



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2350/0F1
2.	Proposed Development:	DEMOLISH CONSERVATORY AND RELACEMENT WITH A NEW SUN ROOM EXTENSION TO SIDE
3.	Location:	34 MANESTY RISE, LOW MORESBY, WHITEHAVEN
4.	Parish:	Moresby
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, 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 34 Manesty Rise, a detached property located within a residential estate in Low Moresby. PROPOSAL Planning Permission is sought for the demolition of the existing conservatory on the side of the property and its replacement with a single storey sunroom. The sunroom will project by 4.4m and have an overall height of 4.4m, in line with the existing dwelling. It will feature windows on all sides with double doors leading out into the garden. The extension will be constructed with materials to match the existing dwelling including facing	

brickwork walls and a concrete tiled roof.

RELEVANT PLANNING APPLICATION HISTORY

3 bedroomed bungalow and garage, approved in 1992 (application reference 4/92/0406/0 relates).

CONSULTATION RESPONSES

Consultees

No consultation responses have been received.

Public Representation

The application has been advertised by way of neighbour notification letters issued to 2 no. properties.

No responses have been received as a result of this advertisement.

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 DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

National Planning Policy Framework

ASSESSMENT

Planning Permission is required for this proposal due to its projection and overall height. Policies ST1 and DM18 seek to protect neighbouring amenity and provide good design which fits in with its

	<p>surroundings.</p> <p>The existing conservatory is nearing the end of its life and the Applicants wish to replace it with a more solid structure. There is ample space within the curtilage of the dwelling to accommodate an extension and as it faces onto a field there are no amenity issues for any neighbours. There is a detached garage and summer house to the west of the proposal which create a screen with the adjoining property which is situated at a lower level. The site visit confirmed that there are unlikely to be any overlooking issues created for this property due to the other structures and the separation distance, however as this is a replacement, it is accepted that this is an existing situation and is considered to be acceptable.</p> <p>The proposed materials match the parent dwelling and the roof pitch links to the existing roof therefore the design is considered to be appropriate in this location and will create betterment for the property.</p> <p>No objections have been received to the proposal.</p> <p>Overall this is considered to be an acceptable form of development which accords with the policies set out within the Copeland Local Plan and other material planning considerations.</p>
8.	<p>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. <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"> 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>Location Plan, scale 1:1250, received 15th September 2020; Block Plan, scale 1:200, drawing number TB/03, received 15th September 2020; Plan and Elevations as Existing, scale 1:100, drawing number TB/01, received 15th September 2020; Plan and Elevations as Proposed, scale 1:100, drawing number TB/02, received 15th September 2020.</p> <p>Reason</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.

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

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: Sarah Papaleo

Date : 20/10/2020

Authorising Officer: N.J. Hayhurst

Date : 10/11/2020

Dedicated responses to:- N/A