



**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2493/0F1
2.	Proposed Development:	PROPOSED REAR EXTENSION
3.	Location:	TOWNFIELDS, POOLSIDE, HAVERIGG, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Coal - Off Coalfield - 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>LOCATION</p> <p>This application relates to Townfields, a detached property which is located within the village of Haverigg. The site is bound by residential properties to either side and Haverigg Primary School's playing field to the rear. The site also lies within flood zones 2 and 3.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the demolition of the existing rear conservatory and the erection of a single-storey rear extension. It will project 3.2 metres from the rear elevation and it will be 6 metres in width. It will also project 1.5 metres from the side elevation. The proposal has been designed to include a flat roof, with an overall height of 2.9 metres and it will be lit by a 1.3 metre by 2.4 metre roof lantern. The design includes floor to ceiling glazing on each elevation and the extension will be finished with dark grey metal cladding and flashings, a dark grey GRP roof coating and</p>

hardwood/aluminium windows and doors.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a garage extension (ref: 4/97/0130/4).

CONSULTATION RESPONSES

Consultees

Millom Town Council – No objections.

The Council's Flood Engineer – No objections.

Environment Agency – No comments received.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 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 ENV1 – Flood Risk and Risk Management

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM24 – Development Proposals and Flood Risk

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 was recently the subject of a Preferred Options Consultation which ended on 30th November 2020. 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 the principle of development, its scale and design, the potential impacts on residential amenity and flood risk.

Principle of Development

The proposed application relates to a residential dwelling within the village of Haverigg and it will provide a replacement conservatory. Policy DM18 supports extensions to residential properties subject to detailed criteria, which are considered below.

On this basis, the principle of the development is therefore considered to be acceptable and the extension satisfies Policies ST2, DM18 and 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 within the rear garden, behind the main element of the existing dwelling and it will be modest in scale. This will ensure that it appears subservient to the main dwelling and will not be excessively prominent within the locality. It is stepped away from the boundary by 1 metre and will not be overbearing for the neighbouring properties. In addition, the design is considered to be suitable for its use and the choice of materials are considered to respect the existing character and appearance of the existing property. 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 both the parent property and adjacent dwellings.

Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, although the extension will be modest in scale and the flat roof design will reduce potential overshadowing issues. The extension will also be appropriately located to the rear of the property and the existing boundary fence and neighbouring garage will screen the development and mitigate potential overlooking concerns to the side. Overlooking issues to the rear

were also considered, however the replacement extension is not considered to be materially different to the existing conservatory that occupies the site.

In addition, under current permitted development rights, an extension could project 4 metres from the rear elevation without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the projection is not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory and therefore the proposal will not have a detrimental impact on the neighbouring amenity.

On this basis, it was considered that the proposal will not have any additional adverse impacts on the neighbours beyond the current position and therefore, the proposal is considered to meet Policy DM18 and the NPPF guidance.

Flood Risk

The NPPF and Policy DM24 requires proposed developments in Flood Zones 2 and 3 to be accompanied by a Flood Risk Assessment (FRA). Policy DM24 seeks to protect developments against risks of flooding.

The application is accompanied by a Householder and Other Minor Extensions in Flood Zones 2 and 3 form and a Flood Risk Assessment which included flood resilience measures. It is considered that the replacement rear extension within Flood Zones 2 and 3 would be an acceptable form of development, based on the guidance set out in the NPPG.

The details submitted as part of the application confirm that the floor level of the extension will be the same level as the existing ground floor and the extension will not increase the impermeable surface, as the additional footprint will be located on the existing hard standing to the side of the property. The surface water will connect into the existing rainwater drains and there will also be aco-drains installed around the perimeter of the extension to stop any surface water entering the extension.

In addition, all sockets and switches will be installed at a higher level than normal and a solid floor construction will be used to provide a more resilient extension that will be quicker to clean and dry out in the event of a flood. The flood resilience measures and mitigation techniques proposed are therefore considered to be appropriate and as there is an existing extension on this part of the site, the replacement extension will have minimal impacts on the flood risk.

On this basis, the Flood Engineer raised no objection to the proposal and it is considered that the proposal will comply Policies ENV1, DM24 and the NPPG guidance.

Planning Balance and Conclusion

The proposed replacement extension is of an appropriate design and would not have any detrimental impact on the amenities of the adjoining properties or flood risk within the locality. It represents an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.

8.	<p>Recommendation: 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, drawing no 0108/TF/GA00 Rev A, received 7th December 2020; Existing and Proposed Plan Overlay, scale 1:100, drawing no 0108/TF/GA00 Rev A, received 7th December 2020; Existing Floor Plans, scale 1:100, drawing no 0108/TF/GA01 Rev A received 7th December 2020; Existing Roof Plan, scale 1:100, drawing no 0108/TF/GA02 Rev A, received 7th December 2020; Existing Elevations, scale 1:100, drawing no 0108/TF/ES01 Rev A, received 7th December 2020; Existing Elevation and Section, scale 1:100, drawing no 0108/TF/ES02 Rev A, received 7th December 2020; Proposed Floor Plans, scale 1:100, drawing no 0108/TF/GA03 Rev A, received 7th December 2020; Proposed Roof Plan, scale 1:100, drawing no 0108/TF/GA04 Rev A, received 7th December 2020; Proposed Elevations, scale 1:100, drawing no 0108/TF/ES03 Rev A, received 7th December 2020; Proposed Elevation and Section, scale 1:100, drawing no 0108/TF/ES04 Rev A, received 7th December 2020; Proposed Sketch Visuals, drawing no 0108/TF/V01 Rev A, received 7th December 2020; Householder and Minor Extensions in Flood Zones 2 and 3, received 7th December 2020; Flood Risk Assessment, received 7th December 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>

3. Before the extension is occupied, the flood resilience and mitigation measures must be carried out in accordance with the Householder and Other Minor Extensions in Flood Zones 2 and 3 Form and the Flood Risk Assessment received by the Local Planning Authority on 7th December 2020. The flood resilience and mitigation measures must be maintained at all times thereafter.

Reason

To protect the property against flood damage in accordance with Policy DM24 of the Copeland Local Plan.

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: Chloe Unsworth

Date : 19/02/2021

Authorising Officer: N.J. Hayhurst

Date : 22/02/2021

Dedicated responses to:- N/A