



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2004/OF1
2.	Proposed Development:	PROPOSED SUN ROOM TO BE LOCATED ON UPPER DECK
3.	Location:	STACKWOOD, GILGARRAN
4.	Parish:	Distington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	<p>Neighbour Notification Letter: YES</p> <p>Site Notice: NO</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	<p>Report:</p> <p>SITE AND LOCATION</p> <p>This application relates to Stackwood, a detached property situated within the village of Gilgarran. The property is an upside down house where the lounge and kitchen are upstairs and there is currently a small raised balcony at first floor level.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a first floor extension on the previously approved raised deck. It will project 5 metres from the rear elevation and will be 4 metres in width. It has been designed to include a mono-pitched roof with an overall height of 6 metres and an eaves height of 5 metres to tie in with the existing roof design. It will include floor to ceiling windows on the north-west and south-west elevations and bi-folding doors on the south-east elevation to provide an access onto the raised decking and access ramp. It will be finished with white UPVC cladding, windows and profile steel sheets on the roof to match the existing dwelling.</p>	

RELEVANT PLANNING APPLICATION HISTORY

Planning permission has previously been granted for a double garage and store (ref: 4/89/0220/0) and a raised balcony at first floor level (ref: 4/20/2191/0F1).

CONSULTATION RESPONSES

Consultees

Distington Parish Council – 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 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 DM12 – Standards for New Developments

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 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

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 Gilgarran and it will provide a first floor sunroom extension on the previously approved raised platform. 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 extension will be appropriately located within the large garden, which includes a wooded area between the properties boundary and the proposal and it will sit on top of the previously approved raised platform. It will therefore be relatively modest in scale and appear subservient to the existing dwelling. The design reflects the existing property and the mono-pitched roof will tie in with the existing roof design. It is considered that the proposal will respect the character and appearance of the existing property and it will therefore not be excessively prominent within the locality. In addition, the proposed materials will match the existing property.

On this basis, the proposed extension is considered to meet Policies DM10 and DM18(A) from the Local plan and 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. Policy DM12 requires a separation distance between directly facing habitable room windows of 21 metres to maintain privacy and overlooking standards.

Overlooking and overshadowing issues were considered as part of the application, although the mature trees running along the boundary of the property will provide adequate screening and mitigation against potential overlooking issues.

The separation distance between the proposed extension and the closest neighbouring property will also be over 30 metres, far in excess of the minimum standard set out in Policy DM12. It is therefore considered that the proposal will not cause a detrimental loss of amenity for the existing property or

	<p>the surrounding properties.</p> <p>On this basis, the proposal is considered to comply with Policies DM12 and DM18(C) and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed extension is of an appropriate design and would not have any detrimental impact on the amenities of the adjoining properties. 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"> <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>Location Plan, scale 1:1250 at A4, drawing no 228-04010 Rev 01, received 6th January 2021; Site Plan, scale 1:500 at A4, drawing no 228-04012 Rev 01, received 6th January 2021; Proposed upper level plan, scale 1:50 at A3, drawing no 228-04003 Rev 02, received 6th January 2021; Proposed Elevations, scale 1:100 at A3, drawing no 228-05001 Rev 02, received 6th January 2021; Proposed Elevations Sheet 1 of 3, scale 1:50 at A3, drawing no 228-05002 Rev 02, received 6th January 2021; Proposed Elevations Sheet 2 of 3, scale 1:50 at A3, drawing no 228-05003 Rev 02, received 6th January 2021; Proposed Elevations Sheet 3 of 3, scale 1:50 at A3, drawing no 228-05004 Rev 02, received 6th January 2021.</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990,</p>

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 : 01/03/2021

Authorising Officer: N.J. Hayhurst

Date : 03/03/2021

Dedicated responses to:- N/A