



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2515/OF1
2.	Proposed Development:	SIDE AND REAR EXTENSION
3.	Location:	7 SOLWAY RISE, 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: SITE AND LOCATION This application relates to 7 Solway Rise, a semi-detached property located on an existing housing estate within the village of St Bees. PROPOSAL Planning permission is sought for the demolition of the detached garage and the erection of a single storey wrap-around extension to the side and rear of the property. The extension will provide an additional bedroom, utility, enlarged bathroom and an additional family room. The single-storey side extension will project 2.2 metres from the side elevation and it will be 11.8 metres in depth. It will include a pitched roof with an eaves height of 2.4 metres and an overall height of 5.4 metres to match the existing property. It has been designed to include a window on the front elevation and the side elevation will be blank.	

The single-storey rear extension will project 2.5 metres from the rear elevation and it will be 7.2 metres in width. It will include a hipped roof with an eaves height of 2.4 metres, an overall height of 4.6 metres. The extension has been designed to include a patio door and two windows on the rear elevation.

The extension will be finished in render, concrete roof tiles and UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Consultees

St Bees Parish Council – No objections.

Cumbria Highways – No objections.

Lead Local Flood Authority – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties.

No objections have been received as a result of this consultation.

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

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, its scale and design and the impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling located on an existing housing estate within the village of St Bees and it will provide an additional bedroom, utility and living accommodation. 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 safeguard good levels of quality and attractiveness. 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 modest in scale and appropriately sited to the side and rear of the property. The continuation of the pitched roof will match the existing dwelling and therefore it will not be prominent in the street scene. In addition, the proposed materials will reflect the existing property. On this basis, the extension will respect the character and appearance of the existing property and therefore it is considered to satisfy Policy DM18(A) and NPPF guidance.

Residential Amenity

Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential

	<p>amenity of the parent property or adjacent dwellings.</p> <p>The proposal will be appropriately located in the side and rear garden. Overlooking and overshadowing were considered, although no windows will be included on the side elevations. On this basis, the design of the proposal is considered to mitigate overlooking issues.</p> <p>In addition, under current permitted development rights, a rear extension could project 3 metres from the rear elevation and a side extension could project up to half the width of the original dwelling, 3.75 metres in this case, with an eaves height of 3 metres and 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. As the projections and heights are not significantly higher than what is possible under permitted development, this proposal is considered to be satisfactory. In addition, the extension is stepped back from the adjoining neighbouring property by 2.5 metres and due to the orientation of the extension to the west of the other neighbouring property, it is not considered that the extension will cause a significant loss of light.</p> <p>On this basis, the proposal will have little impact on the residential amenity and it is considered to comply with Policies DM18(B), DM18(C) and the NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking.</p> <p>The site visit confirmed that the existing off-street parking located to the front of the property will provide adequate parking to serve the needs of the property. In addition, as the proposal includes the removal of the existing detached garage, which currently projects forward of the principal elevation, the driveway length will be enlarged. The Highway Authority therefore raised no objections as part of the consultation process as the extension will not have a material effect on existing highway conditions. On this basis, the proposal is considered to meet Policy DM22 and standards set out in the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed wrap-around is of an appropriate design and would not have any detrimental impact on the amenities of the adjoining properties or highway safety. 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>

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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: -

Site Location Plan, scale 1:1250, received 22nd December 2020;

Block Plan, scale 1:500, received 22nd December 2020;

Existing Elevations, 1:100, Sheet 1 of 3, received 22nd December 2020;

Existing and Proposed Floor Plans, scale 1:50, Sheet 1 of 3, received 22nd December 2020

Proposed Section, scale 1:50, Sheet 2 of 3, received 22nd December 2020;

Proposed Elevations, scale 1:50, Sheet 3 of 3, received 22nd 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 : 15/02/2021

Authorising Officer: N.J. Hayhurst

Date : 15/02/2021

Dedicated responses to:- N/A