

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2477/OF1
2.	Proposed Development:	TWO STOREY SIDE EXTENSION
3.	Location:	CAUSEWAY HOUSE, HOWGATE, WHITEHAVEN
4.	Parish:	Moresby
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION The application relates to Causeway House, a detached property within Howgate, which is located one mile north of Whitehaven. The site benefits from an existing attached garage that is set back from the main property, a large front and side garden and a driveway. The driveway fronts onto the B5306 road and the site is bound by a tall stone boundary wall, which turns at 90 degrees to form the boundary of the highway. PROPOSAL Planning permission is sought for the demolition of the existing single-storey garage and the erection of a two-storey side extension to provide a garage on the ground floor and an additional living room, bedroom and en-suite on the first floor. The extension will project 8.3 metres from the side elevation and it will be 12.2 metres in depth. The extension has been designed with a flat roof to reflect the existing eaves height of the house. Due to	

the change in levels on the site, the front elevation will have a height of 5.1 metres and the rear elevation will have a height of 2.6 metres.

The extension is of a modern design that contrasts with the existing traditional dwelling and therefore it has been designed to include glass link to connect the existing property and the extension. The front elevation also includes wooden garage doors on the ground floor and windows and doors with a Juliet balcony on the first floor. The side elevation will be blank and the rear elevation will include a bedroom window.

The proposal will be finished in local natural sandstone on the ground floor to match the existing boundary wall, cedar cladding on the first floor, firestone rubber on the roof and anthracite fascias, windows and doors.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Consultees:

Moresby Parish Council - No objections.

Highway Authority - No objections.

Lead Local Flood Authority - No objections.

Cumbria's Footpath Officer - No objections.

Public Representations

The application has been advertised by way of site notice and neighbour notification letters issued to 3 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 ST2 – Spatial Development Strategy

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM12 – Standards for New Residential Developments

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

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 proposal are the principle of development, the modern design principle, its scale and design and the potential impacts on residential amenity, highway safety and the public right of way.

Principle of Development

The proposed extension will provide additional domestic accommodation and also an enlarged garage for storage. It will be attached to the main house and is, in principle, an acceptable form of development.

On this basis, the domestic extension is considered to satisfy Policy ST2 and the NPPF guidance.

Modern Design Principle

Section 12 of the NPPF seeks to promote high quality designs and suggests when determining applications, great weight should be given to exceptional designs, reflecting the highest standards in architecture.

This application proposes a modern design approach, which will contrast directly with the more traditional appearance of the host property. The use of modern design to extend traditional buildings is supported by Historic England in their current guidance. Modern design approaches are also supported in the NPPF which says 'great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in an area, so long as they fit in with the

overall form and layout of their surroundings’.

The simplified fully glazed link between the existing house and the two-storey extension is considered to successfully connect the traditional character of the original building with the modern domestic features on the front elevation of the proposed extension. This innovative design is therefore considered to fit within its surroundings and improve the modern design standards in the area.

On this basis, it is therefore considered that the principle of using a modern design approach to extend the property is acceptable in this location in line with the NPPF guidance.

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 extension will be appropriately located to the side of the property and it will set back from the principal elevation of the dwelling by 5.1 metres. This will allow the extension to appear subservient and ancillary in nature. Following a site visit, concerns were initially expressed with regards to the height. The applicants agent responded by lowering the height by 0.6 metres. As a result, the proposed roof height reflects the existing properties eaves height.

In addition, under current permitted development rights, a single-storey extension could project up to half the width of the original dwelling, 5 metres in this case, without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application and therefore the proposal is considered to be an appropriate form of development.

Concerns regarding the original design and materials were raised and following discussions with the agent, amendments were made. As a result, the ground floor and first floor proportions now match and the fascia treatments were reduced in size in order to reduce the bulky appearance of the roof. This created a simple, less-top heavy design to respect the traditional character and appearance of the existing property. In addition, the wooden garage doors now mirror the size and configuration of the first floor doors to create a more elegant and balanced design.

