conjunction with the proposed increase in the building's height, would result in overlooking of neighbouring properties and a loss of privacy for adjoining residents.

The surrounding area is predominantly characterised by bungalow properties in a cul-de-sac, and the proposed increase in height and overall design would be out of keeping with the established character of the street scene. Furthermore, the proposed external cladding is considered unsuitable for the location, as it does not complement the appearance of neighbouring properties or reflect the existing materials and character of the street.

LPC considers the proposal to be contrary to Policy 6 – Design and Development, as the design, scale and layout of the building fail to respond appropriately to the surrounding properties and established local character. The proposed cladding materials are also considered inappropriate and would further detract from the appearance of the street scene.

For these reasons, LPC considers that the development would have an unacceptable impact on neighbouring residents.

3.2 At the time of writing we had received representations from a nearby resident raising the following concerns:

- This proposed plan will be in addition to the already existing substantial extension made to the rear of the building and will significantly increase the size of the property from a bungalow to large house.
- The new 'roof line' appears to extend forwards about 6 metres to accommodate the new upstairs area. Such a large extension in its already raised position, would dominate the cul-de-sac of existing buildings.
- The proposed new garage would extend about 3 metres from the existing building frontage, the east side of which will be clad in grey wood-cladding. The combined effect of this grey cladding and the greatly extended roof area will cast a large shadow over the homes near-by and generally make the area much darker, and especially so during the evening period.
- One of the attractive features of the development at the head of the Gale Park cul-de-sac is that these are low level bungalows and the proposed extension at No.4 Gale Park will have a significant, negative impact on this amenity.
- Space for multi-bin storage at the front of the property places them in full view of the neighbours, albeit behind bushes.

4 Development plan policies and other relevant guidance

4.1 The relevant Development Plan comprises:

- The Lake District National Park Local Plan 2020-2035

4.2 The following Lake District National Park Local Plan policies are relevant to this application:

- Policy 01: National and international significance of the Lake District
- Policy 02: Spatial strategy
- Policy 06: Design and development
- Design Code Supplementary Planning Document

4.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Development plan policies materially inconsistent with NPPF policies should be given very little weight. The following NPPF decision-making policies are relevant to the determination of this application:

- DM3: Determining development proposals
- S4: Principle of development within settlements
- DP3: Key principles for well designed places
- P3: Living conditions and pollution

5 Main issues and assessment

5.1 The proposals are for the extension and alteration of an existing dwelling in a residential area of Ambleside and are therefore compatible in principle with Policy 02 of the Local Plan. The determination of the application relies on a consideration of the site-specific issues. The main issues in this assessment are:

- Character and appearance of the area
- The effect of the development on residential amenity

<u>The effect of the development on the character of the area</u>

5.2 Gale Park is a pleasant collection of modern houses and bungalows, of non-traditional style featuring rendered walls and tiled roofs. Most of the properties located around the turning head are true bungalows which have been little altered since their construction, but many of the houses on the approach to the site are of two storey massing.

5.3 4 Gale Park is set towards the back of its plot, it appears somewhat elevated and its heavily landscaped front garden is a conspicuous

feature. The proposals would alter the appearance of the front of the house, giving it a greater massing, some increase in height and a different appearance as a result of the extensive use of larch cladding.

5.4 These changes would represent a departure from the established character of the rest of Gale Park. However, Gale Park is a modern development which features little of local distinctiveness. The extension would use gabled forms that are typical of the area. The wide window proposed to the front elevation would not be a significant departure from the style of fenestration used throughout Gale Park.

5.5 The proposed outbuildings and bin storage are small features set against established boundary fencing/planting, and I am satisfied that these would not be unacceptable, especially bearing in mind the ability to site objects in a garden or to form hard standings as permitted development.

5.6 The Design Code advises that timber wall cladding is only likely to be acceptable where it would be used sparingly as part of a cohesive design solution and where the context of the site means that its use would not compromise sense of place.

