

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2328/OF1
2.	Proposed Development:	ERECT CANOPY ALONG FRONT ELEVATION
3.	Location:	24 LOWTHER ROAD, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, 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:	<p>INTRODUCTION</p> <p>This application site relates to a semi-detached two storey property located within a well-established residential area of Millom town centre. The host property has off street parking to the front of the property and with gardens to the rear.</p> <p>PROPOSAL</p> <p>This application seeks planning permission for the erection of a single storey canopy extension along the whole front elevation of the host property. The canopy would be 9.1 metres in width and would project from the existing principal elevation of the property by 2 metres. The overall height of the canopy would 4 metres, with an eaves height of 3.2 metres.</p> <p>CONSULTATION RESPONSES</p> <p><u>Millom Town Council</u></p> <p>Millom Town Council have confirmed that they have no objections to the proposal.</p>

Cumbria Highways

Cumbria Highways have responded to 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 2 no. properties.

No direct objections have been received as a result of this consultation process. However, a comment has been received to request that the proposed Canopy is appropriately drained to avoid causing flooding or water damage to the immediate neighbours.

PLANNING POLICY

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

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

Other Material Planning Considerations

NPPF 2019

Assessment

The key issues raised by this proposed are its scale, design and the potential impacts on residential amenity.

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 parent property or adjacent dwellings.

The proposed canopy would have open sides and front elevations and therefore it is not considered to cause any harmful overlooking or loss of privacy to the attached neighbour to the southwest.

The front elevation of host property faces south east and therefore, the proposed canopy would only lead to a very limited impact upon the adjoining property in terms of loss of sunlight and/or over shadowing. It is considered that any such loss of direct sunlight would be limited to early mornings only.

The proposed canopy would not lead to any loss of off street parking and so is considered acceptable within that context.

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

Charcter, Scale and Design

The application site is located within a well-established residential area of Millom and within a purpose built housing estate that dates back to the late 1960's early 1970's. Given the age of the estate however, some of the original character has been eroded as properties have been extended and there is a wide range of different designs, styles and uses of materials within the general area.

Whilst the proposed canopy would be a prominent feature within the local area, given the wide variety of different styles and designs within the general area, it is considered that the canopy would not cause an unacceptable level of harm to the overall character of either the main host dwelling house, or the immediate surroundings.

The application form confirms that the roof tiles to be used on proposed canopy will match those of the existing host property.

Based upon the above consideration, it is considered that the design and scale of the proposed canopy would not cause any harmful impact upon the character of the local area.

On this basis, the proposal is considered to meet DM18 (A) policy and the NPPF guidance

	<p><u>Issues Raised by Local Resident</u></p> <p>In response to the consultation on this proposal a comment has been received to request that the proposed Canopy is appropriately drained to avoid causing flooding or water damage to the immediate neighbours. The submitted plans clearly indicate that a gutter is to be installed along the full length of the proposed canopy and any surface water is to be discharged into the existing surface water sewer.</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 contained 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"> <p>The development hereby permitted shall be commenced 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> <p>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: -</p> <p>Proposed Canopy at 24 Lowther Road, Millom Plan No. 1663 dated the 07.08.2020 and received with the application on the 25th 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>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</p>

	the National Planning Policy Framework.	
Case Officer: Adrian Adams		Date : 09.10.2020
Authorising Officer: N.J. Hayhurst		Date : 15/10/2020
Dedicated responses to:- N/A		