

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2409/OF1
2.	Proposed Development:	SINGLE STOREY REAR EXTENSION TO REPLACE EXISTING CONSERVATORY
3.	Location:	63 FAIRLADIES, ST BEES
4.	Parish:	St. Bees
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations & Policy	<p>Neighbour Notification Letter: YES</p> <p>Site Notice: NO</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	<p>Report:</p> <p>LOCATION</p> <p>This application relates to 63 Fairladies, a semi-detached property located on an existing housing estate within St Bees.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the demolition of the existing conservatory and the erection of a single-storey rear extension. The extension will project 4.9 metres from the rear elevation of the dwelling and it will have an overall width of 3.4 metres. It has been designed to include a hipped roof, with an overall height of 3.5 metres and an eaves height of 2.2 metres. The rear elevation has been designed to include patio doors and the side elevation facing the garden will include two windows. The side elevation on the boundary with the adjoining property will remain blank. The extension will be finished with facing brick, roof tiles and white UPVC windows and doors to match the dwelling.</p>	

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Consultees

St Bees Parish Council – No objection.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 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 DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

ASSESSMENT

The key issues raised by this proposed are its scale and design and the potential impacts on residential amenity.

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 replacement extension is modest in scale and appropriately sited within the rear

	<p>garden. The design respects the character and appearance of the property and the choice of materials will match the existing dwelling. On this basis, the proposal is considered to meet Policy DM18(A) and the NPPF guidance.</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 both the parent property and adjacent dwellings.</p> <p>Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, although as the proposal is a replacement extension, it is not considered to be materially different to the existing conservatory. The hipped roof design will help to reduce potential overshadowing issues and there are no proposed windows on the side elevations along the boundary which will prevent overlooking. The design is therefore considered to mitigate potential amenity issues.</p> <p>In addition, under current permitted development rights, an extension could project 3 metres from the rear elevation without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the projection is not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory and therefore the proposal will not have a detrimental impact on the neighbouring amenity.</p> <p>On this basis, it was considered that the proposal will not have a significant impact on neighbouring amenity and therefore, the proposal is considered to meet Policy DM18 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"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <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"> 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: -

Location Plan, scale 1:1250, received 13th October 2020;
Block Plan, scale 1:500, received 13th October 2020;
Existing and Proposed Floor Plan, scale 1:50, page 1 of 2, received 13th October 2020;
Existing and Proposed Elevations, scale 1:50, page 2 of 2, received 13th 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

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 : 08/12/2020

Dedicated responses to:- N/A