



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2054/OF1
2.	Proposed Development:	TWO STOREY EXTENSION TO THE REAR
3.	Location:	18 SETTLE STREET, MILLOM
4.	Parish:	Millom
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: SITE AND LOCATION This application relates to 18 Settle Street, a semi-detached property situated within Millom. The site benefits from a driveway to the front and side of the property and a large rear garden. PROPOSAL Planning Permission is sought for the erection of a two-storey rear extension to provide an enlarged kitchen and bedroom. It will project 3.4 metres from the rear elevation and be 3.1 metres in width. It has been designed to include a cross gable with an eaves height of 4.2 metres to match the existing property and an overall height of 5.7 metres, which is lower than the existing ridge height. The extension has been designed to include patio doors and a bedroom window on the rear elevation and the side elevations will be blank. The proposal also includes the re-rendering the entire property with light off-white/cream render. The proposed concrete roof tiles and UPVC windows and doors will	

match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Consultees

Millom Town Council – No objection.

Highway Authority – No objection.

LLFA – No objection.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 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

Policy DM22 – Accessible Developments

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 proposed are the principle of development, its scale and design, the potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling within the town of Millom and it will provide an enlarged kitchen and bedroom. 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 two-storey rear extension will be appropriately located within the rear garden, behind the main element of the existing dwelling and it will be relatively modest in scale. This will ensure that it appears subservient to the main dwelling and will not be excessively prominent within the locality. It will not be overbearing for the neighbouring properties and it is stepped away from the boundary by 4.4 metres. In addition, the design is considered to be suitable for its use and the applicant has confirmed that the whole property will be faced with off-white/cream render. Therefore, the choice of materials are considered to be appropriate and respect the character and appearance of the existing property.

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

Residential Amenity

	<p>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.</p> <p>Overshadowing and overlooking between the proposed two-storey extension, the existing rear conservatory and the neighbouring properties were considered. Although due to the design of the cross gable roof, lower than the existing ridge height and the orientation of the existing property, it is considered that the proposal will not cause a significant loss of light or dominance on the existing dwelling or neighbouring properties. In addition, no windows are proposed on the side elevations, therefore overlooking issues are mitigated.</p> <p>Under current permitted development rights, a single storey rear extension could project up to 3 metres from the rear wall of the original dwelling with an overall height of 4 metres, without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. Due to the scale and design of the two-storey extension, the orientation and what is possible under permitted development, the proposal is considered to be satisfactory and therefore it will not cause a detrimental impact on the existing conservatory or neighbouring properties.</p> <p>On this basis, the proposal is considered to meet Policies DM18(B), DM18(C) and the NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The site visit confirmed that the existing off-street parking located to the front and side of the property will provide adequate parking to serve the needs of the property. The Highway Authority therefore raised no concerns as part of the consultation process as the extension will not have a material effect on existing highway conditions.</p> <p>On this basis, the proposal is considered to meet Policy DM22 and standards set out in the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed extension is of an appropriate scale and design and will not have any detrimental impact on the amenities of the adjoining properties or highway safety. 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:</p> <p>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> <p>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> <p>Site Location Plan, scale 1:500, received 8th February 2021; Block Plan, received 8th February 2021; Proposed Floor Plans and Elevations, received 8th 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 : 31/03/2021	
Authorising Officer: N.J. Hayhurst	Date : 01/04/2021	
Dedicated responses to:- N/A		