

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2282/OF1
2.	Proposed Development:	GARDEN ROOM TO REAR OF PROPERTY
3.	Location:	5 LINGMELL CRESCENT, SEASCALE
4.	Parish:	Seascale
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone
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 5 Lingmell Crescent, a semi-detached property situated on an existing housing estate within Seascale.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the erection of a garden room with a WC in the rear garden. The width of the structure will be 5 metres and the depth will be 7 metres. The outbuilding will have a pitched roof, with an overall height of 3.619 metres and an eaves height of 2.272 metres. It will include bi-folding doors on the principal elevation and the side and rear elevations will be blank. The walls will be finished in dense concrete blocks and the roof will be covered with grey flat concrete tiles.</p>

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Seascale Parish Council – No objections.

Cumbria County Council Resilience Unit – No objections.

Public Representation

The application has been advertised by way of neighbour notification letters issued to 4 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

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

	<p>their surroundings and do not adversely affect the amenities of adjacent dwellings.</p> <p>The proposed outbuilding will modest in scale and appropriately sited within the rear garden. The outbuilding will provide a garden room, a WC and bi-folding doors facing the garden and therefore the proposed design and materials are therefore considered to be appropriate for its use.</p> <p>On this basis, the proposal is consider to meet Policies DM10 and DM18.</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>The proposal will be located in the corner of the rear garden adjacent to a 1.8m high boundary fence and a neighbouring outbuilding at no. 68 Gosforth Road. The boundary fence and neighbouring outbuilding will help screen the outbuilding and mitigate potential overshadowing issues. There are also no windows on the side and rear elevations and therefore the design is considered to mitigate potential overlooking issues.</p> <p>On this basis, the proposal is considered to comply with Policy DM18 and 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> <ol style="list-style-type: none"> 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 Plan, scale 1:2500 at A4, received 24th July 2020; Site Plan View, scale 1:1250, received 24th July 2020; Plan View, scale 1:50, drawing ref PV1 RevB, received 24th July 2020; Floor Plan, received 24th July 2020; Rear Elevation, received 24th July 2020; Front Elevation, drawing ref FEW Rev B, received 24th July 2020;</p>

Side Elevation, drawing ref SES Rev B, received 24th July 2020;
Roof Plan, drawing ref PV2 Rev B, received 24th July 2020;
Isometric View, drawing ref ISO1 Rev A, received 24th 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 : 21/09/2020

Authorising Officer: N.J. Hayhurst

Date : 21/09/2020

Dedicated responses to:- N/A