

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2435/OF1
2.	Proposed Development:	SIDE EXTENSION
3.	Location:	FELL VIEW, ENNERDALE BRIDGE
4.	Parish:	Ennerdale and Kinniside
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - 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>SITE AND LOCATION</p> <p>This application relates to Fell view, a detached property located within the village of Ennerdale Bridge.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the demolition of an existing garage and the erection of a single storey side extension to provide an additional bedroom, en-suite and utility/store room. The extension will project 3.8 metres from the side elevation and it will be 7.9 metres in depth. The roofline will remain the same as the existing property with the overall height of 5.8 metres and an eaves height of 2.6 metres to match the existing property. The extension has been designed to include a utility door on the front elevation, an obscure glazed window on the side elevation and a bedroom window on the rear elevation. It will be finished with cream render, brown concrete roof tiles and white UPVC windows and doors to match the existing property.</p>	

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Ennerdale and Kinniside Parish Council – No objections.

Public Representation

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.

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.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 and DM18

	<p>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.</p> <p>The proposed extension will be modest in scale and appropriately sited to the side of the property. The continuation of the pitched roof will match the existing dwelling and therefore the design is considered to respect the character of the existing property. In addition, the proposed materials will match the existing property. On this basis, the proposal is considered to meet Policies DM10 and DM18(A).</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 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.</p> <p>Under current permitted development rights, an extension could project up to half the width of the original dwelling, 5 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 height is not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory.</p> <p>The proposal will also be located in the large side garden and it will have a separation distance of approximately 16 and 20 metres from the closest neighbouring properties. The side elevation will only include an obscure glazed bathroom window and the windows on the front and rear elevation are not considered to be materially different to the existing windows. In addition, the impact will be mitigated by the location of the existing trees and hedging which provide screening. On this basis, it was considered that the proposal will not have any additional adverse impacts on the neighbours beyond the current position and therefore, the proposal is considered to meet Policies DM12, 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</p>

	<p>Planning and Compulsory Purchase Act 2004.</p>	
2.	<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 1:2500, drawing reference 232-01, received 29th October 2020; Block Plan, scale 1:500, drawing reference 232-01, received 29th October 2020; Existing Floor Plan, scale 1:100, drawing reference 232-02, received 29th October 2020; Proposed Floor Plan, scale 1:100, drawing reference 232-04, received 29th October 2020; Existing Elevations, scale 1:100, drawing reference 232-03, received 29th October 2020 Proposed Elevations, scale 1:100, drawing reference 232-05, received 29th 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>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 : 18/12/2020
Authorising Officer: N.J. Hayhurst		Date : 21/12/2020
Dedicated responses to:- N/A		