



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2332/OF1
2.	Proposed Development:	EXTENSION OF EXISTING GARAGE AND FORMATION OF A NEW PARKING SPACE
3.	Location:	14 FIRTH DRIVE, ST BEES
4.	Parish:	St. Bees
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 14 Firth Drive, a semi-detached property situated on an existing housing estate within the village of St Bees. PROPOSAL Planning permission is sought for the erection of a replacement garage and enlarged driveway to the side of the dwelling. The garage will be 3.8 metres in width and 8 metres in depth. It will have an overall height of 2.5 metres and a flat roof. It has been designed to include a 3.28 metre wide garage door on the front elevation and an access door on the side elevation facing the garden. The proposal will be finished in roughcast rendered blockwork, a felted flat roof, a white aluminium up and over garage door and white UPVC access door to match the existing house. The enlarged driveway will be 7.5 metre x 4.5 metre driveway at the side of the property. The driveway will be built out of concrete hard standing and includes an aco channel drain.	

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at the property.

CONSULTATION RESPONSES

Consultees

St Bees 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

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

ASSESSMENT

The key issues raised by this proposal are its scale and design, the potential impacts on residential amenity, highway safety and surface water drainage.

Scale and Design

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.

The proposed garage and driveway extension are considered to be appropriate in scale for its use and the garage design is similar to both the existing and neighbouring garage. In addition, as the proposed materials will match the existing property, it will not be prominent in the street scene. On this basis, the proposal is considered to meet Policies DM10 and DM18 of the Local Plan.

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 to in the rear/side garden, adjacent to a neighbouring garage at no. 2 Priority Road and there will be no windows included in the design. It is therefore considered that the garage proposal will have minimal impacts on neighbouring amenity. On this basis, the proposal is considered to comply with Policy DM18 and the NPPF guidance.

Highway Safety

Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking.

The creation off-street parking is favoured by DM22 and the Highway Authority as set out in the CDDG. In addition, the Highway Authority raised no objections as part of the consultation process and the creation of the driveway and access onto an unclassified road is Permitted Development. It is however appropriate to attach an informative condition to ensure the applicant installs a kerb drop for the new driveway.

On this basis, the proposal is considered to meet Policy DM22 and standards set out in the Cumbria Development Design Guide.

Surface Water Drainage

Policy DM24 seeks to protect developments against risks of flooding and ensure developments will not increase the risk of flooding elsewhere.

Following the comments about drainage from the Lead Local Flood Authority, the applicant confirmed that an ACO rain drain will be installed along the perimeter of the new driveway where it meets the highway. This will prevent rainwater discharging to the highway and vice versa and it can be secured by an appropriately worded condition. On this basis, the proposal is considered to be

	<p>suitable and comply with Policy DM24.</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"> <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> <p>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: -</p> <p>Location Plan, scale 1:1250, drawing no 5467-001 Rev C, received 6th October 2020; Site Block Plan, scale 1:200, drawing no 5467-02, received 28th August 2020; Existing Plan, scale 1:50, drawing no 5467-001 Rev C, received 6th October 2020; Proposed Plan, scale 1:50, drawing no 5467-001 Rev C, received 6th October 2020; Existing Elevations, scale 1:100, drawing no 5467-001 Rev C, received 6th October 2020; Proposed Elevations, scale 1:100, drawing no 5467-001 Rev C, received 6th October 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>Prior to the first use of the garage extension and new driveway hereby permitted, the proposed ACO drain outlined on the Proposed Plan, received 6th October must be fully implemented. Development shall be carried out in accordance with the approved plan and be maintained at all times thereafter.</p> <p>Reason</p>

To prevent flood risk in accordance with Policy DM24 of the Copeland Local Plan.

Informatives

1. Access gates, if provided, should be hung to open inwards only away from the highway.
2. The applicant should contact Street Works at the Cumbria Highways department on streetworks.central@cumbria.gov.uk to organise a kerb drop installing and this will be at the applicants expense.
3. 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 : 20/10/2020

Authorising Officer: N.J. Hayhurst

Date : 22/10/2020

Dedicated responses to:- N/A