

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2221/OF1
2.	Proposed Development:	ERECTION OF PORCH & CONSERVATORY TO FRONT ELEVATION (PART RETROSPECTIVE)
3.	Location:	CHELFORD, DRIGG ROAD, SEASCALE
4.	Parish:	Seascale
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 Chelford, a detached property located on Drigg Road within the village of Seascale.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the retention of a single storey front extension to provide a porch and conservatory (part retrospective). The extension projects 2.9 metres forward of the principal elevation and is 6.52 metres in width. It will has been designed to include a flat roof and an active glazing roof lantern. The overall height of the roof lantern is 3.45 metres and the overall flat roof height is 2.4 metres. It has been designed to include two windows on the front elevation, an access door and window on the left hand side elevation and patio doors on the right hand side elevation. It</p>

is proposed to render the walls to match the existing property and include grey UPVC windows and doors.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a porch (ref: 4/92/0831/0) and for the removal of the porch and the erection of a new conservatory to the front (ref: 4/00/0687/0).

CONSULTATION RESPONSES

Consultees

Seascale Parish Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties. No letters of objections have been received from the neighbours.

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

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

ASSESSMENT

The key issues raised by this proposal are its siting, scale and design and the impacts on residential

amenity.

Siting, 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 development is located to the front of the property and is relatively modest in scale. The extension design reflects the existing property and the proposed render will match the finish of the existing property. On this basis, the proposal is considered to have a minimal impact on the street scene and therefore satisfies Policy DM18(A) and the 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 seeks to protect residential amenity by setting a minimum separation distance of 21 metres between directly facing elevations of dwellings containing windows of habitable rooms.

Overlooking and overshadowing issues were considered as the proposal is located in the front garden. The proposal has a separation distance of approximately 23 metres from the directly facing neighbouring property to the front which is in excess of the requirements set out in Policy DM12. The impact from the side elevation windows will also be mitigated by the existing fence and boundary treatments to the side of the property.

In addition, as the covering letter which accompanied the application explains, the extension has replaced a porch and conservatory with exactly the same footprint and it is considered that the proposal is not materially different. On this basis, it is considered that the proposal will not have any additional adverse impacts on the amenities of the neighbouring properties beyond the current position and therefore the proposal is considered to meet Policies DM12 and DM18 and NPPF guidance.

Conclusion

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.

8. **Recommendation:**
Approve (commence within 3 years)

9. **Condition(s):**
1. 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: -

Block Plan, scale 1:500 at A4, received 23rd June 2020;

Proposed Floor Plan, drawing A, received 23rd June 2020;
Internal Floor Plan, drawing B, received 23rd June 2020;
Front Elevation, drawing C, received 23rd June 2020;
Side Elevations, drawing D, received 23rd June 2020;
Front Elevation, drawing E, received 23rd June 2020;
Site Photo, received 23rd June 2020;
Covering Letter, received 23rd June 2020.

Reason

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 : 17/08/2020

Authorising Officer: N.J. Hayhurst

Date : 17/08/2020

Dedicated responses to:- N/A