



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2401/OF1
2.	Proposed Development:	ERECTION OF SINGLE STOREY EXTENSION AND DETACHED GARAGE (RESUBMISSION OF PREVIOUSLY APPROVED PLANNING APPLICATION 4/19/2312/OF1)
3.	Location:	OSBOURNE HOUSE, 52 MAIN STREET, DISTINGTON
4.	Parish:	Distington
5.	Constraints:	ASC;Adverts - ASC;Adverts, 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 52 Main Street, Distington, known as Osbourne House. The property is a two storey terraced dwelling situated centrally within the village of Distington. Access is provided to the front of the property, which fronts directly onto Main Street. An area of vacant land to the south provides the rear pedestrian access to the dwelling and also vehicular access to the property's garage. The curtilage to the dwelling wraps around the gardens of the adjoining residential properties. PROPOSAL Planning permission was approved in 2013 and 2019 for the erection of a single storey extension and detached garage (application references 4/13/2093/OF1 and 4/19/2312/OF1 relate). Planning permission is now sought for the same development, with the reduction of 1 metre in length	

and the removal of one window from the proposed extension.

The proposed extension will be in place of the previously in situ large detached two storey garage/outbuilding, which was demolished when the 2013 application was approved. It is located to the rear of the dwelling and the adjoining former post office. The extension proposed will be 8m x 7.68m and would provide a dining area, kitchen and utility.

The proposed extension has been designed with a slate pitched roof, UPVC doors and windows and rendered walls. There will be a distance of 0.7m retained from the extension to the nearest boundary of the site with the adjoining property, 50 Main Street.

In addition, it is also proposed to erect a new detached garage on a section of the vacant land adjoining the gable of the former post office. This will be 6.5m x 4.8m in size with a height of 2.4m to the eaves and a total height of 4.4m. The garage will also have a slate pitched roof and a rendered finish.

The existing boundary treatments to the property will remain, consisting of a 2.0m high concrete post and wire security fence to the rear boundary, a low wall to separate the yard area from the small yard to the rear of the former post office and no separating boundary between the applicants land and the rear garden to 50 Main Street.

RELEVANT PLANNING APPLICATION HISTORY

Demolition of existing garage and construction of new garage and extension to dwelling, approved in May 2013 (application reference 4/13/2093/0F1 relates);

Erection of single storey extension and detached garage, approved in October 2019 (application reference 4/19/2312/0F1 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 3 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 DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

National Planning Policy Framework 2019 (NPPF)

Emerging Copeland Local Plan

The emerging Copeland Local Plan 2017-2035 is currently the subject of a Preferred Options Consultation. The Preferred Options Consultation builds upon the completed Issues and Options Consultation which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

ASSESSMENT

The policies in the Core Strategy seek to encourage good design whilst retaining satisfactory amenity for the surrounding residents. This application is the same as the previously approved scheme in 2019, with minor amendments to reduce the overall length of the extension by 1 metre and the removal of one of the windows in the south elevation.

Scale and Design

The extension to the rear of the property has been designed to replace the previous two storey garage and will be sited on part of its original footprint. It will be single storey in height, therefore reducing the impact from what was previously in situ. The extension has been designed to be in keeping with the existing dwelling with the use of similar materials and a pitched roof design. It will not be visible from any public viewpoints as it is to be situated on the rear of the property. The

	<p>reduction in overall length is welcomed as it will retain more of the amenity space available to the property.</p> <p>The detached garage will be sited on part of the original footprint of the previous two storey garage at the rear of the former post office. It is to be single storey in height and separated from the rear of the former post office by 4.4 metres with a 2.3 metre high boundary wall in between. It is considered that the proposed garage is suitably scaled within the plot and is betterment in comparison to the two storey garage that previously occupied the site.</p> <p>It is considered that the application complies with Policy DM10 of the Copeland Local Plan, requiring good design.</p> <p><u>Neighbouring Amenity</u></p> <p>Although there is not currently a boundary between 50 Main Street and 52 Main Street, there are no windows which will result in overlooking and a boundary fence could be erected if required in the future without planning permission. The addition of a single storey extension and single storey garage is unlikely to create any amenity issues for any occupiers of the former post office building as there are no windows on the facing elevation. It is also considered that the reduction in height of the development to single storey will have a positive impact on the surrounding properties.</p> <p>It is considered that the proposals complies with Policy DM18 of the Copeland Local Plan which ensures that amenity is protected for both current and any future residents of neighbouring properties.</p> <p><u>Conclusion</u></p> <p>The principle of development on this site has already been established by previous planning approvals. The scale and design of the extension and garage are considered to be acceptable in this location with the proposed reduction in length and removal of a window welcomed. There have been no objections received to the proposal.</p> <p>Overall this is considered to be an acceptable form of development which accords with the policies set out in the adopted Local Plan and other material planning considerations.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <p>1. The development hereby permitted shall be commenced 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. 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>Location plan, block plan, floor plan, roof layout and elevations, scales 1:1250, 1:500, 1:100, 1:75 and 1:50, drawing number DWG 02- 13082020, received 6th October 2020; Existing plans, scale 1:100, drawing number 12-25/01, received 6th October 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>Informative</p> <p>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.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</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 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: Sarah Papaleo	Date : 27/11/2020
Authorising Officer: N.J. Hayhurst	Date : 30/11/2020
Dedicated responses to:- N/A	