



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2049/OF1
2.	Proposed Development:	DEMOLITION OF GARAGE WITH PROPOSED TWO STOREY SIDE EXTENSION WITH RAISED FIRST FLOOR BALCONY TO FRONT & REAR ELEVATIONS WITH LINK ALONG SIDE ELEVATION. REMOVAL OF EXISTING SEPTIC TANK AND INSTALLATION OF WASTE WATER TREATMENT PLANT IN NEW LOCATION
3.	Location:	MOUNTAIN VIEW, SANDWITH, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations & Policy	Neighbour Notification Letter: NO Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION <p>The application relates to Mountain View, a detached property within the village of Sandwith. The site is located approximately one mile south of Whitehaven and is accessed off an unclassified road from the Main Street. The site benefits from an existing single-storey attached garage, a large garden and an existing parking area to the front of the property.</p> PROPOSAL <p>Planning permission is sought for the demolition of the existing single-storey garage and the erection of a two-storey side extension to provide a dining room, shower room and pantry on the ground floor and an additional bedroom and two balconies on the first floor.</p>	

The extension will project 4 metres from the side elevation and it will be 8.5 metres in depth. The extension will be stepped back from the principal elevation by 0.2 metres and it has been designed with a pitched roof to reflect the existing property. It will have an overall height of 6.3 metres, a cross-gable height of 5.7 metres and an eaves height of 4.8 metres, which is lower than the existing property.

The extension is of a modern design that contrasts with the traditional appearance of the existing dwelling. It has been designed to include a mix of materials with framing details and glazing on the front elevation gable. The front elevation has been designed to include a window on the ground floor and a cross gable pitched roof, a balcony which is recessed by 1.6 metres and a glazed gable window and patio doors to provide access onto a balcony on the first floor. The side elevation will include patio doors on the ground floor and one first floor window. The rear elevation will include two ground floor windows, a cross gable pitched roof and patio doors onto the rear balcony. The balcony will project 2.1 metres from the rear elevation and it will be 4.9 metres in width. Both the front and rear balconies will include a 1-metre high glazed balustrade and the rear balcony will have steps down to the garden.

The proposal will be finished with render on the ground floor front and rear elevations to match the existing property and vertical timber cladding on the side elevation and the front and rear elevations at first floor level. The roof will be covered with slate to match the existing property and the windows and doors will be UPVC and powder coated aluminium.

The proposal also include the removal of the existing septic tank to the side of the property and the installation of a new underground wastewater treatment plant in the field across the lane.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Whitehaven Town Council - No objections.

Highway Authority - No objections.

Lead Local Flood Authority - No objections.

Public Representations

The application has been advertised by way of site notice - 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

Policy ENV1 – Flood Risk and Risk Management

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM12 – Standards for New Residential Developments

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

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, the modern design principle, its scale and design and the potential impacts on residential amenity, highway safety, drainage and the adjoining public right of way.

Principle of Development

The proposed application relates to a residential dwelling within Sandwith and it will provide a dining room, shower room and pantry on the ground floor and an additional bedroom 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.

Modern Design Principle

Section 12 of the NPPF seeks to promote high quality designs and suggests when determining applications, great weight should be given to exceptional designs, reflecting the highest standards in architecture.

This application proposes a modern design approach, which will contrast directly with the traditional appearance of the existing property. The use of modern design to extend traditional buildings is supported by Historic England in their current guidance. Modern design approaches are also supported in the NPPF which says 'great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'.

The simplified modern design with the addition of details to reflect the existing house, such as the ground floor corner detailing and the framing of the side elevation to reflect the existing gable are effective. The choice of cladding and the glazing at first floor level on the front elevation will contrast with the existing render and create a clear distinction between the existing house and the modern extension. The two-storey extension is therefore considered to successfully connect the traditional character of the original building with the modern features of the proposed extension. This innovative design is therefore considered to fit within its surroundings and improve the modern design standards in the area.

On this basis, it is therefore considered that the principle of using a modern design approach to extend the property is acceptable in line with 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.

Following a site visit, concerns were initially expressed with regards to the proposed scale and height of the extension. The agent responded by lowering the cross-gable height to reflect the existing eaves height and stepping the extension back from the principal elevation of the dwelling by 0.2 metres. As a result of the changes, the proposal is considered to be appropriately located to the side of the property and it will appear subservient with the stepped back design.