5.7 While in this case the material would be used extensively rather than sparingly, it is my view that development within this area need not be identical to its neighbours in order to be acceptable and I consider that the context of the area means that there would be no harm to local distinctiveness or sense of place.

5.8 I am satisfied that the development would be acceptable in terms of its appearance and compatible with Policy 06 of the Local Plan.

The effect of the development on residential amenity

5.9 3 and 5 Gale Park lie to either side while no.12 Gale Park is opposite across the road. I consider that there would be no material effect on 3 Gale Park as a result of the location of the development and the nature of the common boundary.

5.10 No.5 Gale Park to the right hand side is a bungalow which is located close to the common boundary, set back slightly and canted towards the application site. The proposals would involve an extension forward that would result in a greater sense of enclosure from the section of walling that would be visible above the fence on the common boundary. The roof would run away at the same angle as the existing to a slightly higher ridge line. There would be no overlooking between the properties as a result of the relative positions of windows. I do not consider that the increased sense of enclosure would amount to an overbearing effect. There may be a slight loss of light as a result of the position of the extension, to the west of the neighbour and the higher roofline, but it is my view that this would be insufficient to warrant a reason for refusal. The timber is proposed to have a light grey finish and is intended to weather slowly to a consistent silver colour over time.

5.11 No.12 Gale Park has windows facing towards the site across the road, but is located about 30m away, and I consider that any mutual overlooking would not be significant at this distance. The Design Code indicates that a distance of 21m between main windows would be acceptable.

5.12 I am satisfied that the proposed development would not give rise to an unacceptable effect on the residential amenity of neighbouring dwellings, and would be compliant with Policy 06 of the Local Plan and the Design Code.

6 Conditions

6.1 The standard time limit condition is a national requirement. A condition specifying the plans and particulars of the application is appropriate for the avoidance of doubt.

7 Conclusion

7.1 While I note the comments of neighbours and of Lakes Parish Council, I consider that the development is not materially harmful to interests of acknowledged importance either in terms of character and appearance or in relation to the amenities enjoyed by neighbouring residents.

7.2 Having regard to the provisions of the development plan, in particular Lake District National Park Local Plan Policies 01, 02, and 06, the Design Code SPD and other material considerations (including the provisions of the NPPF), the development is considered to be acceptable, subject to the conditions recommended.

Recommendation: APPROVE with conditions

Conditions/Reasons

1 The development hereby permitted shall be commenced before the expiration of THREE years from the date hereof.

REASON: Imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990.

2 The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details:
- Drawing nos. Location plan; 4GP-002-CB-ARTS Proposed plans and

elevations; 4GP-003-CB-ARTS Proposed site plan
- Details of timber cladding

REASON: For the avoidance of doubt.

NPPF decision notice requirements

Town and Country Planning (Development Management Procedure) (England) Order 2015 Article 35(2) statement.

The Local Planning Authority have worked with the applicant in a positive and proactive manner by seeking solutions to problems arising in relation to dealing with the application by clarifying details of proposed cladding.

