

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2255/0F1
2.	Proposed Development:	REMOVAL OF EXISTING SINGLE STOREY KITCHEN/UTILITY AND ERECTION OF A NEW KITCHEN, UTILITY, WC/SHOWER ROOM AND GARDEN/BIKE STORE
3.	Location:	LONGLANDS, WHINNEY HILL, CLEATOR MOOR
4.	Parish:	Cleator Moor
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	None required.
7.	<p>Report:</p> <p>Site and Location:</p> <p>This application relates to Longlands, a semi-detached property within Whinney Hill area of Cleator Moor.</p> <p>Proposal:</p> <p>This application seeks a non-material amendment of the development approved under application reference 4/20/2255/0F1.</p> <p>The proposed amendment comprises the change of material from Western Red Cedar cladding to 'Iro Timber' Charred Larch in charcoal colour along the side elevation of the kitchen extension and change the proposed stone cladding to white K-Render on the garden/bike storage.</p> <p>Development plan policies:</p> <p>Copeland Local Plan 2013 – 2028 (Adopted December 2013)</p> <p><u>Core Strategy</u></p> <p>Policy ST1 – Strategic Development Principles</p>	

Policy ST2 – Spatial Development Strategy

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

The following policies are relevant to this proposal:

Policy DS1PU – Presumption in favour of Sustainable Development

Policy DS6PU – Design and Development Standards

Policy H14PU – Domestic Extensions and Alterations

Assessment:

Design

Due to the availability and increased cost of Western Red Cedar cladding, it is proposed to replace the cedar cladding with charcoal 'Iro Timber' charred larch. The change of cladding material will maintain the timber cladding aesthetic and the charcoal colour will be acceptable within the rear garden.

In addition, the change from stone cladding to white K-Render on the garden/bike storage will reflect the white rendered finish of the main dwelling and therefore this is considered to be more in-keeping with the character and appearance of the existing property.

Overall, the change in materials are considered to respect the character of the dwelling and ensure the appearance of the extension is maintained.

Conclusion

The amended materials are acceptable in relation to the dwelling and therefore does not raise issues in respect of the design.

In the context of the approved development, the proposed comprises a non-material amendment.

	Approve non-material amendment.	
8.	Recommendation: Approve Non-Material Amendment	
Case Officer: C. Unsworth		Date : 13/07/2022
Authorising Officer: N.J. Hayhurst		Date : 13/07/2022
Dedicated responses to:- N/A		