

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/20/2313/OF1
2.	<b>Proposed Development:</b>	GARAGE EXTENSION
3.	<b>Location:</b>	WESTBURY, GREEN ROAD, THE GREEN, MILLOM
4.	<b>Parish:</b>	Millom Without
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Coal - Off Coalfield - 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><b>INTRODUCTION</b></p> <p>The application site is located within the small settlement known as The Green, which is defined as open countryside by the Copeland Core Strategy 2013.</p> <p>The application site consists of a detached bungalow with gardens to both the front and rear of the site. Vehicular access to the site is made via the public highway that runs along the south boundary of the site.</p> <p><b>PROPOSAL</b></p> <p>This application seeks planning permission for the erection of a single storey extension to the existing garage building.</p> <p>The proposed extension would extend forward of the existing garage building by 3.23 metres and would have a width of 3.51 metres. The overall height would be 3.12 metres at the top of the apex. The proposed extension does not extend beyond the front elevation of the main host dwelling house.</p>

## CONSULTATION RESPONSES

### Millom Without Parish Council

Have confirmed the following response:

“With reference to the above planning application, at the meeting of the Parish Council held on 7 September 2020, the council resolved to support this application”.

### Cumbria Highways

Cumbria County Council as the Highways Authority and the Lead Local Flood Authority (LLFA) has reviewed the above planning reference and our findings are detailed below:

“I can confirm that the Highway Authority and Lead Local Flood Authority has no objection to the proposed development as it is considered that the proposal does not affect the highway nor does it increase the flood risk on the site or elsewhere”.

### Public Representation

The application has been advertised by way of a neighbour notification letters issued to two properties.

No comments have been received as a result of this consultation process.

## PLANNING POLICY

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

Copeland Borough Local Plan 2013 – 2028

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy
- Policy ENV1 – Flood Risk and Risk Management

### Development Management Policies (DMP)

- Policy DM10 – Achieving Quality Place
- Policy DM11 - Sustainable Development Standards
- Policy DM12 - Standards for New Residential Developments
- Policy DM18 – Domestic Extensions and Alterations
- Policy DM24 - Drainage

## Other Material Planning Considerations

NPPF 2019

### ASSESSMENT

#### The Principle of Development

The principle of the development accords in general terms with the aims of Policy ST1 and section 12 of the NPPF, both of which 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.

#### Residential Amenity

Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the host property or adjacent dwellings.

The proposed garage extension is located to the front of the existing garage building that is located to the north-western side of the main dwelling house. The main property to be impacted by this proposal is located to the north west of the site and known as Rheda. This property has an existing garage building located on its south eastern boundary. The proposed garage extension would match this existing building in terms of scale and the front elevation would extend out to the same point as that of this existing neighbouring garage and that of the main dwelling known as Westbury.

On that basis, it is considered there is sufficient level of distance between the proposed development and the neighbouring properties to ensure that the development would not cause a harmful impact upon the residential amenity of the immediate neighbours in terms of loss of privacy or overlooking.

On this basis, the proposal is considered to meet DM18 policy and the NPPF guidance.

#### Design and Character

The application site is located within a well-established residential area on the eastern edge of the small village called The Green. A site visit confirmed that a number of the local properties have outbuildings erected within their curtilages and there is no common design theme or style within the local area.

The scale and design of the proposed garage extension is considered both proportionate and appropriate with the character of the host property and the immediate surrounding area.

The application form confirms that the materials to be used on the external surfaces of the proposed extension will match those of the existing host property. However, in order to ensure that the development is constructed in matching materials and thereby safe guarding the character of the surrounding area, it is considered to be expedient to attached a condition to require this.

	<p>Based upon the above consideration, it is considered that the design and scale of the proposed garage extension would not cause any harmful impact upon the character of the local area.</p> <p>On this basis, the proposal is considered to meet DM18 (A) policy and the NPPF guidance</p> <p><u>Drainage</u></p> <p>Policy ENV1 and DM24 seeks to protect developments against risks of flooding and ensure that new developments do not contribute to increased surface water run-off.</p> <p>The Lead Local Flood Authority have confirmed that they have no objection to the proposal in terms of the impact upon flooding.</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></p> <p>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 shall be commenced before the expiration of three years from the date of this permission.</li> </ol> <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"> <li>2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -</li> </ol> <p>Site Location Plan received with the valid application dated the 19<sup>th</sup> August 2020</p> <p>Block Plan received with the valid application dated the 19<sup>th</sup> August 2020</p> <p>Overall Layout - received with the valid application dated the 19<sup>th</sup> August 2020</p> <p>Detailed Plan - received with the valid application dated the 19<sup>th</sup> August 2020</p> <p>Front View Plan - received with the valid application dated the 19<sup>th</sup> August 2020</p>

	<p>Side Elevation - received with the valid application dated the 19<sup>th</sup> August 2020</p> <p>Reason</p> <p>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.</p> <p>3. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture to those of the existing building.</p> <p>Reason</p> <p>To ensure a satisfactory appearance of the building in the interests of visual amenity in accordance with Policies ST1 and DM 10 of the Local Pan.</p> <p><b>Statement</b></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>	
<p><b>Case Officer:</b> Adrian Adams</p>	<p><b>Date :</b> 09.10.2020</p>	
<p><b>Authorising Officer:</b> N.J. Hayhurst</p>	<p><b>Date :</b> 12/10/2020</p>	
<p><b>Dedicated responses to:-</b> N/A</p>		