

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2045/OF1
2.	Proposed Development:	SINGLE STOREY REAR EXTENSION AND ERECTION OF A PORCH TO THE FRONT OF THE PROPERTY
3.	Location:	MILL HOUSE, KIRKSANTON
4.	Parish:	Whicham
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: LOCATION This application relates to Mill House, a semi-detached property located within the village of Kirksanton. PROPOSAL Planning Permission is sought for the erection of a single-storey rear extension and a replacement porch on the front of the property. The rear extension will project 3.8 metres and it will be 6.5 metres in width. It has been designed to include a flat roof, with an overall height of 2.69 metres and it will be lit by a 1.5 metre by 3 metre roof lantern. The design includes bi-folding doors on the side elevation and a window on the rear elevation.	

The replacement porch will project 1.67 metres from the front elevation and will be 3.085 metres in width. It has been designed with a pitched roof with an overall height of 3 metres and an eaves height of 2.3 metres. The front elevation will include a front door and window and the side elevations will be blank.

Both the extension and porch will be finished with render, roof tiles and UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Whicham Parish Council – Support the application.

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)

National Planning Practice Guidance (NPPG)

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 proposed 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 Kirksanton and it will provide a rear extension and replacement porch. 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 proposed rear extension and replacement porch will be appropriately located within the site. The rear extension will be adjacent to a neighbouring extension, behind the main element of the existing dwelling and both the rear extension and porch will be modest in scale. This will ensure that the proposal appears subservient to the main dwelling and it will not be excessively prominent within the locality. It will not be overbearing for the neighbouring properties and the design is considered to be suitable for its use. In addition, the choice of materials are considered to respect the existing character and appearance of the existing property. On this basis, the proposal is considered to meet DM18(A) policy 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 both the parent property and adjacent dwellings.

Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, although the extensions will be modest in scale and the rear extension flat roof design will reduce potential overshadowing issues. The rear extension will also be appropriately located adjacent to the neighbouring extension and the change in levels in the garden

	<p>will mitigate any potential overlooking issues. In addition, the existing porch includes windows on the side elevations and the proposed replacement porch design has emitted windows from side elevations. On this basis, overlooking issues will be reduced.</p> <p>In addition, under current permitted development rights, an extension could project 3 metres from the rear elevation without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the projection is not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory and therefore the proposal will not have a detrimental impact on the neighbouring amenity.</p> <p>On this basis, it was considered that the proposal will not have any adverse impacts on the neighbours and therefore the proposal is considered to meet Policy DM18 and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed replacement porch and extension are 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.</p>
8.	<p>Recommendation: 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> <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> <ol style="list-style-type: none"> 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: - <p>Site Location Plan, scale 1:1250, drawing no MH-R00-EX-101 Rev 1, received 3rd February 2021; Site Pan, scale 1:500, drawing no MH-R00-PR-101, received 3rd February 2021; Existing Floor Plans, scale 1:100, drawing no MH-R00-EX-102, received 23rd February 2021; Existing Roof Plan, scale 1:100, drawing no MH-R00-EX-105 Rev 1, received 23rd February 2021; Existing Side Elevations, scale 1:100, drawing no MH-R00-EX-103, received 23rd February 2021;</p>

	<p>Existing Front and Rear Elevations, scale 1:100, drawing no MH-R00-EX-107, received 23rd February 2021;</p> <p>Existing Views, drawing no MH-R00-EX-104, received 23rd February 2021;</p> <p>Proposed Floor Plans, scale 1:100, drawing no MH-R00-PR-102, received 23rd February 2021;</p> <p>Proposed Roof Plan, scale 1:100, drawing no MH-R00-PR-105, received 23rd February 2021;</p> <p>Proposed Side Elevations, scale 1:100, drawing no MH-R00-PR-103, received 23rd February 2021;</p> <p>Proposed Front and Rear Elevations, scale 1:100, drawing no MH-R00-PR-107, received 23rd February 2021;</p> <p>Proposed Views, drawing no MH-R00-PR-104, received 23rd February 2021;</p> <p>Proposed 3D Plan, drawing no MH-R00-PR-106, received 23rd February 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>
Case Officer: Chloe Unsworth	Date : 30/03/2021
Authorising Officer: N.J. Hayhurst	Date : 30/03/2021
Dedicated responses to:- N/A	