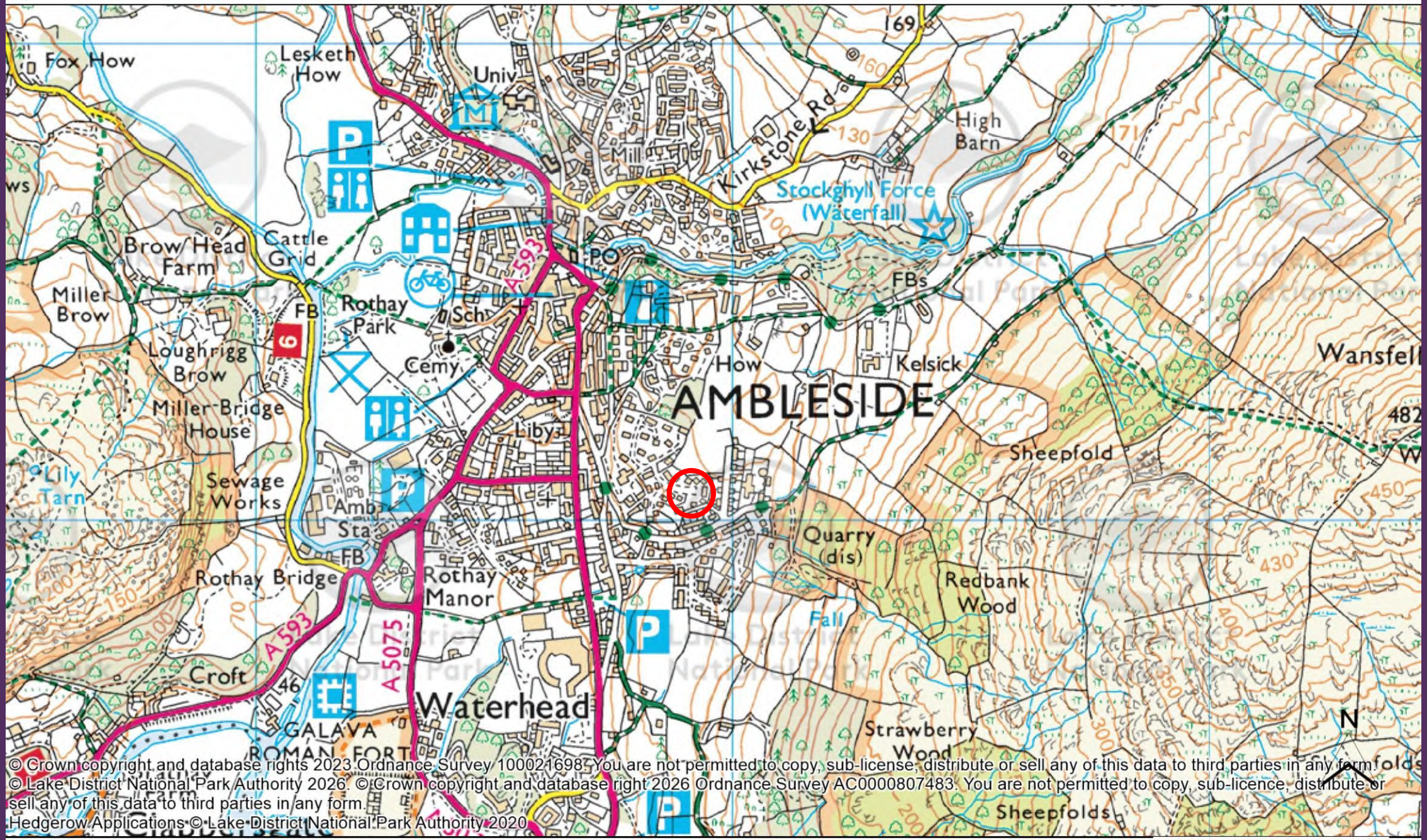
Background papers

Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of financial/personal circumstances in accordance with the Local Government (Access to Information) Act 1985.

7/2026/5570

4 Gale Park, Ambleside, LA23 0BN

Extensions and alterations to dwellinghouse including installation of solar panels. Erection of garden shed/store, greenhouse and bin area.



