

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2264/OF1
2.	Proposed Development:	TWO STOREY REAR EXTENSION TO PROVIDE FAMILY ROOM, UTILITY/WC AT GROUND FLOOR LEVEL AND EN SUITE BATHROOM AT FIRST FLOOR LEVEL
3.	Location:	51 KEEKLE TERRACE, CLEATOR MOOR
4.	Parish:	Weddicar
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Preferred Route Corridor - Within Preferred Route Corridor
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>SITE AND LOCATION</p> <p>This application relates to 51 Keekle Terrace, an end of terraced property located within Cleator Moor.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a two-storey and single-storey rear extension to provide a utility, WC and a family room on the ground floor and en suite on the first floor.</p> <p>The two-storey rear extension will project 4.6 metres from the side elevation and it will be 2.5 metres in depth. It will match the existing house, with a cross-gable roof and an overall height of 6.2 metres and an eaves height of 5.1 metres. It has been designed to include an en-suite and utility window on the rear elevation and an access door and WC window on the ground floor side elevation facing the</p>

driveway.

The single-storey rear extension will project 4.6 metres from the rear elevation and it will be 4.65 metres in width to in-fill the gap between the existing and proposed two-storey extensions. It will have an eaves height of 2.4 metres, an overall height of 3.3 metres and a lean-to roof. The single-storey extension has been designed to include a window two windows and patio doors on the rear elevation and it will also be lit by 3 skylights.

The proposed extensions will be finished in render, roof tiles, UPVC windows and door materials to match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a two storey extension to provide bedrooms over the garage (ref: 4/01/0059/1) and the removal of parking shelter and erection of a garage (ref: 4/09/2424/0).

CONSULTATION RESPONSES

Consultees

Weddicar Parish 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 1 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)

Cumbria Development Design Guide

ASSESSMENT

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

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 and single storey rear extension will be modest in scale and appropriately located within the rear garden. The proposed single-storey rear extension will not be significantly larger than what is possible under permitted development. Under current permitted development rights, an extension could project 3 metres from the rear elevation with a height of 4 metres without the requirement for formal planning permission. This fallback position is a material consideration in the assessment of this application and therefore the proposal is considered to be satisfactory.

The proposed extension has been designed to create a symmetrical design and reflect the existing two storey extension. In addition, the proposed materials will match 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.

Due to the proposal siting within the site, it is considered that the proposed extension will have minimal amenity issues on the surrounding properties. There are no neighbours directly located behind the rear elevation, therefore the proposal is considered to mitigate overlooking issues. In addition, due to the design of the proposal away from the shared neighbouring boundary, the proposal is not considered to cause a significant loss of light.

On this basis, the proposal will have little impact on the residential amenity and it is considered to

	<p>comply with Policy DM18 and the 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 site access and off-street parking will remain unchanged to the side of the property, and therefore the Highway Authority raised no objections to the extension. It is considered the proposal will not have a detrimental effect on the existing highway conditions and the existing driveway provides adequate off-street parking for the property.</p> <p>On this basis, the proposal is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.</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>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <ol style="list-style-type: none"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <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> 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: - <p>Site Location Plan, scale 1:1250, received 20th August 2020; Block Plan, scale 1:500, received 20th August 2020; Existing Floor Plan and Elevations, scale 1:50, received 15th July 2020; Proposed Floor Plan and Elevations, scale 1:50, drawing no WG/1, received 15th 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>

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

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: Chloe Unsworth

Date : 07/09/2020

Authorising Officer: N.J. Hayhurst

Date : 07/09/2020

Dedicated responses to:- N/A