

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/20/2365/0F1
2.	<b>Proposed Development:</b>	CONVERSION OF PART OF GARAGE INTO PORCH FOR MAIN HOUSE AND EXTERNAL ALTERATIONS TO ENLARGE EXISTING DOOR AND CHANGE AN EXISTING DOOR INTO A WINDOW
3.	<b>Location:</b>	THE RETREAT, HIGH HOUSE ROAD, ST BEES
4.	<b>Parish:</b>	St. Bees
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES  Site Notice: YES  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  This application relates to The Retreat, a detached property located on High House Road within the village of St Bees. The proposal is located within the St Bees Conservation Area and lies opposite Croft House, a grade II listed building.  <b>PROPOSAL</b>  Planning Permission is sought for the conversion of part of the garage into a porch for the main house with external alterations. The porch will measure 4.5 by 1.45 metres and will be located within the existing garage. The proposal involves a change from an existing door into a window on the front elevation and an enlargement of an access door and window on the rear elevation facing the driveway. The porch has also been designed to include a roof lantern on the flat roof. The roof lantern will project 0.2 metres above the overall flat roof which will be 2.5 metres in height.	

The proposed walls will be finished in render and the windows and doors will be double glazed wooden frames to match the existing property.

#### RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

#### CONSULTATION RESPONSES

##### Consultees

St Bees Parish Council – No objections.

Conservation Officer – No objection.

##### Public Representations

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

No letters of objections have been received from the neighbours.

#### 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

ENV4 – Heritage Assets

##### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM27 – Built Heritage and Archaeology

##### **Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

Listed Building and Conservation Area Act (LBCA)

## ASSESSMENT

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

### Siting, 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 porch will be located within the existing garage and the external alterations will be located on the front and rear elevations and are modest in scale. In addition, the proposed window and door designs are appropriate and the proposed rendered external finish will match the existing property.

On this basis, the proposal is considered to have a minimal impact on the street scene and therefore satisfies Policy DM18(A) and the 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.

Overlooking issues were considered as the proposal will include the installation of a window on the front elevation, although the proposal will not directly face the neighbouring property to the front.

On this basis, the proposal is considered to have minimal impacts on neighbouring amenity and therefore it complies with Policy DM18 and the NPPF guidance.

### Heritage Assets

Policy ENV4 and DM27 seek to protect the built heritage and maximise the value. DM27 supports development proposals which protect, conserve and where possible enhance the historic and cultural architectural character of the Borough's historic sites and their settings.

Section 72 of the LBCA requires that in considering whether to grant planning permission for development which affects a conservation area, the Local Planning Authority shall pay "special attention... to the desirability of preserving or enhancing the character of appearance" of the conservation area.

Section 66.1 of the LBCA requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The proposal is located within St Bees Conservation Area and lies opposite to a grade II listed building. The Conservation Officer considered that the proposal was justifiable in principle, and that the replacement door on the rear elevation of the garage will provide a practical and safe access from

	<p>the driveway rather than from the road. In addition, the Conservation Officer considered that the removal of the door and its replacement with a window on the front elevation would not result in the loss of an element that makes a positive contribution to local character and distinctiveness. Additional details of the window and door specifications were sought and the Conservation Officer was reassured that the proposal will not result in harm to the character of the conservation area or the setting of the listed building opposite.</p> <p>On this basis, the proposed alterations are considered to meet Policy DM27(A) and DM27(D), thereby satisfying the duties set out in the LBCA.</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><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Condition(s):</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</li> </ol> <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"> <li>2. 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: -</li> </ol> <p>Site Location Plan, scale 1:1250, drawing ref 2011-001A, received 14<sup>th</sup> September 2020;  Existing Floor Plan, scale 1:50, drawing ref 2011-002B, received 14<sup>th</sup> September 2020;  Existing Elevations, scale 1:100, drawing ref 2011-003A, received 14<sup>th</sup> September 2020;  Existing Elevation, scale 1:100, drawing ref 2011-004B, received 14<sup>th</sup> September 2020;  Proposed Site and Roof Plan, scale 1:200, drawing ref 2011-101A, received 14<sup>th</sup> September 2020;  Proposed Floor Plan, scale 1:50, drawing ref 2011-102B, received 14<sup>th</sup> September 2020;  Proposed Elevations, scale 1:100, drawing ref 2011-103B, received 14<sup>th</sup> September 2020;  Proposed Elevation, scale 1:100, drawing ref 2011-104A, received 14<sup>th</sup> September 2020;  Design and Access Statement, received 14<sup>th</sup> September 2020;  Image of Proposed Window and Door, received 12<sup>th</sup> October 2020;  Window and Door Drawings, received 12<sup>th</sup> October 2020;</p>

Window and Door Specifications, received 12<sup>th</sup> October 2020.

**Reason**

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](http://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 : 04/11/2020**

**Authorising Officer: N.J. Hayhurst**

**Date : 09/11/2020**

**Dedicated responses to:- N/A**