Concerns regarding the original design and materials were also raised and following discussions with the agent, amendments were made. As a result, the first floor walk-way was removed and the proposed ground floor and first floor side elevation materials will match. In addition, the use of vertical cladding and framing details on the side elevation will successfully reflect the vertical emphasis of the property. These changes have created a simple, less-top heavy design to respect the traditional character and appearance of the existing property.

On this basis, the proposal is considered to comply with Policy DM18(A) and the NPPF guidance.

Impact on 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 seeks to protect residential amenity by setting a minimum separation distance of 21 metres between directly facing elevations of dwellings containing windows of habitable rooms.

Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered. However, due to the proposed siting to the side of the existing property and location adjacent to a field, the separation distance between the extension and the closest neighbouring property will be approximately 80 metres, far in excess of what is minimum standard in Policy DM12.

In addition, the existing polytunnel within the side garden will help screen the development and reduce its impact on the local landscape and the visual amenity of the area.

On this basis, the proposal is unlikely to create any adverse impacts on the neighbouring property and therefore, the proposal is considered to meet Policies DM18(B), DM18(C) and DM12.

Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

The site visit confirmed that the existing off-street parking for four cars is located to the front of the property. This will provide adequate parking to serve the needs of the property and the Highway Authority therefore raised no objections as part of the consultation process as the extension will not have a material effect on existing highway conditions.

On this basis, the proposal is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.

Drainage

Policy ENV1 and DM24 seeks to protect developments against risks of flooding and ensure that new developments do not contribute to increased surface water run-off.

The development proposal includes the installation of a new treatment plant for foul sewage that will be located underground in the field opposite the property. The LLFA raised no objections as part of the consultation process as it was considered that the proposal will not increase the flood risk on the site or elsewhere. The new treatment plant is also considered to be suitably located and the application form notes that the surface water will be disposed of through a soakaway.

On this basis the development is considered to be compliant with policies ST1, ENV1 and DM24 of the Local Plan and the NPPF.

Impact on the Public Right of Way

	<p>Although the Public Right of Way 431036 runs adjacent to the proposal and the extension might be visible from a small section of the public footpath, it will be relatively modest in scale. The extension will also be appropriately located to the side of the property, stepped back behind the principal elevation of the existing dwelling and therefore it will be seen in the context of the existing dwelling. This will minimise the impact of the development on the surrounding landscape and therefore the proposal will not adversely impact the physical footpath or the amenity of users of the footpath. It is however noted that the footpath should remain unobstructed at all time during and after construction. An informative can be included on the decision notice to highlight this requirement.</p> <p>On this basis, the proposal is considered to satisfy Policy DM10 and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to provide a two-storey side extension to a traditional dwelling and the installation of a new waste water treatment plant. The main issue raised by the application is the modern design approach that has been used to create the additional domestic accommodation. Amendments have been secured to provide a simplified design, which will add to the contrast between the extension and the existing building and make it more visually acceptable. The siting of the extension, set back within the site, will also reduce its prominence and impact on the surrounding area.</p> <p>Issues relating to residential amenity, highway safety, drainage and impacts on the public right of way are minimal.</p> <p>Overall, the modern design approach is considered to achieve an acceptable solution to providing additional accommodation on the site and is consistent with both Local Plan policies and the guidance set out in the NPPF which places great emphasis on outstanding and innovative design quality.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</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: -

Location Plan, scale 1:1250, drawing reference 5523-01 Rev B, received 13th April 2021;
Site Plan, scale 1:500, drawing reference 5523-01 Rev B, received 13th April 2021;
Existing Floor Plans, scale 1:100, drawing reference 5523-01 Rev B, received 13th April 2021;
Proposed Floor Plans, scale 1:100, drawing reference 5523-01 Rev B, received 13th April 2021;
Existing Elevations, scale 1:00, drawing reference 5523-01 Rev B, received 13th April 2021;
Proposed Elevations, scale 1:100, drawing reference 5523-01 Rev B, received 13th April 2021;
Indicative Images, drawing reference 5523, received 13th April 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 Notes

1. PROW (public footpath) number 431036 lies adjacent to/runs through the site, the Applicant must ensure that no obstruction to the footpath occurs during, or after the completion of the site works.

If the footpath is to be temporarily obstructed then a formal temporary closure will be required there is a 12 week lead in time for this process, for further information please contact Sandra.smith@cumbria.gov.uk.

2. 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 : 27/04/2021

Authorising Officer: N.J. Hayhurst

Date : 28/04/2021

Dedicated responses to:- N/A

