

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2300/0F1
2.	Proposed Development:	DEMOLITION OF EXISTING SINGLE GARAGE AND OUTBUILDINGS; ERECTION OF DOUBLE GARAGE (SINGLE STOREY) INCORPORATING LOG STORE
3.	Location:	SOUTH WING, PROSPECT HOUSE, DISTINGTON
4.	Parish:	Distington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - 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: SITE AND LOCATION This application relates to South Wing, an end of terraced property situated within the open countryside near Distington. PROPOSAL Planning permission is sought for the erection of a replacement double garage to the rear of the dwelling. It will be 7.14 metres in width and 7.45 metres in depth, with a garage door on the front elevation. It will have an overall height of 4.01 metres, an eaves height of 2.5 metres and a pitched roof. The proposal has also been designed to include a lean-to on the rear extension with an eaves height of 2.1 metres and an overall height of 2.4 metres and an open log store on the side elevation. The garage will be finished with white smooth render, Welsh blue slate or equivalent roof tiles and a neutral green coloured electric garage door to match the existing property.	

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a store for a vintage traction engine (ref: 4/97/0683/0) and to demolish an existing porch and to rebuild with a WC and utility (ref: 4/00/0739/0).

CONSULTATION RESPONSES

Consultees

Distington Parish Council – No objections.

Highway Authority – No objections.

Lead Local Flood Authority – 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.

	<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 replacement garage will be appropriately sited to the rear of the property and will remain modest in scale. The design of the garage is considered to be appropriate for its use and the materials will match the existing property. On this basis, the proposal is considered 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>Under current permitted development rights, an outbuilding could be constructed with a height of 2.5 metres within 2 metres of the boundary without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the proposed 4.01 metre height is not significantly higher than what is possible under permitted development, this proposal is considered to be satisfactory and therefore will be unlikely to have a detrimental impact on the neighbouring amenity.</p> <p>The replacement garage is not considered to be materially different from the existing structure and it will be viewed in the context of the surrounding outbuildings. It is therefore considered that the garage will have minimal impacts on neighbouring amenity and 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:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <ol style="list-style-type: none"> <li data-bbox="183 1461 1503 1730"> <p>The development hereby permitted must commence before the expiration of three years from the date of this permission.</p> <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> <li data-bbox="183 1801 1503 1837"> <p>This permission relates to the following plans and documents as received on the respective</p>

dates and development must be carried out in accordance with them: -

Location Plan, scale 1:1250 at A4, received 6th August 2020;

Block Plan, scale 1:500 at A4, received 6th August 2020;

Existing and Proposed Floor Plans and Elevations, scale 1:90, drawing no SWG/01, received 6th August 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.

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 : 30/09/2020

Authorising Officer: N.J. Hayhurst

Date : 01/10/2020

Dedicated responses to:- N/A