

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2212/OF1
2.	Proposed Development:	TWO STOREY SIDE EXTENSION AND SINGLE STOREY STORM PORCH TO FRONT
3.	Location:	56 QUEENS CRESCENT, FRIZINGTON
4.	Parish:	Arlecdon and Frizington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report:	<p>SITE AND LOCATION</p> <p>This application relates to 56 Queens Crescent, a detached property situated on a corner plot on an existing housing estate within Frizington.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the erection of a two-storey side extension and front porch to provide an enlarged bedroom and study on the first floor and an enlarged porch and ground floor shower room.</p> <p>The two-storey extension will project 1.8 metres from the side elevation and it will be 3.8 metres in depth to box off and infill the front corner of the existing property. The roofline will match the existing property with an overall height of 7.3 metres and an eaves height of 5.1 metres. The front elevation will include an enlarged first floor window and the side elevation will include a first floor</p>

window, a high-level horizontal ground floor bathroom window and open porch to the utility door. The porch will project 1.56 metres from the front elevation and will be 4.67 metres in width. It will have a lean-to roof with an overall height of 3.03 metres and an eaves height of 2.1 metres. The front elevation will include the front door and a window and the two side elevations will include windows. The proposal will be finished with render, concrete roof tiles and white UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

Planning permission has previously been granted for the erection of a first floor extension and erection of a pre-cast garage (ref: 4/04/2247/0) and the erection of a garage (ref: 4/06/2140/0).

CONSULTATION RESPONSES

Consultees

Arlecdon and Frizington Parish Council – No objections.

Highways – No objections.

LLFA – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 5 no. properties - No objections have been received as a result of this consultation process.

PLANNING POLICIES

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM12 – Standards for New Residential Developments

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

ASSESSMENT

The key issues raised by this proposal are its scale and design, the potential impacts on residential amenity and highway safety.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 and DM18 seek to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

The proposed side extension and porch will be appropriately sited within the corner plot and the scale will be modest. The side extension will infill and box off the corner and the design is considered to be suitable. In addition, the materials will match the existing property. On this basis, the proposal is considered to meet Policy DM18(A) and NPPF guidance.

Residential Amenity

Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings. Policy DM12 requires a separation distance between directly facing habitable room windows of 21 metres to maintain privacy and overlooking standards.

The proposal will be located in the side garden and have a separation distance of approximately 21 metres from the closest neighbouring property. As a result, it is considered that the proposal will not overlook or overshadow any neighbouring properties. On this basis, the proposed extension will have little impact on the residential amenity of the neighbouring houses and it is considered to comply with Policies DM12 and DM18 and the NPPF guidance.

Highway Safety

Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking.

Despite the extension projecting towards the driveway, the existing 5.6 metres by 15 metres driveway will remain and therefore it is considered that the extension will not affect highway safety. In addition, the Highway Authority raised no objections as part of the consultation process. On this basis, the proposal is considered to provide an adequate provision of off-street parking to meet the needs of the dwelling and therefore it complies with Policy DM22 and standards set out in the Cumbria Development Design Guide.

	<p><u>Conclusion</u></p> <p>Overall, this is considered to be an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <p>1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</p> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: -</p> <p>Site Location Plan, scale 1:2500, received 12th June 2020; Proposed Layout Plan, scale 1:500, received 12th June 2020; Existing Elevation Plans, scale 1:100, received 12th June 2020; Proposed Elevation Plans, scale 1:100, received 12th June 2020; Existing Floor Plans, scale 1:50, received 12th June 2020; Proposed Floor Plans, scale 1:50, received 12th June 2020.</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>Informative</p> <p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>

	Statement The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.
Case Officer: Chloe Unsworth	Date : 31/07/2020
Authorising Officer: N.J. Hayhurst	Date : 03/08/2020
Dedicated responses to:- N/A	