



## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/21/2028/OF1
2.	<b>Proposed Development:</b>	ERECTION OF A FRONT DORMER
3.	<b>Location:</b>	16 PENZANCE STREET, MOOR ROW
4.	<b>Parish:</b>	Egremont
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  The application relates to 16 Penzance Street, a terraced property situated the village of Moor Row.  <b>PROPOSAL</b>  Planning permission is sought for the erection of a dormer window on the front elevation. The dormer will be located in the middle of the roof, stepping back from the front elevation by 0.8 metres and 0.6 metres from the side elevations. It will be 3.9 metres in width and 2 metres in depth. It will be 1.7 metres high and will be sited below the existing ridge height. The proposal has been designed to include one window on the front elevation with blank side elevations. It will be finished in grey cladding board, single ply on the flat roof and UPVC windows to match existing property.  It is also proposed to erect a dormer window on the rear elevation, as shown on the submitted plans. This can be erected under permitted development.	

## **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications at this property.

## **CONSULTATION RESPONSES**

### Consultees

Egremont Town Council – No objection.

### 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 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.

	<p><b>ASSESSMENT</b></p> <p>The key issues raised by this proposal are the principle of development, its scale and design and the potential impacts on residential amenity.</p> <p><u>Principle of Development</u></p> <p>The proposed application relates to a residential dwelling within the village of Moor Row and it will provide a dormer window on the front elevation. Policy DM18 supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.</p> <p>In addition, dormer windows are a typical feature in the surrounding residential area and therefore in principle of the development is considered to be acceptable.</p> <p>On this basis, the proposal is considered to satisfy Policies ST2, DM18 and the NPPF guidance.</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 dormer will be modest in scale and appropriately located in the centre of the dwellings roof. This will ensure that the existing roofline and pitch will still be visible to respect the character and appearance of the property. The window design and the choice of materials will reflect the existing dwelling. On this basis, the proposal is considered to be acceptable in relation to the parent property and the surrounding dwellings which satisfies Policy DM18(A) and the 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>The dwelling has an existing skylight window on the front elevation which will be replaced by the proposed dormer window. The proposed dormer has been designed to step back from the principal elevation and in this position is not considered to cause any demonstrable harm for the existing property or the neighbouring properties beyond the current position. On this basis, the proposal is considered to satisfy Policy DM18(C) and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed dormer is of an appropriate design and scale 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><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>

9. **Condition(s):**

1. The development hereby permitted must commence before the expiration of three years from the date of this permission.

Reason

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: -

Location Plan, scale 1:1250, drawing reference WDS-05-6654-103 Rev A, received 22<sup>nd</sup> January 2021;

Block Plan, scale 1:200, drawing reference WDS-05-6654-103 Rev A, received 22<sup>nd</sup> January 2021;

Existing Floor Plan and Elevations, scale 1:100, drawing reference WDS-05-6654-101 Rev C, received 22<sup>nd</sup> January 2021;

Proposed Floor Plan and Elevation, scale 1:100, drawing reference WDS-05-6654-102 Rev C, received 22<sup>nd</sup> January 2021.

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](http://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.	
<b>Case Officer: Chloe Unsworth</b>		<b>Date : 11/03/2021</b>
<b>Authorising Officer: N.J. Hayhurst</b>		<b>Date : 19/03/2021</b>
<b>Dedicated responses to:- N/A</b>		