

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2481/OF1
2.	Proposed Development:	CONVERSION OF EXISTING GARAGE TO FORM ANNEXE AND NEW ATTACHED SINGLE GARAGE
3.	Location:	DARLING HOUSE, ASBY ROAD, ASBY
4.	Parish:	Arlecdon and Frizington
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 This application relates to detached property known as Darling House, located in Asby. The dwelling is situated at the junction between Asby Road and the minor road leading north to Kidburngill and is adjoined by existing residential dwellings immediately to the north and south. The existing property is served by a driveway entrance to the front of the site. PROPOSAL Planning Permission is sought for the alteration and conversion of the existing double storey garage to form an annex and the erection of a single storey attached garage to the east. The annexe will include a living room, kitchen, shower room and utility on the ground floor and bedroom and en-suite on the first floor.	

The garage extension will be 4.2m in length and 6.3m in width. It will have an overall height of 5.1m from the ground level. The eaves will be 2.6m in height with a gable fronting the roadside.

The proposed building is to be constructed of materials that complement the main house including brick facing walls and a concrete tiled roof. Cedar boarding will be used on the front of the existing garage that is to be converted into the annexe.

RELEVANT PLANNING APPLICATION HISTORY

Detached house, approved in 2001 (application reference 4/01/0677/0 relates).

CONSULTATION RESPONSES

Arlecdon and Frizington Parish Council – No objections

Cumbria Highways – No objections as it is considered that the proposal will not have a material effect on the existing highway conditions.

Local Lead Flood Authority – No objections as it is considered that the flood risk will not be increased on site or elsewhere.

Public Representation

The application has been advertised by way of a site notice and neighbour notification letters issued to 4 no. properties.

No responses have been received as a result of this advertisement.

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 DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

National Planning Policy Framework 2019 (NPPF)

Emerging Copeland Local Plan

The emerging Copeland Local Plan 2017-2035 was recently 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

Principle of the development

This application relates to development within the curtilage of the existing dwelling at Darling House. Asby falls outside any designated settlement boundary as defined in the adopted Local Plan and is therefore not a location whereby new residential development would be supported without justification, although use as ancillary accommodation in association with an existing residential property may be acceptable.

The Applicant has specified a need for further accommodation to house their ageing parents and for possible use by their children if they return home in the future. The creation of additional accommodation is acceptable in principle provided that it remains ancillary to the existing dwelling. A planning condition can be used to ensure that the annex remains as part of the residential unit and is not let out or sold as an independent dwelling.

The provision of an extension to provide a garage is supported in principle by Policy DM18 of the Local Plan.

Scale and design

The conversion of the existing garage to form an annexe involves an increase in its roof height in order to achieve living space on the first floor. This is a modest increase in height of 1.1m which is unlikely to have any material effect on the parent house or surrounding properties.

The original application included a garage extension with a roof height of 6.2m. As this is a prominent site and the garage would front onto the road which runs adjacent to the site boundary at its junction with Asby Road concerns were raised with the Applicant. As a result the scheme was amended to show a reduced pitch and eaves height of 5.1m and 2.6m respectively. This still provides a functional space for the owners but reduces the impact of this structure on the local street scene in this part of the settlement. There are no other suitable locations for the garage on the property, therefore the siting is considered to be justified and reasonable.

	<p>The garage has been designed with a hipped gable facing onto the road frontage, which is not characteristic of the prevailing character of Asby. The settlement contains a number of modern buildings and the use of the hipped roof will reduce the scale and massing of the extension when viewed from outside the site. The proposed materials have been chosen in order to complement the existing dwelling, with the addition of cedar wood boarding to break up the bulk of this elevation.</p> <p>The building incorporates a first floor window on the south elevation which will overlook Asby Road. Although Millen House is situated to the south of Darling House, the window will not directly face the dwelling, nor cause additional overlooking or worsen the existing situation for these properties. No objections have been received with regards to the application.</p> <p>Overall, it is considered the proposal complies with Policies DM10 and DM18 of the Copeland Local Plan, relating to design and impact on neighbouring properties.</p> <p><u>Access and parking</u></p> <p>The existing private driveway for the property will be unaffected by the proposal. It is considered that there is unlikely to be any significant increase in vehicle movements to and from the property, as the accommodation will only serve one household. Parking for the property will remain as existing with the provision of an attached garage to replace the garage lost to the conversion. There is ample parking to the front of the parent dwelling which will be largely unaffected by the proposal. No objections were received from the Cumbria Highways Department and it is considered there is unlikely to be a material change to the existing situation.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The alteration and conversion of the existing garage to form annexed accommodation is considered to be acceptable and its use in connection with the existing dwelling can be secured by an appropriately worded condition.</p> <p>Whilst the use of a hipped gable roof is not characteristic within the village, its use on the garage extension on this prominent site is considered to be appropriate in this case and it will help to reduce the scale and massing of the garage extension. The proposed materials are considered to be acceptable for this form of development.</p> <p>There have been no objections received to the proposal.</p> <p>Overall this is considered to be an acceptable form of sustainable development which accords with the policies set out in the adopted Local Plan and other material planning considerations.</p>
8.	<p>Recommendation: Approve (commence within 3 years)</p>

9.	<p>Conditions:</p> <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>Site Location Plan and Block Plan, scales 1:1250 and 1:500, received 30th November 2020; Existing and Proposed Elevations, scale 1:100, drawing number 01G, received 10th March 2021; Existing and Proposed Elevations, scale 1:100, drawing number 02F, received 10th March 2021; Proposed Floor Plans, scale 1:100, drawing number 03E, received 10th March 2021.</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>The conversion hereby permitted must not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Darling House and must not be let or sold as a separate permanent dwelling.</p> <p>Reason</p> <p>The annex is not considered appropriate for use as a separate residential unit in accordance with Policy ST2 of the Copeland Local Plan.</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 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</p>
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	<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: Sarah Papaleo</p>	<p>Date : 26/04/2021</p>
<p>Authorising Officer: N. J. Hayhurst</p>	<p>Date : 29/04/2021</p>
<p>Dedicated responses to:- N/A</p>	