



## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/20/2326/OF1
2.	<b>Proposed Development:</b>	CAR PORT WITH FIRST FLOOR EXTENSION TO SIDE ELEVATION
3.	<b>Location:</b>	12 PINWOODS, GILGARRAN
4.	<b>Parish:</b>	Distington
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp; Policy</b>	<p>Neighbour Notification Letter: YES</p> <p>Site Notice: NO</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	<p><b>Report:</b></p> <p>SITE AND LOCATION</p> <p>The application relates to 12 Pinewoods, a semi-detached property situated on an existing housing estate within the village of Gilgarran.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the erection of a two-storey side extension to provide a carport on the ground floor and two additional bedrooms on the first floor. The extension will be built at an offset angle to the existing dwelling, parallel to the side boundary, therefore it will be 4.5 metres in width at the front and 7.8 metres in width at the rear. It will be 7 metres in depth and the roofline will remain the same as the existing property with the overall height of 6.7 metres and an eaves height of 4.7 metres.</p> <p>The front elevation will include a bedroom window on the first floor and an open carport on the ground floor. The side elevation will be blank and the rear elevation will a bedroom window on the</p>	

first floor. The proposal will be finished in render, concrete tiles and UPVC windows and doors to match the existing property.

#### RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the erection of two dormer windows on the front and rear elevation (ref: 4/20/2089/0F1) and a householder prior notification application has previously been determined that prior approval was not required for a single storey rear extension (ref: 4/15/2030/HPAE).

#### CONSULTATION RESPONSES

##### Consultees

Distington Parish Council – No objection.

Highways – No objection.

LLFA – No objection.

##### Public Representations

The application has been advertised by way of neighbour notification letters issued to 5 no. properties - No objections have been received as a result of this consultation process.

#### 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 DM12 – Standards for New Residential Developments

Policy DM18 – Domestic Extensions and Alterations

##### **Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

	<p><b>ASSESSMENT</b></p> <p>The key issues raised by this proposal are its scale and design and the potential impacts on residential amenity.</p> <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 extension will be appropriately sited to the side of the property and the scale is considered to be modest. The continuation of the roof height and window designs reflect the character and appearance of the existing property and therefore it will not be prominent in the street scene. In addition, the materials will match the existing property. On this basis, the proposal is considered to meet Policy DM18(A) and the NPPF guidance.</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>Policy DM12 seeks to protect residential amenity by setting a minimum separation distance of 21 metres between directly facing elevations of dwellings containing windows of habitable rooms and a minimum distance of 12 metres between directly facing elevations of dwellings containing windows of habitable rooms and a blank gable.</p> <p>Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, although the distance between the extension and the closest neighbouring properties habitable room windows will be approximately 30 metres, far in excess of what is minimum in Policy DM12. There will also be no windows on the side elevations, therefore mitigating any potential overlooking issues. In addition, due to the siting of the two-storey side extension which is to be set back from the boundary by 0.5 metres and will adjoin a garage associated with the neighbouring property, the proposal is not considered to cause a significant loss of light.</p> <p>On this basis, the proposal is unlikely to create any adverse impacts on the neighbouring property and therefore, the proposal is considered to meet Policies DM18(B), DM18(C) and DM12.</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> <p>1. The development hereby permitted must commence before the expiration of three years</p>

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.

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: -

Location Plan, scale 1:1250, received 24<sup>th</sup> August 2020;

Site Plan, scale 1:200, received 24<sup>th</sup> August 2020;

Existing and Proposed First Floor Plans, received 24<sup>th</sup> August 2020;

Existing Elevations, received 24<sup>th</sup> August 2020;

Proposed Elevations, received 24<sup>th</sup> 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](http://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.

<b>Case Officer: Chloe Unsworth</b>	<b>Date : 15/10/2020</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 18/10/2020</b>
<b>Dedicated responses to:- N/A</b>	