

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2216/OF1
2.	Proposed Development:	ERECTION OF DECKING TO REAR OF DWELLING
3.	Location:	GREENHILL, BRAYSTONES
4.	Parish:	Lowside Quarter
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone
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 Greenhill, a detached property situated within the village of Braystones.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a raised deck to the rear of the dwelling. The proposed platform will project 6 metres from the rear elevation and will be 4 metres in width. The raised platform will be 0.9 metres from ground level due to the sloping nature of the rear garden and will be accessed by the patio doors on the rear elevation. The proposed deck will be built out of timber boarding and it will include a 1.1 metre high timber balustrade and steps on the side elevation to access the garden.</p>

RELEVANT PLANNING APPLICATION HISTORY

There has been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Lowside Quarter Parish Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 1 no. properties - No objections have been received as a result of this consultation process.

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 Dwellings

Policy DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

ASSESSMENT

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

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 raised deck will be appropriately sited to the rear of the property. It is also considered to be modest in scale and design. In addition, the proposed materials are considered to be suitable for its use and on this basis, the proposed decking is considered to meet Policies DM10 and DM18(A) from the Local plan and NPPF guidance.

	<p><u>Residential Amenity</u></p> <p>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.</p> <p>Overlooking issues were considered as the platform would be more than 30cm above ground level. Although, concerns were mitigated as there are no residential dwellings located directly behind the site and the existing hedging along the boundary will screen the development.</p> <p>The separation distance between the proposed decking and the closest neighbouring property will be over 40 metres, far in excess of what is minimum in Policy DM12. It is therefore considered that the proposal will not cause a detrimental loss of amenity for the existing property or the surrounding properties.</p> <p>On this basis, the proposal is considered to comply with Policies DM12 and DM18(C) and the NPPF guidance.</p> <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> <ol style="list-style-type: none"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <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> 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>Location Plan, scale 1:1250, received 17th June 2020; Block Plan, scale 1:200, received 17th June 2020; Proposed Floor Plans and Elevations, scale 1:100, received 17th June 2020.</p> <p>Reason</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.

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 : 07/08/2020

Dedicated responses to:- N/A