

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2233/0F1
2.	Proposed Development:	ERECTION OF PORCH TO FRONT OF PROPERTY
3.	Location:	13 SCREEL VIEW, PARTON, WHITEHAVEN
4.	Parish:	Parton
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Development Referral Area - 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>INTRODUCTION</p> <p>This application site relates to a semi-detached two storey property located within a well-established residential area of Parton. The host property has off street parking to the front and side of the property and with gardens to the rear.</p> <p>PROPOSAL</p> <p>This application seeks planning permission for the erection of a single storey porch extension to the front south-eastern elevation of the property. The porch would extend forward of the principal Elevation of the Host property by 2 metres and would have a width of 3 metres. The overall height of the porch as proposed is 2.94 metres. The porch would have a single pitch tiled roof with brick elevations.</p> <p>CONSULTATION RESPONSES</p> <p><u>Parton Parish Council</u> No comments have been received from Parton Parish Council.</p> <p><u>Cumbria Highways</u> Cumbria Highways have responded to confirm that the Highway Authority and Lead Local Flood Authority has no objection to the proposed development as it is considered that the proposal does</p>

not affect the highway nor does it increase the flood risk on the site or elsewhere.

Public Representation

The application has been advertised by way of a neighbour notification letters issued to 2 no. properties

No objections have been received as a result of this consultation process

PLANNING POLICY

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

Copeland Borough Local Plan 2013 – 2028

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy

Development Management Policies (DMP)

- Policy DM10 – Achieving Quality Place
- Policy DM11 - Sustainable Development Standards
- Policy DM12 - Standards for New Residential Developments
- Policy DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

NPPF 2019

ASSESSMENT

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

The Principle of Development

The principle of the development accords in general terms with the aims of Policy ST1 and section 12 of the NPPF, both of which 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.

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.

The porch is located towards the western end of the front elevation. This allows sufficient space between this and the adjoining property to the east, and the neighbouring property to the west, to ensure the proposed porch does not introduce any new harmful impacts upon the residential amenity of these properties in terms of loss of privacy and or overlooking.

The proposed porch would not lead to any loss of off street parking and so is considered acceptable within that context.

On this basis, the proposal is considered to meet policy DM18 and the NPPF guidance.

Character

The application site is located within a well-established residential area of Parton. Given the age of the estate however, some of the original character has been eroded as properties have been extended and with the introduction of the years of different materials and finishes.

The original design proposed was for a conservatory style porch with brick dwarf walls. It was considered that this style represented an alien and incongruous feature within the local area.

Upon further discussions with the applicants, a revised design was submitted to the LPA that addressed the concerns raised by proposing a traditional brick built lean to style porch that is considered to be far more in keeping with the character of the local area.

In terms of the proposed materials, whilst the main host property is currently rendered, the buff coloured brick work would match that of the recently approved single storey extension to the rear elevation. It is considered that this use of materials to match this rear extension would in effect, balance the porch with rear extension. The roof tiles would match those of the existing host property. The proposed window frames would match those of the existing host property and it is considered the level of glazing proposed within the elevations of the porch are in keeping with the style and character of the main host dwelling.

Based upon the above consideration, it is considered that the design and scale of the proposed porch would not cause any harmful impact upon the character of the local area.

On this basis, the proposal is considered to meet DM18 (A) policy and the 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.	<p>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. Reason To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. 2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: - The site location plan and block plan received on the 2nd July 2020 The amended front and side elevation plans received by email on the 25th August 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. <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> <p>Statement</p> <p>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.</p>

Case Officer: Adrian Adams	Date : 07.09.2020
Authorising Officer: N.J. Hayhurst	Date : 10/09/2020
Dedicated responses to:- N/A	