



**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2497/0F1
2.	Proposed Development:	TWO STOREY SIDE EXTENSION
3.	Location:	77 CORONATION DRIVE, FRIZINGTON
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: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION This application relates to 77 Coronation Drive, a semi-detached property situated on an existing housing estate within Frizington. PROPOSAL Planning permission is sought for the removal of the existing single-storey utility and the erection of a two-storey side extension to provide an additional bedroom and study on the first floor and a snug and utility on the ground floor. The two-storey extension will project 2.041 metres from the side elevation and it will be 7.165 metres in depth. The roofline will match the existing property with an overall height of 6.8 metres and an eaves height of 4.8 metres. The front elevation will include a ground floor and a first floor window, the side elevation will be blank and the rear elevation will also include a ground floor and a first floor window. The proposal will be finished with render, welsh slate roof tiles and white UPVC windows and doors	

to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Arlecdon and Frizington Parish Council – No objections.

Highways – No objections.

LLFA – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 1 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

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

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

	<p>accordance with the provisions of the National Planning Policy Framework</p> <p>ASSESSMENT</p> <p>The key issues raised by this proposal are its scale and design and the potential impacts on residential amenity.</p> <p><u>Scale and Design</u></p> <p>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.</p> <p>The proposed two-storey extension will be appropriately located to the side of the property and the scale will be relatively modest. The design of the extension includes a continuation of the existing eaves and ridge height and the hipped roof will match the existing property and the surrounding dwellings. In addition, the materials will match the existing property. This will therefore reduce the impact on the street scene and on this basis, the proposal is considered to meet Policy DM18(A) and NPPF guidance.</p> <p><u>Residential Amenity</u></p> <p>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.</p> <p>Overlooking and overshadowing issues were considered, although the side elevation will be blank, therefore mitigating overlooking concerns. The site visit confirmed the neighbouring property's side elevation includes a ground floor window and therefore overshadowing impacts were considered. However, the hipped roof and the orientation of the extension to the north of the neighbouring window will reduce potential impacts in terms of overshadowing.</p> <p>In addition, under current permitted development rights, a single storey side an extension could project up to half the width of the original dwelling with an overall height of 4 metres, without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. Due to the scale and design of the two-storey extension, the orientation and what is possible under permitted development, the proposal is considered to be satisfactory and therefore it will not cause a detrimental impact on the neighbouring property.</p> <p>On this basis, the proposed is considered to comply with Policy DM18 and the NPPF guidance.</p> <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"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <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> <ol style="list-style-type: none"> 2. 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>Site Location Plan, scale 1:1250, drawing ref DWG02, received 14th December 2020; Block Plan, scale 1:500, drawing ref DWG02, received 14th December 2020; Existing Elevation Plans, scale 1:100, drawing ref DWG02, received 14th December 2020; Proposed Elevation Plans, scale 1:100, drawing ref DWG04 Rev A, received 14th December 2020; Existing Floor Plans, scale 1:50, drawing ref DWG01, received 14th December 2020; Proposed Floor Plans, scale 1:50, drawing ref DWG03 Rev B, received 14th 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> <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> <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</p>
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	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 : 01/02/2021
Authorising Officer: N.J. Hayhurst		Date : 08/02/2021
Dedicated responses to:- N/A		