



## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/20/2458/OF1	
2.	<b>Proposed Development:</b>	ERECT KITCHEN/BATHROOM AND STORE EXTENSION TO REAR ELEVATION	
3.	<b>Location:</b>	30 LONSDALE ROAD, MILLOM	
4.	<b>Parish:</b>	Millom	
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Coal - Off Coalfield - Data Subject To Change	
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter	Yes
		Site Notice	No
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	<b>Report:</b>	<p><b>Site and Location</b></p> <p>This application relates to a terraced property which fronts onto Lonsdale Road, located within the centre of Millom. The dilapidated property is currently vacant and benefits from a small rear yard.</p> <p><b>Proposal</b></p> <p>This application seeks planning permission for the erection of a rear extension. The proposed extension will replace the existing single storey rear element of the property which currently contains a kitchen, bathroom, and a garage.</p> <p>The proposed extension will measure 9.1m x 3.4m, reflecting a similar footprint of the existing, and will benefit from an eaves height of 2.4m and an overall height of 3.5m. The proposed extension will create a kitchen/dining area, a larger bathroom, and a store. Externally the proposed extension will</p>	

be finished with roughcast render, grey cement roof tiles, and white UPVC doors and windows.

### **Consultation Responses**

#### Parish Council

No objections.

#### Cumbria County Council – Cumbria Highways & Lead Local Flood Authority

No comments received.

#### Copeland Borough Council – Flood & Coastal Defence Engineer

The proposed development is located within Flood Zone 2. The Officer has confirmed that the finished floor levels of the extension will be no lower than the existing finished floor levels and the development does not increase the drained areas. Furthermore resistance and resilience measures are to be included. The Officer therefore offers no objections to the application.

#### Public Representation

This application has been advertised by way of neighbour notification letters issued to two property. No comments have been received in relation to the statutory notification procedure.

### **Planning Policy**

Planning law requires that 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

ENV1 – Flood Risk and Risk Management

ENV3 – Biodiversity and Geodiversity

#### Development Management Policies (DMP)

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposal and Flood Risk

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

## **Other Material Planning Considerations**

National Planning Policy Framework (2019)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Preferred Options Consultation. The Preferred Options Consultation builds upon the completed Issues and Options Consultation, which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

### **Assessment**

#### Scale, Design and Impact on Amenity

Policy ST1 and section 12 of the NPPF seek to safeguard good levels of residential amenity. Policy DM18 seeks 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 scale and design of the proposed extension is considered to be appropriate with regard to the parent property and is unlikely to cause any demonstrable harm. The proposed extension will be built over the existing footprint of the existing single storey element of the dwelling house. Although the height of the development will be increased, this will match the extension within the adjacent property, therefore the development is not considered to have a significant impact on the adjacent properties or the visual amenity of the locality.

The existing extension contains a number of side facing windows, therefore the proposed development is not considered to significantly increase the potential for overlooking. The existing high boundary wall will also mitigate against any potential overlooking at this site.

Finally, it is considered that the overall design of the development is acceptable in relation to the parent property and the surrounding dwellings, particularly as there are a number of examples of similar developments within this residential area.

The proposal is therefore considered to comply with policies ST1, and DM18 of the Copeland Local Plan and provision of the NPPF.

#### Flood Risk and Drainage

Policy ST1B(ii) and paragraph 163 of the NPPF seek to focus development on sites that are at least risk of flooding and where development in flood risk is unavoidable, ensure that the risk is minimised or mitigated through appropriate design. Policy ENV1 and DM24 of the Copeland Local Plan reinforces the focus of protecting development against flood risk.

This application is located within Flood Zone 2 and is supported by the document 'Householder and other Minor Extensions in Flood Zone 2 & 3'. This document details the proposed resistance and resilience measures to be included within the development, including retaining existing floor levels. Based on this the Council's Scientific Officer has confirmed that he has no objections to the proposal. The proposal is therefore considered to comply with policies ST1, ENV3 and DM24 of the Copeland Local Plan and provision of the NPPF.

#### Highway Safety

Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted car parking standards, which reflect the needs of the Borough in its rural context. Section 9 of the NPPF promotes sustainable transport. Paragraph 102 states that transport issue should be considered from the earliest stages of development proposals, so that the potential impacts of development on transport networks can be assessed, opportunities to promote walking, cycling and public transport are identified and pursued, environmental impact of traffic can be identified, and patterns of movement, street and parking are integral to design of schemes, and contribute to making high quality places.

The existing rear single storey element of the dwelling currently incorporates a small garage, which is accessed by the rear access lane. As part of this development this garage and on-site parking space will be lost. The property is, however, located within the centre of Millom with a number of facilities within walking distance of the site. The site is also located upon a residential street which benefits from unrestricted on street parking. Cumbria Highways have been consulted upon this application and have offered no comments on this matter.

On this basis the proposal is considered to be compliant with the Policy DM22 of the Copeland Local Plan and Section 9 of the NPPF.

#### Ecology

Policies ST1, ENV3 and DM25 of the Copeland Local Plan and section 15 of the NPPF outline how the Council will protect and enhance the biodiversity and geodiversity within the Borough. These policies set out the approach towards managing development proposal that are likely to have an effect on nature conservation sites, habitats and protected species.

The application site is identified as a potential area for natterjack toads. The application is not supported by any ecology details as the site is not located within 200m of a watercourse (as indicated within the ALGE trigger list), and is located within the centre of a built up residential area. On this basis it is considered that this is not a habitat that is likely to contain natterjack toads and so it would not be necessary to seek an ecological survey for this minor application.

It is therefore considered that the development complies with policies ST1, ENV3 and DM25 of the Copeland Local Plan and NPPF.

	<p><b><u>Conclusion</u></b></p> <p>The proposal is considered to be an acceptable form of sustainable development which is compliant with policies of the Copeland Local Plan and the provisions of the NPPF.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Condition(s):</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be commenced 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> </li> <li>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:- <ul style="list-style-type: none"> <li>- Site Plan, Block Plan, Section A.A, Proposed Elevations &amp; Proposed Floor Plan, Scale 1:50, 1:100, 1:300, &amp; 1:2500, Drawing No 1678, received by the Local Planning Authority on the 9<sup>th</sup> November 2020.</li> <li>- Householder and other Minor Extensions in Flood Zone 2 &amp; 3, received by the Local Planning Authority on the 9<sup>th</sup> November 2020.</li> </ul> <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> </li> <li>3. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the approved document 'Householder and other Minor Extensions in Flood Zone 2 &amp; 3, received by the Local Planning Authority on the 9<sup>th</sup> November 2020'. Once installed these measures must be retained at all times thereafter. <p>Reason</p> <p>For the avoidance of doubt and to ensure that adequate measures are incorporated to protect</p> </li> </ol>

the occupiers from flooding.

**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:** C.Burns

**Date :** 04.01.2021

**Authorising Officer:** N.J. Hayhurst

**Date :** 04/01/2020

**Dedicated responses to:-** N/A