

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2080/OF1
2.	Proposed Development:	ERECTION OF BUILDING (TO ENCLOSE HOT TUB)
3.	Location:	41 VALE VIEW, LOWCA
4.	Parish:	Lowca
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	N/A
7.	<p>Report:</p> <p>Site and Location:</p> <p>This application relates to 41 Vale View, a semi-detached property situated on an existing housing estate within Lowca.</p> <p>Proposal:</p> <p>This application seeks a non-material amendment of the development approved under application reference 4/21/2080/OF1.</p> <p>The proposed amendment comprises the removal of the rear door and the replacement of the front window with a patio door.</p> <p>Development Plan Policies</p> <p>Copeland Local Plan 2013 – 2028 (Adopted December 2013)</p> <p><u>Core Strategy</u></p> <p>Policy ST1 – Strategic Development Principles</p> <p>Policy ST2 – Spatial Development Strategy</p> <p><u>Development Management Policies (DMP)</u></p>	

	<p>Policy DM10 – Achieving Quality of Place</p> <p>Policy DM18 – Domestic Extensions and Alterations</p> <p>Other Material Planning Considerations</p> <p>National Planning Policy Framework (NPPF)</p> <p><u>Emerging Copeland Local Plan (ELP):</u></p> <p>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.</p> <p>Assessment:</p> <p><i>Residential Amenity</i></p> <p>Given the design and location of the proposed patio door facing the garden and the removal of the rear door, adverse impacts upon the occupants of adjacent dwellings through loss of privacy and overlooking will not result.</p> <p><i>Conclusion</i></p> <p>The door alterations are acceptable in relation to the outbuilding and therefore do not raise issues in respect of the residential amenity.</p> <p>In the context of the approved development, the proposed comprises a non-material amendment.</p> <p>Approve non-material amendment.</p>	
8.	<p>Recommendation:</p> <p>Approve non-material amendment.</p>	
Case Officer: C. Unsworth		Date : 28/06/2021
Authorising Officer: N.J. Hayhurst		Date : 28/06/2021
Dedicated responses to:- N/A		