



## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/20/2257/OF1
2.	<b>Proposed Development:</b>	ERECT SINGLE AND TWO STOREY EXTENSIONS
3.	<b>Location:</b>	4 MOOR PARK, MILLOM
4.	<b>Parish:</b>	Millom
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change
6.	<b>Publicity Representations &amp; Policy</b>	<p>Neighbour Notification Letter: YES</p> <p>Site Notice: NO</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	<b>Report:</b>	<p><b>SITE AND LOCATION</b></p> <p>This application relates to 4 Moor Park, a semi-detached property located on an existing housing estate within Millom.</p> <p><b>PROPOSAL</b></p> <p>Planning Permission is sought for the erection of a two-storey side extension and a single-storey rear extension and a porch on the front elevation. It will provide an integrated garage, utility, WC/shower room and a larger kitchen-dining-living area on the ground floor and an additional bedroom and en-suite on the first floor.</p> <p>The two-storey side extension will project 3.3 metres from the side elevation and it will be 8.1 metres in depth. The two-storey extension will match the height of the existing house, with an overall height of 7.7 metres and an eaves height of 5 metres. It has been designed to include a garage door and a bedroom window on the front elevation, an access door and window with opaque glass on the side</p>

elevation and an en-suite window on the rear elevation.

The single-storey rear extension has been designed to match the existing extension on the neighbouring property, no. 3 Moor Park (ref: 4/19/2242/0F1) and therefore it will project 3.9 metres from the rear elevation and it will be 9.4 metres in width. It will have an eaves height of 2.3 metres, an overall height of 3.8 metres and a lean-to roof. The single-storey extension has been designed to include two windows and a patio door on the rear elevation and blank elevations on the side elevations. The extension will also be lit by 3 skylights.

The porch will project 2 metres from the front elevation and will be 3 metres in width. It will have an eaves height of 2.3 metres, an overall height of 3.8 metres and a lean-to roof. The porch will include a door on the front elevation and a small window on the side elevation.

The proposal includes the re-rendering the entire property with white roughcast render and the replacement of all the existing windows and doors to anthracite UPVC. The proposed roof tiles will match the existing property.

The proposal also includes widening the driveway access to 5 metres in width and creating two-vehicle parking space to the front of the paving slabs with free draining chippings.

#### RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

#### CONSULTATION RESPONSES

##### Consultees

Millom Town Council – No objections.

Cumbria Highways – No objections.

Lead Local Flood Authority – No objections.

##### Public Representations

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

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

#### 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

Policy DM22 – Accessible Developments

**Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

ASSESSMENT

The key issues raised by this proposal are its scale and design, the impacts on residential amenity and highway safety.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to safeguard good levels of quality and attractiveness. 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 two-storey extension is relatively modest in scale and the proposed single-storey rear extension will reflect the existing neighbouring extension projection and height. This design will create a symmetrical development across the back of the semi-detached properties. The extensions are also appropriately located within the garden and the side extension has been designed to continue the roof pitch to match the existing character of the property.

In addition, the whole property will be faced with white roughcast render, all the windows and doors will be replaced with Anthracite UPVC and the roof tiles will match the existing property. Therefore, the materials are considered to be appropriate and reflect the existing property.

On this basis, the proposal is considered to meet Policy DM18(A) and 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.

The proposal will be appropriately located in the side and rear garden and the glazing within the utility windows on the side elevation will be obscure glazed. This can be secured by a condition, which ensures the side elevation obscure glazed windows are installed and maintained thereafter. On this basis, the design of the proposal is considered to mitigate overlooking issues. In addition, overshadowing impacts have been considered, although due to the siting of the two-storey

	<p>extensions which is set back from the boundary by 1.3 metres, the proposal is not considered to cause a significant loss of light.</p> <p>On this basis, the proposal will have little impact on the residential amenity and it is considered to comply with Policy DM18 and NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The proposal includes widening the driveway and access to provide space for two vehicles. The Highway Authority raised no objection to the proposal, as Moor Park is an unclassified road and therefore the access and driveway are Permitted Development. It is however appropriate to attach an informative condition to ensure the applicant installs a kerb drop for the widened driveway.</p> <p>On this basis, the proposal is considered to provide an adequate provision of off-street parking to meet the needs of the dwelling and therefore the proposal complies with Policy DM22.</p> <p><u>Conclusion</u></p> <p>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.</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 must commence 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. 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: -</li> </ol> <p>Site Location Plan, scale 1:2500, Sheet 1, received 13<sup>th</sup> July 2020;  Block Plan, scale 1:300, Sheet 1, received 13<sup>th</sup> July 2020;  Existing Floor Plans and Elevations, 1:100 and 1:50, Sheet 1, received 13<sup>th</sup> July 2020;  Proposed Floor Plans and Elevations, scale 1:100 and 1:50, Sheet 2, received 13<sup>th</sup> July 2020;  Details of Roof Tiles, received 13<sup>th</sup> July 2020.</p>

	<p>Reason</p> <p>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> <p>3. Prior to the first occupation of the extension hereby approved, the obscure glazing must be installed within the utility door and window on the south east side elevation. Once installed the obscure glazing must be permanently maintained at all times thereafter.</p> <p>Reason</p> <p>To safeguard the residential amenity.</p> <p><b>Informative</b></p> <p>1. The applicant should contact Street Works at the Cumbria Highways department on <a href="mailto:streetworks.central@cumbria.gov.uk">streetworks.central@cumbria.gov.uk</a> to organise a kerb drop installing and this will be at the applicants expense.</p> <p><b>Statement</b></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>	
<p><b>Case Officer: Chloe Unsworth</b></p>	<p><b>Date : 03/09/2020</b></p>	
<p><b>Authorising Officer: N.J. Hayhurst</b></p>	<p><b>Date : 03/09/20202</b></p>	
<p><b>Dedicated responses to:- N/A</b></p>		