

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2015/OF1
2.	Proposed Development:	DEMOLITION OF EXISTING SUNROOM & CONSTRUCTION OF A DETACHED SUNROOM TO THE REAR OF THE GARDEN
3.	Location:	29 EAST ROAD, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts, 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>INTRODUCTION</p> <p>The application site is located within a well-established residential area of Egremont, with the main dwelling house forming that of a mid-terrace house. The garden land to the rear of the property is separated from the main dwelling by a private access track that runs along the rear elevations of the long run of terrace properties. Off street parking is provided by an existing garage building within the rear garden area.</p> <p>PROPOSAL</p> <p>This application seeks planning permission for the demolition of an existing Sun Room and for the erection of a single storey replacement Sun Room within the detached rear garden area. The Sun Room would measure 4.45 Metres deep and 7.3 metres in length. The Sun Room would have an apex roof with an over height of 3.5 metres to the western gable end of the building and 4.35 metres in height at the eastern gable end.</p>

CONSULTATION RESPONSES

Egremont Town Council

Have confirmed that they have no objection to the proposal

Public Representation

The application has been advertised by way of a neighbour notification letters issued to five properties.

No comments have been received as a result of this public consultation process.

PLANNING POLICY

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

Copeland Borough Local Plan 2013 – 2028

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy

Development Management Policies (DMP)

- Policy DM10 – Achieving Quality Place
- Policy DM11 - Sustainable Development Standards
- Policy DM12 - Standards for New Residential Developments
- Policy DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

NPPF 2019

	<p>Assessment</p> <p><u>The Principle of Development</u></p> <p>The principle of the development accords in general terms with the aims of Policy ST1 and section 12 of the NPPF, both of which 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><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 host property or adjacent dwellings.</p> <p>The rear garden slopes down towards the eastern boundary of the site and therefore the proposed Sun Room would be set at a lower level to that of the residential houses to the west. The result of this along with the existing evergreen hedgerow that encloses the site on the northern and western boundaries, the proposed Sun Room does not cause any harmful loss of privacy or over looking to the neighboring gardens or to the rear elevations of the terrace houses to the west.</p> <p>The application site would retain a decent level of amenity garden area and does not affect the current provision for off street parking.</p> <p>On this basis, the proposal is considered to meet the aims and objectives of DM18 policy and the NPPF guidance.</p> <p><u>Character</u></p> <p>The application site is located within the well-established residential area where there are numerous outbuildings and structure of differing styles and use of materials. The proposed Sun Room is considered to be of a scale and design that is acceptable and in keeping with the local character.</p> <p><u>Planning Balance</u></p> <p>The proposed sun room is modest on scale and will not have any adverse impacts on either residential amenity or car parking provision.</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>

<p>9.</p>	<p>Condition(s):</p> <p>1. The development hereby permitted shall be commenced 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>2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -</p> <p>The Site Location Plan Scale 1:1250 and Site Plan Scale 1:500 Drawing No. 002 received within the valid planning application on the 13th January 2021</p> <p>The Floor and Elevation Plans (Existing and Proposed) Scale 1:50 & 1:100 Drawing No. 001 received within the valid planning application on the 13th January 2021</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>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 permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>
<p>Case Officer: Adrian Adams</p>	<p>Date : 11.02.2021</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 18/02/2021</p>
<p>Dedicated responses to:- N/A</p>	