

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/20/2374/OF1
2.	<b>Proposed Development:</b>	SIDE AND REAR EXTENSION TO EXISTING DWELLING
3.	<b>Location:</b>	CRAKESDALE, BLACK LING, EGREMONT
4.	<b>Parish:</b>	Lowside Quarter
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change
6.	<b>Publicity Representations &amp;Policy</b>	Neighbour Notification Letter: NO  Site Notice: YES  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  SITE AND LOCATION  This application relates to Crakesdale, a detached dormer bungalow situated within the open countryside, near Black Ling to the south-west of Egremont.  The site is accessed off Queens Drive and benefits from a large garden.  PROPOSAL  Planning permission is sought for the erection of a single storey side and rear extension to provide an additional sitting room, entrance/boot room with WC, family-sunroom and attic. The extension will project 8.3 metres from the side elevation and it will be 9 metres in depth. It has been designed to continue the existing pitched roof, with an overall height of 5.9 metres and an eaves height of 2.6 metres to match the existing property. The front elevation will include two windows, the side elevation will include an access door and two windows and the rear elevation will include a window and the sunroom extension.	

The rear sunroom will project 3.6 metres from the proposed rear extension and it will be 4 metres in width. It will have a cross-gable, hipped roof with an overall height of 4.1 metres and an eaves height of 2.6 metres. The extension has been designed to include patio doors on the side elevation facing the garden and a window on the other side and rear elevation.

The extension will be finished with render and facing brick, grey concrete roof tiles and white UPVC windows and doors to match the existing property. The extension will also be lit by 2 skylights on the front elevation and 2 skylights on the rear elevation.

#### RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the creation of a horse show jumping practice area plus screen planting to west and east (ref: 4/20/2214/0F1), the erection of private house loose box building (ref: 4/20/2215/0F1) and a porch to the side of the bungalow (ref: 4/08/2511/0F1).

A Lawful Development Certificate was granted for an existing use of unrestricted residential property (ref: 4/14/2088/0F1).

#### CONSULTATION RESPONSES

##### Consultees

Lowside Quarter Parish Council – No objections.

Highway Authority – No objections.

Lead Local Flood Authority – No objections.

##### Public Representation

The application has been advertised by way of site notice.

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)

	<p>Policy DM10 – Achieving Quality of Place</p> <p>Policy DM18 – Domestic Extensions and Alterations</p> <p><b>Other Material Planning Considerations</b></p> <p>National Planning Policy Framework (NPPF)</p> <p><b>ASSESSMENT</b></p> <p>The key issues raised by this proposal are its scale and design and the potential impacts on residential amenity.</p> <p><u>Scale and Design</u></p> <p>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.</p> <p>The proposed extension will be modest in scale and appropriately sited to the side and rear of the property. The continuation of the pitched roof will match the existing dwelling and therefore it will not be prominent in the street scene. In addition, the proposal will be screened by existing hedges and the proposed materials will match the existing property. On this basis, the proposal is considered to meet Policies DM10 and DM18(A).</p> <p><u>Residential Amenity</u></p> <p>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.</p> <p>Under current permitted development rights, an extension could project up to half the width of the original dwelling, 8 metres in this case with an overall height of 4 metres, without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the proposed projection and heights are not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory.</p> <p>The proposal is located within the open countryside and there are no neighbours within close proximity to the proposed extension. Consequently there will be no overlooking or overshadowing issues.</p> <p>On this basis, the proposal is considered to meet Policy DM18 and NPPF guidance.</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> <p>1. 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>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: -</p> <p>Site Plan, scale 1:1250, received 23<sup>rd</sup> September 2020;  Block Plan, scale 1:5000, received 23<sup>rd</sup> September 2020;  Proposed Extension Floor Plan, scale 1:50, page 1 of 3, received 23<sup>rd</sup> September 2020;  Existing Floor Plan and Elevations, scale 1:50 and 1:100, page 2 of 3, received 23<sup>rd</sup> September 2020.  Proposed Elevations, scale 1:100, page 3 of 3, received 23<sup>rd</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>	
Case Officer: Chloe Unsworth		Date : 17/11/2020
Authorising Officer: N.J. Hayhurst		Date : 17/11/2020
Dedicated responses to:- N/A		