

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2403/OF1
2.	Proposed Development:	ERECT DINING ROOM/UTILITY ROOM EXTENSION ON END ELEVATION (EAST)
3.	Location:	LEANDA, HAWS LANE, HAVERIGG, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - 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 Leanda, a detached property located within the village of Haverigg. PROPOSAL Planning permission is sought for the demolition of an existing garage and the erection of a single storey side and rear extension to provide an enlarged kitchen-dining room and utility. The extension will project 3.2 metres from the side elevation and it will be 11.75 metres in depth. The roofline will remain the same as the existing property with the overall height of 4.6 metres and an eaves height of 2.5 metres to match the existing property. The extension has been designed to include a covered 1.4 metre recess and a window on the front elevation and a window on the side elevation. The rear elevation has been designed to include a patio door and a cross-gable roof with an overall height of 3.6 metres and an eaves height of 2.5 metres. The proposal will also include two skylights on the rear roof elevation.	

The extension will be finished with cream spray render on the side elevation to match the existing render. The proposal also includes Yorkstone on the rear elevation to match the existing rear elevation material and the front will include slatestone cladding to the recess and pillar. The proposal also includes grey concrete roof tiles and UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a single storey side extension to the west elevation of the bungalow (ref: 4/02/1347/0).

CONSULTATION RESPONSES

Consultees

Millom Town Council – No objections.

Highway Authority – No objections.

Lead Local Flood Authority – No objections.

Public Representation

The application has been advertised by way of neighbour notification letters issued to 5 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 DM12 – Standards for New Residential Developments

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 potential impacts on residential amenity and the public right of way.

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 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 proposed 3.56 metre rear projection will match the existing conservatory and the cross-gable design will mirror the existing rear extension on the west side elevation. The design is therefore considered to respect the character of the existing property. In addition, the proposed materials will reflect the existing property and the surrounding area. On this basis, the proposal is considered to meet Policies DM10 and DM18(A).

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. Policy DM12 requires a separation distance between directly facing habitable room windows of 21 metres to maintain privacy and overlooking standards.

Under current permitted development rights, an extension could project up to half the width of the original dwelling, 9 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.

The proposal will be located in the large side garden and it will have a separation distance of approximately 20 metres from the closest neighbouring property. The boundary also includes mature trees and hedging to screen the development. As a result, the proposal will not overlook or overshadow any neighbouring properties. On this basis, the proposed extension will have little impact on the residential amenity of the neighbouring.

On this basis, the proposal is considered to meet Policies DM12, DM18 and the NPPF guidance.

Impact on the Public Right of Way

Although the site lies within the 50 metre buffer zone of Public Right of Way 415013 and it might be visible from a small section of the public footpath, it is modest in scale and will be seen in the context of the existing house and as such will not have any detrimental impact on users of the Public Right of

	<p>Way.</p> <p>The site visit confirmed the PROW runs adjacent to the site, which is approximately 14 metres from the proposed extension and it is screened by existing hedges along the site boundary. Due to this distance and the minimal impact, the proposal is considered to satisfy Policy DM10 and the 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>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 Plan, scale 1:1250, drawing reference 1670, received 8th October 2020; Block Plan, scale 1:500, drawing reference 1670, received 8th October 2020; Existing and Proposed Floor Plan, scale 1:50, drawing reference 1670, received 8th October 2020; Existing and Proposed Elevations, scale 1:100, drawing reference 1670, received 8th 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>A PROW (public footpath) number 415013 lies adjacent to the site, the Applicant must ensure that no</p>

	<p>obstruction to the footpath occurs during, or after the completion of the site works.</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: Chloe Unsworth	Date : 30/11/2020
Authorising Officer: N.J. Hayhurst	Date : 30/11/2020
Dedicated responses to:- N/A	