



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2055/OF1
2.	Proposed Development:	PROPOSED TWO STOREY EXTENSION TO SIDE
3.	Location:	MICKLEDORE ,DRIGG ROAD, SEASCALE
4.	Parish:	Seascale
5.	Constraints:	<p>ASC;Adverts - ASC;Adverts,</p> <p>Safeguard Zone - Safeguard Zone,</p> <p>Coal - Off Coalfield - Data Subject To Change,</p> <p>DEPZ Zone - DEPZ Zone</p>
6.	Publicity Representations &Policy	<p>Neighbour Notification Letter: YES</p> <p>Site Notice: NO</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	Report:	<p>SITE AND LOCATION</p> <p>This application relates to Mickledore, a detached property situated on Drigg Road within the village of Seascale. The site benefits from an existing driveway, a single-storey garage and a large garden.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the removal of the existing single-storey garage and the erection of a two-storey side extension. The extension will provide an enlarged porch, utility room and gym on the ground floor and an additional bedroom with en-suite on the first floor. It will project 4.546 metres from the side elevation and it will be 7.79 metres in depth. The roofline will reflect the existing property, with a matching eaves height of 5.2 metres and an overall height of 6.9 metres. The</p>

front elevation will include a front door, a ground floor window and a first floor window, the side elevation will include a ground floor utility window and access door and the rear elevation will include a ground floor window and a first floor window. The proposal will be finished with render, concrete roof tiles and white 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

Seascale Parish Council – No objections.

Highway Authority – No objections.

Lead Local Flood Authority – No objections.

Resilience Unit – 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 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 proposal are the principle of development, its scale and design and the potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling within the village of Seascale and it will provide an enlarged porch, utility room and gym on the ground floor and an additional bedroom with en-suite 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.

The proposed two-storey extension will be appropriately located to the side of the property. It will replace the existing single-storey garage and therefore the scale will be relatively modest. The design includes a continuation of the existing eaves and ridge height and therefore it will match the character and appearance of the existing property. In addition, the materials will match the existing property and this will therefore reduce the impact on the street scene. On this basis, the proposal is considered to meet Policy DM18(A) and 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.

Overlooking and overshadowing issues were considered, although the extension will be appropriately located to the side of the property, 11 metres away from the closest neighbouring property, Littleholme. In addition, the orientation of the extension to the west of the neighbouring property,

	<p>Littleholme will reduce potential overshadowing issues. It is therefore considered that the proposal will not cause a significant loss of light or dominance on the neighbouring property. Overlooking concerns are also mitigated as no first floor windows will be included on the side elevation and the rear elevation windows are not considered to be materially different to the existing windows on the rear elevation.</p> <p>In addition, under current permitted development rights, a single storey side an extension could project up to half the width 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 neighbouring properties.</p> <p>On this basis, the proposed is considered to comply with Policy 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 of the property will provide adequate parking to serve the needs of the property. 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.</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>This application seeks to erect a two-storey side extension to a detached property within the village of Seascale. The proposed extension is of an appropriate design and would not have any detrimental impact on the amenities of the adjoining properties and 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> <p>1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</p> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the</p>

	<p>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 1:1250, drawing no MDR-CL-011, received 8th February 2021; Block Plan, scale 1:500, drawing no MDR-CL-011, received 8th February 2021; Existing and Proposed Drainage, scale 1:50 and 1:500, drawing no MDR-CL-012, received 8th February 2021; Existing Ground Floor Plan, scale 1:50, drawing no MDR-CL-007, received 8th February 2021; Existing First Floor Plan, scale 1:50, drawing no MDR-CL-008, received 8th February 2021; Proposed Ground Floor Plans, scale 1:50, drawing no MDR-CL-009, received 8th February 2021; Proposed First Floor Plans, scale 1:50, drawing no MDR-CL-010, received 8th February 2021; Existing Elevations, scale 1:100, drawing no MDR-CL-001, received 8th February 2021; Proposed Elevations, scale 1:100, drawing no MDR-CL-002, received 8th February 2021; Proposed North Elevation, scale 1:50, drawing no MDR-CL-003, received 8th February 2021; Proposed South Elevation, scale 1:50, drawing no MDR-CL-004, received 8th February 2021; Proposed East Elevation, scale 1:50, drawing no MDR-CL-005, received 8th February 2021; Proposed West Elevation, scale 1:50, drawing no MDR-CL-006, received 8th February 2021; Design and Access Statement, 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 : 01/04/2021
Authorising Officer: N.J. Hayhurst	Date : 01/04/2021
Dedicated responses to:- N/A	