

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2275/OF1
2.	Proposed Development:	ERECT EXTENSION TO REAR ELEVATION
3.	Location:	HUNTERS VIEW, 9 RICHMOND GARDENS, HAVERIGG, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change
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 9 Richmond Gardens, a detached bungalow situated on an existing housing estate within Haverigg.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the erection of a single storey rear extension and internal alterations to create an enlarged bedroom and additional shower room. The extension will project 5 metres from the rear elevation and will be 4.23 metres in width. It will have a cross-gable roof with an overall height of 4.1 metres and an eaves height of 2.6 metres to match the previous extension. The rear elevation will include a window, the east side elevation will include bi-folding doors and the west side elevation will be blank. The proposed extension will be finished in rustic red brick to match the previous extension and existing quoins, the roof tiles will be flat grey cement tiles and the windows and doors will be white UPVC to match existing dwelling.</p>

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the erection of a dwelling/garage (ref: 4/00/0729/0) and a larger householder prior notification application to demolish an existing conservatory and the erection of a sunroom extension confirmed the proposal was permitted development (ref: 4/14/2098/HPAE).

CONSULTATION RESPONSES

Consultees

Millom Town Council – No objections.

Public Representation

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

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

ASSESSMENT

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

Scale and Design

	<p>Policy ST1 and section 12 of the NPPF seek to promote high quality designs. 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.</p> <p>The proposed rear extension is modest in scale and appropriately located within the rear garden. The extension will mirror the previous rear extension to create a symmetrical design across the rear elevation and therefore it is considered to reflect the character and appearance of the existing property. In addition, the proposed materials will match the existing property.</p> <p>On this basis, the proposal is considered to meet Policy DM18(A) and the NPPF guidance.</p> <p><u>Residential Amenity</u></p> <p>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.</p> <p>Due to the proposal siting within the site, it is considered that the proposed extension will have minimal amenity issues on the surrounding properties. In addition, the existing boundary fence and neighbouring garage at no. 10 Richmond Gardens will help screen the extension and mitigate overlooking and overshadowing issues.</p> <p>Under current permitted development rights, an extension could project 4 metres from the rear elevation with a height of 4 metres without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the 5 metre projection is not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory.</p> <p>On this basis, the proposal is considered to comply with Policy DM18 and the NPPF guidance.</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: -

Site Plan, scale 1:1250, drawing ref 1657, received 20th July 2020;

Block Plan, scale 1:300, drawing ref 1657, received 20th July 2020;

Existing Floor Plan and Elevations, scale 1:100 and 1:50, drawing ref 1657, received 20th July 2020;

Proposed Floor Plan and Elevations, scale 1:100 and 1:50, drawing ref 1657, received 20th July 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.

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 : 08/09/2020

Authorising Officer: N.J. Hayhurst

Date : 14/09/2020

Dedicated responses to:- N/A