Amendments were also secured to the proposed materials. It is now proposed to use natural stone facing on the ground floor. This is successful in grounding the extension by providing a solid base and allows it to blend into the existing boundary wall which is a strong feature of the site. It will also create a more solid base upon which the timber clad first floor section sits, giving it a lighter and less top-heavy appearance.

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

Impact on 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. Policy DM12 seeks to protect residential amenity by setting a minimum separation distance of 21 metres between directly facing elevations of dwellings containing windows of habitable rooms.

Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered. However, due to the proposed siting to the side of the existing property and location adjacent to a field, the separation distance between the extension and the closest neighbouring property will be approximately 40 metres, far in excess of what is minimum standard in Policy DM12. There are also no proposed windows on the side elevation therefore mitigating overlooking concerns for the neighbouring property.

In addition, the setback nature of the extension and the height of the existing boundary wall will screen the development and reduce its impact on the local landscape and the visual amenity of the area.

On this basis, the proposal is unlikely to create any adverse impacts on the neighbouring property and therefore, the proposal is considered to meet Policies DM18(B), DM18(C) and DM12.

Highway Safety

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

The off-street parking will be maintained as the proposed ground floor plans show the proposed garage and driveway will provide three off-street parking spaces. The Highway Authority therefore raised no objections to the extension as it is considered that the proposal will not have a material effect on the existing highway conditions.

On this basis, the proposal is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.

Impact on the Public Right of Way

Although the site lies adjacent to the Public Right of Way 417003 and the development might be visible from a small section of the public footpath to the rear of the property, 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.

Planning Balance and Conclusion

This application seeks to provide a domestic extension to a traditional dwelling. The main issue raised by the application is the modern design approach that has been used to create the additional accommodation. Amendments have been secured to provide significant design improvements. These will add to the contrast of the extension with the existing building and also make it more visually acceptable. The siting of the extension set back within the site will also reduce its prominence and impact on the street scene.

Issues relating to residential amenity, highway safety and impact on the public right of way are minimal.

Overall, the modern design approach is considered to achieve an acceptable solution to providing

	additional accommodation on the site and is consistent with both Local Plan policies and the guidance set out in the NPPF which places great emphasis on outstanding and innovative design quality.
8.	Recommendation: Approve (commence within 3 years)
9.	Condition(s): <ol style="list-style-type: none"> The development hereby permitted must commence before the expiration of three years from the date of this permission. Reason To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. 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: - Site Plan, scale 1:1250, drawing reference CH-Mj-002 Rev B, received 17th January 2021; Proposed Site and Block Plans, scale 1:500, drawing reference CH-Mj-004 Rev A, received 22nd December 2020; Existing Plans, scale 1:1250, 1:100 and 1:50, drawing reference CH-Mj-001 ,received 26th November 2020; Proposed Ground Floor and Elevation Plans, scale 1:100 and 1:50, drawing reference CH-Mj-002 Rev B, received 17th January 2021; Proposed First Floor and Drainage Plans, scale 1:75 and 1:50, drawing reference CH-Mj-003 Rev B, received 17th January 2021; Design and Access Statement, received 26th November 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. <p>Informative Notes</p> <ol style="list-style-type: none"> PROW (public footpath) number 417003 lies adjacent to/runs through the site, the Applicant must ensure that no obstruction to the footpath occurs during, or after the completion of the site works.

	<p>If the footpath is to be temporarily obstructed then a formal temporary closure will be required there is a 12 week lead in time for this process, for further information please contact Sandra.smith@cumbria.gov.uk.</p> <p>2. 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.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority <http://www.gov.uk/government/organisations/the-coal-authority></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 : 21/01/2021
Authorising Officer: N.J. Hayhurst	Date : 21/01/2021
Dedicated responses to:- N/A	