

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2031/OF1
2.	Proposed Development:	SINGLE STOREY SIDE AND REAR EXTENSION WITH ALTERATIONS TO ROOF AND FRONT PORCH
3.	Location:	PARTFIELD HOUSE, DRIGG
4.	Parish:	Drigg and Carleton
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone
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 <p>This application relates to Partfield House, a detached dormer bungalow situated within the village of Drigg. The site benefits from an existing driveway, a large garden and a 2-metre high boundary wall located to the front and side of the property.</p> PROPOSAL <p>Planning permission is sought for the erection of a single-storey side and rear extension with alterations to the roof and front porch. The extension will provide an enlarged kitchen-dining room, an additional living room, an enlarged porch and a guest bedroom on the ground floor and an enlarged bedroom, en-suite and two balconies on the first floor.</p> <p>The single-storey side extension will project 4.375 metres from the side elevation and it will be 7.516</p>	

metres in depth. The roof pitch will match the existing house, with an overall height of 6.6 metres and an eaves height of 3.2 metres. It has been designed to include ground floor windows on the front, side and rear elevations, a first floor balcony on the side elevation and a dormer window on the rear elevation. The balcony will be recessed by 1.1 metres and it will include a 1-metre high glazed balustrade.

The single-storey rear extension will project 3.101 metres from the rear elevation and it will be 12.621 metres in width. It has been designed to include a flat roof with an overall height of 3.5 metres. It will include two windows on the rear elevation and one window on the side elevation. The extension will also be lit by 1 roof lantern.

The proposal also includes an enlarged porch and a cross-gable dormer and balcony above. The porch will include a front projection of 1.8 metres and an overall width of 4.5 metres and the cross-gable dormer will run directly front to rear, with a depth of 10.8 metres and a width of 4.5 metres. It will include an overall height of 6.6 metres and an eaves height of 4.5 metres and the balcony will include a 1-metre high glazed balustrade.

The proposal includes the re-rendering the entire property in grey K-render from the K-Rend Silicone Scraped Texture range. In addition, the proposed concrete roof tiles and UPVC windows and doors will match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Consultees

Drigg and Carleton Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 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 Residential 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 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, the potential impacts on residential amenity.

Principle of Development

The proposed application relates to a residential dwelling within the village of Drigg and it will provide an enlarged kitchen-dining room, an additional living room, an enlarged porch and a guest bedroom on the ground floor and an enlarged bedroom, en-suite, and two balconies on the first floor. 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.

Concerns regarding the original roof alterations were raised as the proposal included a cross gable

roof with a ridge height above the existing property. The scale and design was not considered to respect the character of the existing dwelling as it would significantly alter the roof-scape. Following discussions with the agent, amendments were made to reduce the ridge height to match the existing property. On this basis, the amended proposal is considered to be relatively modest and it will not be overbearing for the neighbouring properties.

The proposal is also considered to be appropriately sited within the large garden and the design of the pitched roof and the continuation of the roof height reflects the character and appearance of the existing property. It is therefore considered that the extension will not be prominent in the street scene. In addition, the agent has confirmed that the whole property will be faced with grey K-render and the roof tiles, windows and doors will match the existing property. Therefore, the materials are considered to be appropriate and reflect the existing property.

On this basis, the proposal is considered to comply with Policy DM18(A) 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. 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 existing boundary walls and 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, which is 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 the surrounding properties.

On this basis, it is considered that the proposal will not create any adverse amenity issues and therefore, it is considered to meet Policies DM18(B), DM18(C) and the NPPF guidance.

Planning Balance and Conclusion

This application seeks to erect a single-storey side and rear extension, with alterations to the roof and front porch. The main issue raised by the application was the scale and design. Concerns were raised regarding the roof alterations as the proposal included a cross-gable with a ridge height above the existing dwelling. Amendments have been secured to provide a reduction in scale and the proposed roof alterations now match the existing ridge height. These changes will ensure the development respects the character and appearance of the existing property and therefore the amended proposal is considered to be acceptable.

In the context of the above, the proposed extension is of an appropriate design and will 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.
8.	Recommendation: Approve (commence within 3 years)
9.	Condition(s): <ol style="list-style-type: none"> 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. 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 USH.PH.1222.LP1, received 25th January 2021; Site Plans, scale 1:100, drawing reference USH.PH.1221. PL3 Rev 1, received 24th February 2021; Existing Floor Plans and Elevations, scale 1:100, drawing reference USH.PH.1221. PL1, received 25th January 2021; Proposed Floor Plans and Elevations, scale 1:100, drawing reference USH.PH.1221. SD2 Rev 1, received 24th February 2021; Supporting Statement, received 25th January 2021; Email with the Proposed Grey K-Render Material, received 16th March 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. 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 : 22/03/2021
Authorising Officer: N.J. Hayhurst	Date : 22/03/2021
Dedicated responses to:-N/A	