



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2312/OF1
2.	Proposed Development:	TWO STOREY GABLE EXTENSION AND SINGLE STOREY FRONT AND SIDE EXTENSIONS
3.	Location:	ANNACROFT, 58 MAIN STREET, HAVERIGG, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, 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: SITE AND LOCATION This application relates to 58 Main Street, a detached property located within the village of Haverigg. The site fronts the C4029 although the site is accessed from an unclassified track to the side of the property. The site also lies within Flood Zones 2 and 3. PROPOSAL Planning Permission is sought for the erection of a two-storey side extension and a single-storey front extension. It will provide a WC, a larger kitchen-dining-living area, an additional siting room and study on the ground floor and one enlarged and two additional bedrooms with en-suites on the first floor. The two-storey side extension will project 6.76 metres from the side elevation and it will be 8.799 metres in depth. The two-storey extension will match the height of the existing house, with an eaves height will be 4.8 metres and a ridge height will be 7 metres. It has been designed to include two	

windows and a cross gable roof on the front elevation, a blank side elevation and two windows on the rear elevation.

The single-storey front extension will project 1.738 metres from the principal elevation and it will be 7.3 metres in width to join the side extension. It will have an eaves height of 2.3 metres, an overall height of 3.5 metres and a lean-to roof. It has been designed to include the front door, a lounge window, a high-level horizontal bathroom window and it will also be lit by two skylights.

The proposal also includes installing a lean-to roof on the existing flat roofed side utility extension. It will have an eaves height of 2.3 metres and an overall height of 3.5 metres. The utility will include an access door on the front elevation and a window on the rear elevation. The side elevation will remain blank.

The proposal will be finished in wet-dash, roof tiles, UPVC windows and door materials to match the existing dwelling. The principal elevation of the extension will also include a random Lakeland slate wall finish and the quoins, window lintels and sills will be Lakeland slate.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Consultees

Millom Town Council – No objections.

Cumbria Highways – No objections.

Lead Local Flood Authority – No objections.

The Council's Flood Engineer - No objections.

Public Representations

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

Env1 – Flood Risk and Flood Management

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Cumbria Development Design Guide

ASSESSMENT

The key issues raised by this proposal are its scale and design, the impacts on residential amenity, highway safety and flood risk.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to safeguard good levels of quality and attractiveness. 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.

The proposed two-storey side extension is relatively modest in scale and the proposed single-storey front extension is very modest. The extensions are appropriately located within the garden and the side extension has been designed to continue the roof pitch to match the existing character of the property. In addition, the proposed materials will match the existing property and the Lakeland slate is considered to be acceptable to reflect the surrounding area. It is considered appropriate to attach a condition regarding the proposed materials installation to ensure visual amenity is maintained. On this basis, the proposal is considered to meet Policy DM18(A) and NPPF guidance.

Residential Amenity

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.

The proposal will be located in the side and front garden and there will be no windows installed on the side elevations. On this basis, the design of the proposal is considered to mitigate overlooking issues. In addition, overshadowing was considered, although due to the two-storey extensions siting, set back from the boundary by approximately 2.1 metres, the proposal is not considered to cause a significant loss of light. On this basis, the proposal will have little impact on the residential amenity and it is considered to comply with Policy DM18 and NPPF guidance.

Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

The site access and off-street parking is located to the rear of the property and it will provide space for two vehicles. The application provided an opportunity to improve the on-site parking provision and the agent confirmed the proposed driveway material will be chippings rather than the existing grass. The Highway Officer advised the chippings material would be suitable as it is well clear of the highway. This parking improvement can be secured through a condition and it is therefore considered that the site will provide adequate off-street parking to meet the needs of the dwelling and Cumbria Highways raised no objections to the proposal. It is considered the proposal will not affect the highway and on this basis, the proposal is considered to satisfy Policy DM22 and the standards set out in the Cumbria Development Design Guide.

Flood Risk

The NPPF and Policies ENV1 and DM24 requires proposed developments in Flood Zones 2 and 3 to be accompanied by a Flood Risk Assessment (FRA). Policy DM24 seeks to protect developments against risks of flooding.

The application is accompanied by a Flood Zone Report and it is considered that the extension within Flood Zones 2 and 3 would be an acceptable form of development, based on the guidance set out in the NPPG.

The details submitted as part of the application confirm that the floor level of the extension will be the same level as the existing ground floor. In addition, all electrical wiring and water supply pipe work will be brought down from first floor level and all sockets will be set at a height of 800mm above the ground floor level to prevent flood damage.

In addition, to reduce the possibility of surface water from the proposed extension, a rainwater harvesting system is proposed to be installed below ground and feed the property (with stored rainwater) for use in the toilets, gardening, vehicle washing.

The flood resilience measures and mitigation techniques proposed are considered to be appropriate and as the proposal includes a rainwater harvesting system, the extension will have minimal impacts on the flood risk. On this basis, the Flood Engineer raised no objection to the proposal and it is therefore considered that the proposal will meet Policy DM24 and the NPPG guidance.

Conclusion

	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.
8.	Recommendation: Approve (commence within 3 years)
9.	Condition(s): <ol style="list-style-type: none"> 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. 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 Location Plan, scale 1:1250, DWG Ref FDS0449 No 1 Rev A, received 17th August 2020; Block Plan, scale 1:500, DWG Ref FDS0449 No 1 Rev A,, received 17th August 2020; Existing and Proposed Site Plan, scale 1:100, DWG Ref FDS0449 No 1 Rev A, received 17th August 2020; Existing and Proposed Floor Plans and Elevations, 1:100, DWG Ref FDS0449 No 2 Rev C, received 17th August 2020; Flood Zone Report, received 2nd September 2020; Technical Documentation of OwlsHall F-line Rainwater Harvesting Installation, received 2nd September 2020; Schedule of Materials, received 14th December 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. Prior to the first use of the extension hereby approved the proposed driveway must be installed in accordance with the approved site plan and it must be maintained at all times thereafter. Reason

	<p>To ensure that adequate off-street parking is provided in accordance with Policy DM22 of the Copeland Local Plan.</p> <p>4. The extension hereby approved must be finished in accordance with the submitted Schedule of Materials received by the Local Planning Authority on 14th December 2020 and the materials must be maintained thereafter.</p> <p>Reason</p> <p>To ensure a satisfactory appearance of the development in the interests of visual amenity.</p> <p>5. The flood resilience and mitigation measures, including the rainwater harvesting system must be installed in accordance with the details set out in the Flood Zone Report submitted as part of the application. The flood resilience and mitigation measures must be maintained at all times thereafter.</p> <p>Reason</p> <p>To protect the property against flood damage in accordance with Policy DM24 of the Copeland Local Plan.</p> <p>Statement</p> <p>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.</p>
Case Officer: Chloe Unsworth	Date : 17/12/2020
Authorising Officer: N.J. Hayhurst	Date : 17/12/2020
Dedicated responses to:- N/A	