

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/20/2286/OF1
2.	<b>Proposed Development:</b>	SINGLE STOREY EXTENSION
3.	<b>Location:</b>	BROWNRIGG, ARLECDON, FRIZINGTON
4.	<b>Parish:</b>	Arlecdon and Frizington
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>	<p>SITE AND LOCATION</p> <p>This application relates to Brownrigg, a detached property situated within the open countryside near Arlecdon, Frizington.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the erection of a single storey side extension to provide a hallway and an additional bedroom and en-suite. The proposed extension will be 3.7 metres x 3.5 metres to box off and infill the rear corner of the existing property. The proposal has been designed to include a pitched roof, with an overall height of 4.7 metres and an eaves height of 2.4 metres. The side elevation will include an access door and the rear elevation will be left blank. The extension will be finished with rendered blockwork, grey concrete roof tiles and white UPVC doors to match the existing property. It will also be lit by two velux roof windows.</p>

## RELEVANT PLANNING APPLICATION HISTORY

Prior Approval has previously been approved for the change of use of an agricultural building to a dwelling house (ref: 4/17/2055/OF1).

## CONSULTATION RESPONSES

### Consultees

Arlecdon and Frizington Council – No objection.

Highway Authority – No objection.

Lead Local Flood Authority – No objection.

### 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.

	<p><u>Scale and Design</u></p> <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 infill extension will be very modest in scale and it is therefore considered that it will not be prominent in the street scene. In addition, the proposed roof design and materials will match the existing property. On this basis, the proposal is considered to meet Policies DM10 and DM18(A).</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 appropriately located in the garden and it will not project further than the existing side and rear elevation. As a result, it is considered that the proposal will not overshadow any neighbouring properties. In addition, overlooking issues were considered, although no windows will be included on the rear elevation, as the extension will be lit by two roof skylights and the access door on the side elevation is not considered to be materially different to the existing windows on the side elevation and therefore overlooking concerns are minimal.</p> <p>On this basis, it was considered that the proposal will not have any additional adverse impacts on the neighbours beyond the current position and therefore, the proposal is considered to meet 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><b>Recommendation:</b> 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.  Reason  To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</li> <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>

Location Plan, scale 1:10000, received 27<sup>th</sup> July 2020;  
Site Plan, scale 1:1250, received 27<sup>th</sup> July 2020;  
Block Plan, scale 1:500, page 2 of 2, received 27<sup>th</sup> July 2020;  
Existing Floor Plan and Elevations, scale 1:50, received 27<sup>th</sup> July 2020;  
Proposed Floor Plan, scale 1:50, page 1 of 2, received 27<sup>th</sup> July 2020;  
Proposed Elevations, scale 1:50, page 2 of 2, received 27<sup>th</sup> 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**