



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2360/OF1
2.	Proposed Development:	SINGLE STOREY EXTENSIONS TO REAR AND SIDE ELEVATIONS
3.	Location:	5 MOOR PARK, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change
6.	Publicity Representations &Policy	<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>Report:</p> <p>SITE AND LOCATION</p> <p>This application relates to 5 Moor Park, a semi-detached property located on an existing housing estate within Millom.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the erection of a single storey side and rear extension, with internal alterations to provide an integrated garage, utility, WC and a larger kitchen- dining room.</p> <p>The single-storey side extension will project 3.9 metres from the side elevation and it will be 8.15 metres in depth. It will have an eaves height of 2.3 metres, an overall height of 3.64 metres and a lean-to roof. It has been designed to include a garage door on the front elevation, an access door on the side elevation and a utility window on the rear elevation.</p> <p>The single-storey rear extension will project 3.9 metres from the rear elevation and it will be 7.5</p>	

metres in width. It will have an eaves height of 2.3 metres, an overall height of 3.64 metres and a lean-to roof. The rear extension has been designed to include a patio door and a window on the rear elevation and blank elevations on the side elevations. The extension will also be lit by 3 skylights.

The proposal includes the re-rendering the entire property with white 'K-Rend' render and the replacement of all the existing windows and doors to anthracite UPVC. The proposed grey cement roof tiles will match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Consultees

Millom Town Council – No objections.

Cumbria Highways – No objections.

Lead Local Flood Authority – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 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

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

ASSESSMENT

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

Scale and Design

Policy ST1 and section 12 of the NPPF seek to safeguard good levels of quality and attractiveness. 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 extension is relatively modest in scale and the design will reflect the neighbouring single storey lean-to side extension at no. 6 Moor Park. As a result, the proposed extensions will not be prominent in the street scene. In addition, the whole property will be faced with white 'K-Rend' render, all the windows and doors will be replaced with Anthracite UPVC and the grey cement roof tiles will match the existing property. Therefore, the materials are considered to be appropriate and reflect the existing property.

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

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 appropriately located in the side and rear garden. Overlooking and overshadowing were considered and therefore the glazing within the utility door on the north west side elevation must be obscure glazed to provide appropriate mitigation. This can be secured by a condition, which ensures the glazing within the side elevation utility door is installed as obscure glazing and is maintained thereafter. On this basis, the design of the proposal is considered to mitigate overlooking issues.

Overshadowing impacts have been considered. Under current permitted development rights, a rear extension could be built which projects 4 metres from the rear elevation with an eaves height of 3 metres. In addition a side extension could project up to half the width of the original dwelling (3 metres in this case) without the requirement for formal planning permission. This fallback position is a material consideration in the assessment of this application.

As the projections and height are not significantly higher than what is possible under permitted development, this proposal is considered to be satisfactory. In addition, due to the orientation on the northeast and northwest elevations, the proposal is not considered to cause a significant loss of light to the adjoining property.

On this basis, the proposal will have little impact on the residential amenity and it is considered to comply with Policy DM18 and NPPF guidance.

	<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>Site Location Plan, scale 1:2500, Sheet 1, received 21st September 2020; Block Plan, scale 1:300, Sheet 1, received 21st September 2020; Existing and Proposed Elevations, 1:100, Sheet 1, received 21st September 2020; Existing and Proposed Floor Plans, scale 1:50, Sheet 2, received 21st 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>Prior to the first occupation of the extension hereby approved, obscure glazing must be installed within the utility door on the north west side elevation. Once installed the obscure glazing must be permanently maintained at all times thereafter.</p> <p>Reason</p> <p>To safeguard the residential amenity.</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</p>

	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 : 13/11/2020
Authorising Officer: N.J. Hayhurst		Date : 16/11/2020
Dedicated responses to:- N/A		