

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2512/OF1
2.	Proposed Development:	NEW SUNROOM TO REPLACE EXISTING CONSERVATORY
3.	Location:	SHORELINKS, NETHERTOWN ROAD, ST BEES
4.	Parish:	St. Bees
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:	<p>SITE AND LOCATION</p> <p>This application relates to Shorelinks, a detached property located within the village of St Bees. The site is spread across two levels and benefits from an existing 6 metre high retaining wall.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the removal of the existing conservatory and the erection of a replacement side extension to provide a sunroom. The proposed extension will project 3.1 metres from the side elevation and it will be 5.7 metres in depth, an additional 2 metres compared to the existing conservatory. The extension has been designed to include a hipped roof, with an overall height of 4.4 metres and an eaves height of 2.4 metres on the front elevation and an overall height of 9.5 metres and an eaves height of 7.5 metres on the rear elevation, as the site is spread across two levels. The front elevation will include an access door and the side and rear elevation will include a wrap-around window. The extension will be finished with render and brick quoins, grey roof tiles and</p>

UPVC windows and doors to match the existing property. It will also be lit by one skylight.

The proposal has also been designed to include a steel support column adjacent to the existing retaining wall to accommodate the additional floor space and the existing conservatory underbuild will be retained.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a conservatory on existing dado wall (ref: 4/04/2399/0) and the demolition of external stair and the construction of a new porch (ref: 4/15/2219/0F1).

CONSULTATION RESPONSES

Consultees

St Bees Parish Council – No objections.

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 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 (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 accordance with the provisions of the National Planning Policy Framework.

ASSESSMENT

The key issues raised by this proposal are the principle of development, its scale and design and the potential impacts on residential amenity.

Principle of Development

The proposed application relates to a residential dwelling within the village of St Bees and it will provide a replacement side extension. Policy DM18 supports extensions and alterations 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 proposal will replace an existing conservatory with a slighter larger extension, measuring an additional 2 metres in depth and the width will remain the same. It is therefore considered to be relatively modest in scale and appropriately located to the side of the property. The design of the extension will reflect the existing property with brick quoins and a tiled hipped roof. In addition, the proposed materials will match the existing property.

On this basis, the proposed replacement extension will respect the character and appearance of the existing dwelling and therefore, the proposal is considered to comply with Policies DM10 and DM18(A) of the Local Plan 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.

	<p>Due to the nature of the site, spread across the two levels and the large height to the rear, overlooking and overshadowing issues between the proposed replacement extension and the neighbouring properties were considered. Given the presence of the existing conservatory the potential impacts of the replacement extension are not considered to be materially different than the current position. The design is also considered to reduce overlooking compared to the previous all glass conservatory.</p> <p>In addition, due to this relationship with the closest neighbouring property, Blossom Mount to the north of the application site any additional overshadowing issues will be minimal when compared with the existing impact that the conservatory and the main dwelling exert. The hipped roof design will also reduce any additional overshadowing issues and the extension will be stepped back from the boundary by approximately 4 metres.</p> <p>Overall, the extension will not have a significant impact on neighbouring amenity beyond the current position and therefore it is considered to satisfy Policies DM18(B), DM18(C) and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed replacement sunroom is of an appropriate design and would not have any detrimental impact on the amenities of the adjoining properties beyond the current position. 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.</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>Location Plan, scale 1:1250, reference 20/0277/01, received 11th February 2021; Proposed Block Plan, scale 1:200, reference 20/0277/06, received 21st December 2020; Existing Floor Plan, scale 1:100, reference 20/0277/01, received 21st December 2020; Existing Elevations, scale 1:100, reference 20/0277/02, received 21st December 2020; Proposed Floor Plan, scale 1:50, reference 20/0277/03, received 21st December 2020;</p>

Proposed Elevations, scale 1:100, reference 20/0277/04, received 21st December 2020;
Proposed Sectional Elevation, scale 1:50, reference 20/0277/05, received 21st December 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.

Informative

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.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

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 : 12/02/2021

Authorising Officer: N.J. Hayhurst

Date : 12/02/2021

Dedicated responses to:- N/A