



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2407/OF1
2.	Proposed Development:	ERECTION OF A TWO STOREY EXTENSION TO SOUTH WEST ELEVATION
3.	Location:	4 ENNERDALE CLOSE, 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:	<p>SITE AND LOCATION</p> <p>The application relates to 4 Ennerdale Close, a semi-detached property situated on an existing housing estate within the town of Milom.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the erection of a two-storey side extension which will provide a double garage on the ground floor and an additional bedroom and en-suite on the first floor. The extension will project 5.8 metres from the side elevation and it will be 8.96 metres in depth on the ground floor and 7.76 metres in depth on the first floor. The roofline will remain the same as the existing property and the front elevation will include two bedroom windows on the first floor and two garage doors on the ground floor. The side elevation will be blank and the rear elevation will include two windows on the first floor and an access door and window on the ground floor.</p> <p>The proposal will be finished in white spar render, flat grey concrete tiles and white UPVC windows</p>

and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the conversion of the existing garage into living room and the erection of a new garage and utility room at ground floor level and an additional bedroom (ref: 4/03/1207/0).

A householder prior notification application has previously been determined that a single storey kitchen extension was permitted development (ref: 4/19/2381/HPAE).

CONSULTATION RESPONSES

Consultees:

Millom Town Council

No objection.

Highway Authority and Lead Local Flood Authority

Original comments:

Though we have no objection to the principle of an extension to the residential property at this location, we require some further information before a formal response can be provided to the application.

Please can the Applicant provide a sketch/plan showing that 2 vehicles can be parked in-front of the proposed garages, clear of the public highway.

In addition, although the Applicant has confirmed no changes to the existing boundary treatments within the application form, I would strongly recommend that a pedestrian visibility splay is provided between the driveway and the public footpath.

Revised comments:

The Applicant has provided additional information in relation to the queries raised by the Highway Authority and LLFA. Surface water from the site should be prevented from discharging onto the public highway, however it is noted that the forecourt of brick-sets with fall to the highway is already existing.

In summary, based on the further information provided, the Highway Authority and LLFA have no further objections to the proposed development.

Cumbria's Footpath Officer

No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 no. properties - No objections have been received as a result of this consultation process.

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

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

ASSESSMENT

The key issues raised by this proposal are its scale and design and the potential impacts on residential amenity, highway safety 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 appropriately sited to the side of the property and is modest in scale. The continuation of the roof height and window designs reflect the character and appearance of the existing property and therefore it will not be prominent in the street scene. In addition, the materials will match the existing property.

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

	<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. Policy DM12 seeks to protect residential amenity by setting a minimum separation distance of 21 metres between directly facing elevations of dwellings containing windows of habitable rooms.</p> <p>Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered. However, due to the proposed siting to the side of the existing property and the layout of the existing housing estate, the separation distance between the extension and the closest neighbouring property will be approximately 28 metres, far in excess of the minimum standard set out in Policy DM12.</p> <p>On this basis, the proposal is unlikely to create any adverse impacts on the neighbouring property and therefore, the proposal is considered to meet Policies DM18(B), DM18(C) and DM12.</p> <p><u>Highway Safety</u></p> <p>Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The off-street parking will remain unchanged to the front of the property and following the submission of additional driveway details, the Highway Authority raised no objections to the proposed extension. It is considered that the proposal will not have a detrimental effect on the existing highway conditions and the existing driveway provides adequate off-street parking for the property. It is however considered appropriate to attach a condition to ensure the visibility splays are installed in the interest of highway safety and residential amenity.</p> <p>On this basis, the proposal is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.</p> <p><u>Impact on the Public Right of Way</u></p> <p>Although the site lies adjacent to the Public Right of Way 415007 and the development might be visible from a small section of the public footpath, it is modest in scale and it will be seen in the context of the existing dwelling and as such will not have any detrimental impact on the Public Right of Way. The site visit confirmed the property is also screened by an existing fence along the site boundary. On this basis, 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>Location Plan, scale 1:1250, sheet 1, received 12th October 2020; Block Plan, scale 1:300, sheet 1, received 12th October 2020; Existing and Proposed First Floor Plans, scale 1:100, sheet 1, received 12th October 2020; Existing and Proposed Elevations, scale 1:100, sheet 2, received 12th October 2020; Parking Details, scale 1:100, sheet 3, received 24th November 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>The development shall not be brought into use until the visibility splays shown on the Parking Details Plan, received by the Local Planning Authority on 24th November 2020 have been provided. The visibility splays shall be maintained in accordance with the approved details at all times thereafter.</p> <p>Reason</p> <p>To ensure the provision of adequate visibility splays in the interests of highway safety.</p> <p>Informative</p> <p>PROW (public footpath) number 415007 lies adjacent to/runs through the site. The Applicant must ensure that no obstruction to the footpath occurs during, or after the completion of the site works.</p> <p>If the footpath is to be temporarily obstructed then a formal temporary closure will be required there is a 12 week lead in time for this process, for further information please contact</p>
----	--

Sandra.smith@cumbria.gov.uk.

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 : 07/12/2020

Authorising Officer: N.J. Hayhurst

Date : 07/12/2020

Dedicated responses to:- N/A