

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2286/0F1
2.	Proposed Development:	SINGLE STOREY EXTENSION
3.	Location:	BROWNRIGG, ARLECDON, FRIZINGTON
4.	Parish:	Arlecdon and Frizington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	N/A
7.	Report:	
	Site and Location:	
		This application relates to Brownrigg, a detached property situated within the open countryside near Arlecdon, Frizington.
	Proposal:	
		This application seeks a non-material amendment of the development approved under application reference 4/20/2286/0F1.
		The proposed amendment comprises the removal of a roof window to the bedroom and the installation of a bedroom window on the south-west side elevation to match the existing kitchen window.
	Development plan policies:	
		Copeland Local Plan 2013 – 2028 (Adopted December 2013)
		<u>Core Strategy</u>
		Policy ST1 – Strategic Development Principles
		<u>Development Management Policies (DMP)</u>

	<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 Preferred Options Consultation. The Preferred Options Consultation builds upon the completed Issues and Options Consultation, which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but 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>Assessment:</p> <p><i>Residential Amenity</i></p> <p>Given the design and location of the proposed window, adverse impacts upon the occupants of adjacent dwellings through loss of privacy and overlooking will not result.</p> <p><i>Conclusion</i></p> <p>The additional window is acceptable in relation to the dwelling and therefore does not raise issues in respect of the residential amenity of the adjoining property.</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: Chloe Unsworth</p>		<p>Date : 06/04/2021</p>
<p>Authorising Officer: N.J. Hayhurst</p>		<p>Date : 07/04/2021</p>
<p>Dedicated responses to:- N/A</p>		