

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/20/2346/OF1
2.	<b>Proposed Development:</b>	ERECTION OF A CONSERVATORY TO GABLE END OF PROPERTY
3.	<b>Location:</b>	PADDOCKWRAY, SKELSCEUGH ROAD, WINDER, FRIZINGTON
4.	<b>Parish:</b>	Arlecdon and Frizington
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - 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>This application relates to a detached dwelling, situated on Skelsceugh Road in Winder. The dwelling has residential properties to the south and east, the access road to the west and open fields to the north.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a single storey conservatory to the gable end of the property which faces the access road. The proposal requires planning permission due to its situation on the principal elevation of the property.</p> <p>The conservatory will project 3 metres from the front of the dwelling and will be 6.8 metres in width. The overall height will be 3.6 metres with an eaves height of 2.1m and will have a sloping pitched</p>	

roof.

The materials proposed include facing brick walls with white UPVC window and door frames. The roof will be tile effect in harvest brown with glass panels.

#### RELEVANT PLANNING APPLICATION HISTORY

Outline for one single storey dwelling, approved in 1992 (application reference 4/92/0456/00 relates);

Reserved matters for dwelling and garage, approved in 1993 (application reference 4/93/0130/1 relates).

#### CONSULTATION RESPONSES

##### Consultees

Arlecdon and Frizington Parish Council – No objection.

##### Public Representation

The application has been advertised by way of neighbour notification letters issued to 3 no. properties.

No response letters have been received.

#### 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

	<p><b>Other Material Planning Considerations</b></p> <p>National Planning Policy Framework (NPPF)</p> <p>ASSESSMENT</p> <p>Policy DM18 of the Copeland Local Plan seeks to ensure that alterations and extensions to dwellings maintain the current level of amenity for neighbouring dwellings. Policy DM10 states that proposals should maintain or enhance the street scene whilst being in keeping with the surrounding design.</p> <p>The proposed projection on the front elevation is significant at 3 metres and will be visible in the street scene due its location, however, it is considered that the position of the dwelling which is set back into the site away from the highway will minimize this effect to a satisfactory level. The orientation of Paddockwray means that the addition of the conservatory will still allow the property to remain behind the building line of the property to the south known as The Greyhound. Furthermore, Paddockwray is sited on a small access road which forks away from the road leading out of Winder and serves only 2 other properties therefore it will have little impact on public viewpoints. There is a similar development on the dwelling known as Rowanlea which is situated to the north west of the property and therefore it is considered that there will be no further impact on the area than the existing situation.</p> <p>The extension will reflect the design of the existing gable on the front of the dwelling and is considered to be of an acceptable design. The materials to be used are typical of a conservatory and the roof covering will match the parent property. For these reasons, the extension is considered to be acceptable when considered against Policy DM10.</p> <p>The extension will project forwards with windows on all sides. The angle of Paddockwray means that there are no directly facing elevations with the neighbouring properties, however there are suitable separation distances and existing high boundary treatments which ensure there are no overlooking issues. It is considered that the application accords with Policy DM18 and does not create any amenity issues for the surrounding properties.</p> <p>There have been no objections received to the application.</p> <p>Overall this is considered to be an acceptable form of development which accords with the policies set out in the Copeland Local Plan.</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 shall be commenced before the expiration of three years</p>

	<p>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>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: -</p> <p>Site Location Plan, scale 1:1250, received 15<sup>th</sup> September 2020;  Existing Block Plan scale 1:500, received 15<sup>th</sup> September 2020;  Proposed Block Plan, scale 1:500, received 15<sup>th</sup> September 2020;  Internal Floor Plan, scale 1:50, drawing 1, received 15<sup>th</sup> September 2020;  Side Elevations, scale 1:50, drawing 2, received 15<sup>th</sup> September 2020;  Front Elevation, scale 1:50, drawing 3, received 15<sup>th</sup> September 2020;  As Proposed photograph, received 15<sup>th</sup> September 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><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>				
<table> <tr> <td><b>Case Officer: Sarah Papaleo</b></td><td><b>Date : 21/10/2020</b></td></tr> <tr> <td><b>Authorising Officer: N.J. Hayhurst</b></td><td><b>Date : 10/11/2020</b></td></tr> </table>		<b>Case Officer: Sarah Papaleo</b>	<b>Date : 21/10/2020</b>	<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 10/11/2020</b>
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<p><b>Dedicated responses to:- N/A</b></p>					