

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2475/OF1
2.	Proposed Development:	CONVERSION & EXTENSION OF GARAGE
3.	Location:	9 LING ROAD, EGREMONT
4.	Parish:	Egremont
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 9 Ling Road, a semi-detached property located on an existing housing estate within Egremont.</p> <p>PROPOSAL</p> <p>Planning Permission is sought to erect a single storey extension on the front of the property to match the existing principal elevation. The proposed structure will be 1.6 metres in depth and 2.8 metres in width. It will have an overall height of 3.4 metres, an eaves height of 2.3 metres and a lean-to roof to match the existing property. The extension will be finished in facing brick, grey roof tiles and white UPVC windows to match the existing property.</p> <p>The extension is to be used in connection with the existing garage which is to be converted as part of this proposal to provide additional living accommodation.</p>	

The proposal also includes an extension to the driveway to provide two off-street parking spaces. The additional paved driveway will measure 0.6 metres in width to provide two 5 metre by 2.4 metre bays.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been refused for an extension (ref: 4/05/2043/0).

Planning Permission has previously been granted for an extension to the dwelling (ref: 4/05/2378/0).

CONSULTATION RESPONSES

Consultees

Egremont Town Council – No objections.

Highway Authority – No objections.

Lead Local Flood Authority – 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

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

ASSESSMENT

The key issues raised by this proposal are its scale and design, the impacts on residential amenity and highway safety.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to safeguard good levels of quality and attractiveness. 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 extension will be very modest in scale and the lean-to roof design will reflect the existing property. In addition, the choice of materials will match the existing dwelling and therefore the extension will not be a dominant feature in the street scene. On this basis, the proposal is considered to meet DM18(A) policy and the 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.

The proposed extension will have little impact on the residential amenity due to its very modest scale and siting. It will not project further than the existing front elevation and there will be no windows included on the side elevation. On this basis, there will be little impact on amenity of occupiers of the adjacent properties and the proposal is considered to comply with Policy DM18(C).

Highway Safety

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

The proposed extension will be located to the front of the property, on part of the existing driveway therefore the proposal also includes an extension to the driveway. The Highway Authority advised that they had no objections to the proposed development, providing adequate off-street parking can be maintained and the hard standing will not increase surface water discharging onto/off the public highway. The additional Site Plan submitted by the agent confirmed adequate off-street parking spaces can be provided within the site and the additional surface water run-off will discharge onto the front garden area, rather than the highway. It is therefore appropriate to attach a condition to ensure the driveway is installed in accordance with the approved plan. On this basis, the proposal is considered to meet Policy DM22 and the Cumbria Development Design Guide standards.

	<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"> <p>The development hereby permitted must commence 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>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 Location Plan, scale 1:1250, received 16th November 2020; Block Plan, scale 1:500, received 16th November 2020; Site Plan, scale 1:100, received 11th January 2021; Proposed Floor Plan and Elevation, scale 1:50, sheet 1 of 2, received 16th November 2020; Existing Floor Plan and Elevations, scale 1:100 and 1:50, sheet 2 of 2, received 16th November 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>Prior to the first use of the extension the proposed driveway must be installed in accordance with the details illustrated on the approved Site Plan. Once constructed it must be maintained in accordance with these details at all times thereafter.</p> <p>Reason</p> <p>To ensure that adequate off-street parking is provided in accordance with Policy DM22 of the Copeland Local Plan.</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>
<p>Case Officer: Chloe Unsworth</p>	<p>Date : 13/01/2021</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 14/01/2021</p>
<p>Dedicated responses to:- N/A</p>	