



**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2257/0F1
2.	Proposed Development:	ERECT SINGLE AND TWO STOREY EXTENSIONS
3.	Location:	4 MOOR PARK, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change
6.	Publicity Representations	None required.
7.	<p>Report:</p> <p>Site and Location:</p> <p>This application relates to 4 Moor Park, a semi-detached property located within Millom.</p> <p>Proposal:</p> <p>This application seeks a non-material amendment of the development approved under application reference 4/20/2257/0F1.</p> <p>The proposed amendment comprises a change of roof material from Marley double roman grey cement tiles to Marley Modern roof tiles in smooth grey.</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> <p>Policy ST2 – Spatial Development Strategy</p> <p><u>Development Management Policies (DMP)</u></p> <p>Policy DM10 – Achieving Quality of Place</p>	

	<p>Policy DM18 – Domestic Extensions and Alterations</p> <p>Other Material Planning Considerations</p> <p>National Planning Policy Framework (NPPF)</p> <p><u>Emerging Copeland Local Plan (ELP):</u></p> <p>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.</p> <p>The following policies are relevant to this proposal:</p> <p>Policy DS1PU – Presumption in favour of Sustainable Development</p> <p>Policy DS6PU – Design and Development Standards</p> <p>Policy H14PU – Domestic Extensions and Alterations</p> <p>Assessment:</p> <p><i>Design</i></p> <p>The previously approved double roman cement tile was to match the existing roof, although the applicant has confirmed the whole roof will be replaced. On this basis, the change from cement grey to smooth grey is considered to be acceptable. As the material will be consistent across the entire roof, this change is therefore considered to respect the character of the dwelling and ensure the appearance is maintained.</p> <p><i>Conclusion</i></p> <p>The amended roof material is acceptable in relation to the dwelling and therefore does not raise issues in respect of the design.</p> <p>In the context of the approved development, the proposed comprises a non-material amendment.</p>
8.	<p>Recommendation:</p> <p>Approve Non-Material Amendment.</p>
<p>Case Officer: C. Unsworth</p>	
<p>Date : 13/10/2022</p>	
<p>Authorising Officer: N.J. Hayhurst</p>	
<p>Date : 13/10/2022</p>	
<p>Dedicated responses to:- N/A</p>	