

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2464/OF1
2.	Proposed Development:	EXTENSION TO FRONT TO PROVIDE GROUND FLOOR SHOWER ROOM
3.	Location:	THE OLD POLICE STATION, OUTRIGG, ST BEES
4.	Parish:	St. Bees
5.	Constraints:	ASC;Adverts - ASC;Adverts, 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>INTRODUCTION</p> <p>The application site is located within a well-established residential area within the village of St Bees. The host property forms that of a two storey detached property with garden areas to the front and rear of the property. The</p> <p>Vehicular access is made from the public highway that run along the southern boundary of the site.</p> <p>PROPOSAL</p> <p>This application seeks planning permission for the erection of a single storey extension to the front (southeastern) elevation of the property. The proposed extension projects from the existing front elevation, by 2 metres and would extend across the front elevation of the property by 3.3 metres. It would have an overall height of 3.3 metres.</p> <p>CONSULTATION RESPONSES</p>

St Bees Parish Council – No response

Public Representation

The application has been advertised by way of a neighbour notification letters issued to 3 no. properties.

No comments have been received as a result of this public consultation process.

PLANNING POLICY

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

Copeland Borough Local Plan 2013 – 2028

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy

Development Management Policies (DMP)

- Policy DM10 – Achieving Quality Place
- Policy DM11 - Sustainable Development Standards
- Policy DM12 - Standards for New Residential Developments
- Policy DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

NPPF 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

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

amenity.

The Principle of Development

The principle of the development accords in general terms with the aims of Policy ST1 and section 12 of the NPPF, both of which 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.

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.

The host property is a standalone dwelling house that was a former Police Station. The dwellings to the east of the site are significantly elevated above the level of the host property. Given this factor and the degree of distance and separation between the neighbouring properties, it is considered that the proposed development would not cause a harmful impact upon their amenity in terms of loss of privacy or overlooking.

The host property would retain a decent level of amenity garden land to the east of the property and the proposed extension would not affect the existing off street car parking arrangements within the site.

On this basis, the proposal is considered to meet policy DM18 and the NPPF guidance.

Character

The application site is located within a well-established residential area of St Bees. The scale and design of the proposed extension is both proportionate and appropriate with the character of the host property.

The application form confirms that the materials to be used on the external surfaces of the proposed extension will match those of the existing host property. However, in order to ensure that the development is constructed in matching materials and thereby safe guarding the character of the surrounding area, it is considered to be expedient to attach a condition to require this.

Based upon the above consideration, it is considered that the design and scale of the proposed extension would not cause any harmful impact upon the character of the local area.

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

Conclusion

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.
8.	Recommendation: Approve (commence within 3 years)
9.	Conditions: <ol style="list-style-type: none"> <p>The development hereby permitted shall be commenced 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>Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -</p> <p>Block Plan and Site Plan Scale 1/200 Dwg No. 20/0274/01 Received with the application on the 18th November 2020.</p> <p>Proposed Ground Floor Plan General Arrangement Dwg No. 20/274/5 Scale 1/50 Received with the application on the 18th November 2020.</p> <p>Proposed Front Elevation Plan Dwg No. 20/274/7 Scale 1/50 Received with the application on the 18th November 2020.</p> <p>Proposed Roof Layout Plan Dwg No. 20/275/6 Scale 1/50 Received with the application on the 18th November 2020.</p> <p>Proposed Side Elevation Plan Dwg No. 20/274/08 Scale 1/50 Received with the application on the 18th November 2020.</p> <p>The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture to those of the existing building.</p> <p>Reason</p> <p>To ensure a satisfactory appearance of the building in the interests of visual amenity.</p> <p>Informative</p> <p>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</p>

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: Adrian Adams

Date : 06.01.2021

Authorising Officer: N.J. Hayhurst

Date : 11/01/2021

Dedicated responses to:- N/A