

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/20/2235/0F1
2.	<b>Proposed Development:</b>	TWO STOREY SIDE EXTENSION TO PROVIDE A GARAGE AT GROUND FLOOR LEVEL AND BEDROOM AND BATHROOM AT FIRST FLOOR LEVEL
3.	<b>Location:</b>	4 KEEKLE COTTAGES, CLEATOR MOOR
4.	<b>Parish:</b>	Weddicar
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>	<p>SITE AND LOCATION</p> <p>This application relates to 4 Keekle Cottages, an end of terrace property situated in Keekle. The site has vacant agricultural fields to the north and west, residential properties to the south and the Keekle to Galemire road to the east.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a two storey side extension which projects to the north. The extension will project from the side of the dwelling by approximately 4 metres and be 7.4m in total length. The overall height will be the same as the existing house at 7.8 metres to the ridge and 4.8 metres to the eaves.</p> <p>The extension will provide a garage on the ground floor and bedroom, bathroom and dressing area on the first floor. It will be constructed from materials to match the main dwelling including rendered</p>

walls, a tiled roof and white UPVC windows and doors.

#### RELEVANT PLANNING APPLICATION HISTORY

There have been no relevant previous applications on the site.

#### CONSULTATION RESPONSES

##### Consultees

Weddicar Parish Council – No objections.

Cumbria County Highways – No objections as it is considered that the proposal does not affect the highway.

Local Lead Flood Authority – No objections as the proposal does not increase flood risk on site or elsewhere.

##### Public Representation

The application has been advertised by way of a neighbour notification letter issued to 1 no. properties.

No consultation responses have been received as a result of this notification.

#### 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 DM18 – Domestic Extensions and Alterations

##### **Other Material Considerations**

	<p>National Planning Policy Framework (NPPF)</p> <p><b>ASSESSMENT</b></p> <p>Policies ST1, DM10 and DM18 of the Copeland Local Plan require that proposals for household extensions do not impact on the amenity of the neighbouring dwellings and their design is in keeping with the parent dwelling and wider street scene.</p> <p>The extension will be added to the north elevation which faces towards the Mission Church approximately 18 metres from the boundary of 4 Keeke Cottages. There are no windows proposed on the side elevation facing the Church therefore it is considered that there is unlikely to be an effect on the amenity of this building. There are no buildings to the front or rear of 4 Keeke Cottages.</p> <p>The extension will maintain the overall roof height of the dwelling with the extension continuing the ridge line. The window design and chosen materials match the existing property and therefore the extension appears to be a continuation of the existing frontage.</p> <p>The extension will preclude access from the front of the dwelling to the rear without going inside the house, however there is a suitable space in the front garden for bin storage.</p> <p>The extension will provide a single garage for the property and will not worsen the existing access and parking situation.</p> <p>No objections to the proposal have been received.</p> <p><b>Conclusion</b></p> <p>Overall this is considered to be an acceptable form of development which accords with the policies set out in the adopted Local Plan and all other material planning considerations.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Condition(s):</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</li> </ol> <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> <ol style="list-style-type: none"> <li>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: -</li> </ol>

Site Location Plan, scale 1:1250, drawing number 235/04010/01, received 30th June 2020;  
Block Plan, scale 1:500, drawing number 235/04011/01, received 30th June 2020;  
Existing Plans, scale 1:100, drawing number 235/01001/01, received 30th June 2020;  
Existing Elevations, scale 1:100, drawing number 235/02001/01, received 30th June 2020;  
Proposed Plans, scale 1:100, drawing number 235/04001/01, received 30th June 2020;  
Proposed Elevations, scale 1:100, drawing number 235/05001/01, received 30th 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.

#### Informative

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.

Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

#### 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: Sarah Papaleo**

**Date : 12/08/2020**

**Authorising Officer: N.J. Hayhurst**

**Date : 17/08/2020**

**Dedicated responses to:- N/A**