



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2428/OF1
2.	Proposed Development:	TWO STOREY SIDE EXTENSION TO FORM PLAYROOM AND BEDROOM
3.	Location:	17 THE CROFTS, ST BEES
4.	Parish:	St. Bees
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, TPO - TPO, 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:	<p>SITE AND LOCATION</p> <p>This application relates to 17 The Crofts, a detached property situated on an existing housing estate within the village of St Bees.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the erection of a two-storey side extension to provide a playroom on the ground floor and an additional bedroom and en-suite on the first floor. The extension will project 2.6 metres from the side elevation and it will be 8.3 metres in depth. The roofline will remain the same as the existing property with the overall height of 7 metres and an eaves height of 5 metres. The front elevation will include a cross-gable roof with a bedroom window on the first floor and a window on the ground floor. The side elevation will be blank and the rear elevation will include patio doors on the ground floor and a window on the first floor. The proposal will be finished in render, red</p>

brick plinth and concrete sills, concrete roof tiles and UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Consultees

St Bees Parish Council – No objections.

Highways – No objections.

LLFA – No objections.

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

Policy ENV4 – Heritage Assets

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Policy DM27 – Built Heritage and Archaeology

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Planning (Listed Building and Conservation Areas) Act 1990 (LBCA)

ASSESSMENT

The key issues raised by this proposal are its scale and design, the potential impacts on residential amenity, highway safety, the public right of way and heritage assets.

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 side extension will be appropriately sited in the side garden and it will not project further than the existing front and rear elevation. The scale is considered to be relatively modest and the design with the pitched roof and the continuation of the roof height reflects the character and appearance of the existing property. It is therefore considered that the extension 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 NPPF guidance.

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.

Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered. Although due to the orientation and position to the north of the adjoining neighbour, no. 19 The Crofts, there will be no significant loss of light to the neighbouring property. The roof design will also reduce overbearing on the neighbouring property. In addition, there will be no windows located on the side elevation, therefore the design of the proposal is considered to mitigate overlooking issues.

On this basis, it is considered that the proposal will not create any adverse amenity issues and therefore, it is considered to meet Policies DM18(B), DM18(C) and the NPPF guidance.

Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

The existing driveway will be provide off-street parking for two vehicles and the Highway Authority raised no objection to the proposed extension as it is considered that the proposal will not have a material effect on existing highway conditions. On this basis, the proposal is considered to provide an adequate provision of off-street parking to meet the needs of the dwelling and therefore the proposal complies with Policy DM22 and the standards set out in the Cumbria Development Design

	<p>Guide.</p> <p><u>Impact on the Public Right of Way</u></p> <p>The application site lies adjacent to the Public Right of Way 423004 and although 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>Heritage Assets</u></p> <p>Policy ENV4 and DM27 seek to protect the built heritage and maximise the value. DM27 supports development proposals which protect, conserve and where possible enhance the historic and cultural architectural character of the Borough's historic sites and their settings.</p> <p>Section 72 of the LBCA requires that in considering whether to grant planning permission for development which affects a conservation area, the Local Planning Authority shall pay "special attention... to the desirability of preserving or enhancing the character of appearance" of the conservation area.</p> <p>Although the site lies adjacent to the St Bees Conservation Area boundary, the proposed development relates to a modern house on an existing housing estate. Although it might be visible from a small section of the Conservation Area, it is modest in scale and will be seen in the context of the existing housing and as such will not have any detrimental impact to the character or appearance of the designated area.</p> <p>On this basis, the proposal is considered to meet Policy DM27(A) and DM27(C), thereby satisfying the duties set out in the LBCA.</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"> 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>

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: -

Existing Location Plan, scale 1:1250, drawing ref 5495-01-P1, received 21st October 2020;
Existing Block Plan, scale 1:500, drawing ref 5495-01-P1, received 21st October 2020;
Existing Floor Plans and Elevations, scale 1:50 and 1:100, drawing ref 5495-01-P1, received 21st October 2020;
Proposed Location Plan, scale 1:1250, drawing ref 5495-02-P1, received 21st October 2020;
Proposed Block Plan, scale 1:500, drawing ref 5495-02-P1, received 21st October 2020;
Proposed Floor Plans and Elevations, scale 1:50 and 1:100, drawing ref 5495-02-P1, received 21st 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 : 15/12/2020

Authorising Officer: N.J. Hayhurst

Date : 15/12/2020

Dedicated responses to:- N/A