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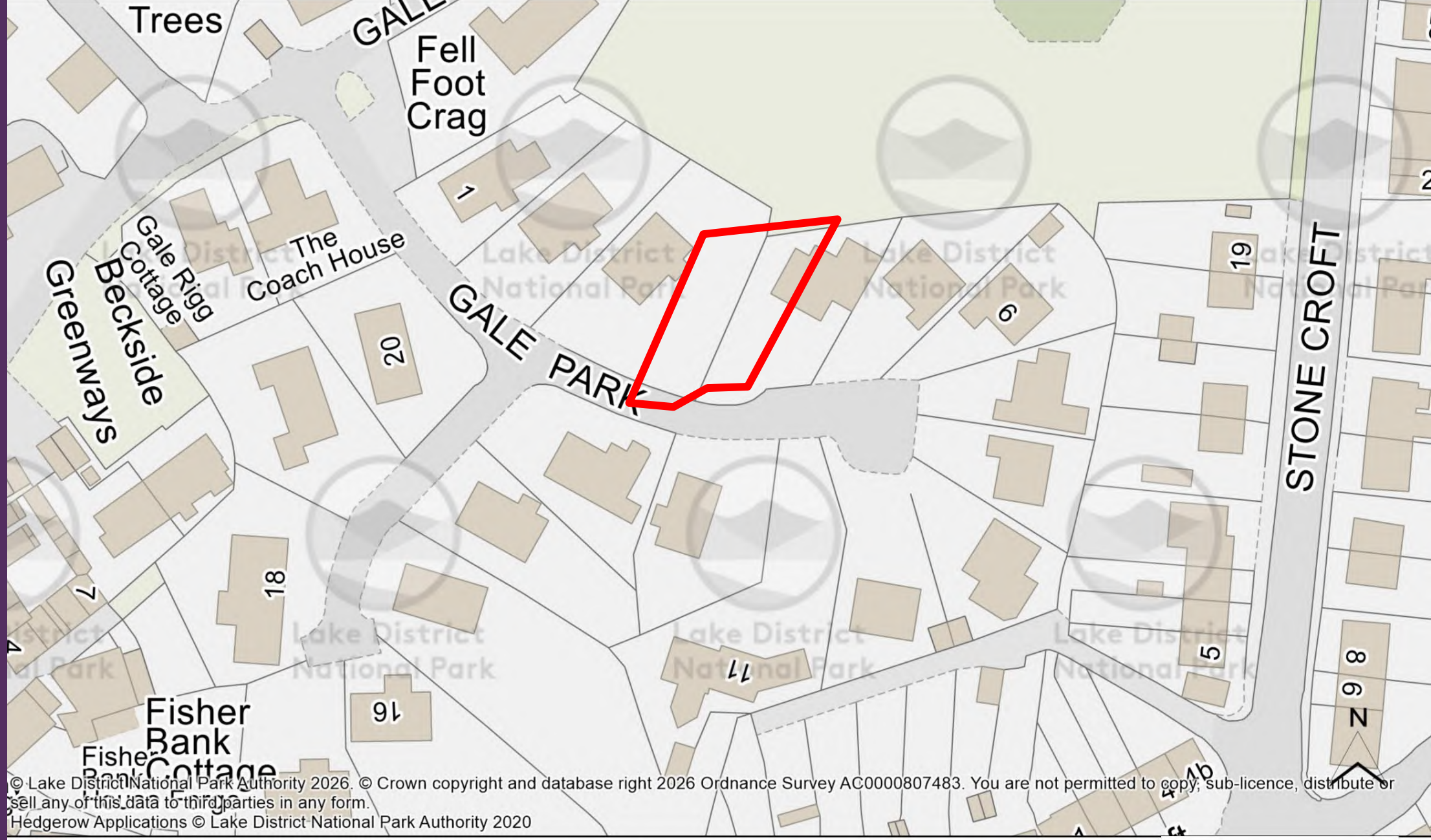
Lake District National Park Authority

Site location



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Lake District National Park Authority




Caring for
Lake District
National Park

As Proposed













PROPOSED PLANS

VERTICAL HALF LAP ARCITECTURAL GRADE LARCH CLADDING WITH MID GREY SIOX PRE WEATHER FINISH RUSSWOOD TIMBER



SOUTH ELEVATION

FLUSH FIT SOLAR PANELS

EXISTING TIMBE



Activate Windows
Go to Settings to activate Windows



Mid Grey on larch

Head of cul de sac (2014 Streetview image)



Nos.11 & 12 opposite




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Lake District
National Park