



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2087/OF1
2.	Proposed Development:	DEMOLITION OF LEAN-TO AND ERECTION OF TWO STOREY SIDE EXTENSION
3.	Location:	SILVER HOW FARM GOSFORTH GOSFORTH CUMBRIA CA20 1HW
4.	Parish:	Gosforth
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> <p>Preferred Route Corridor - Within Preferred Route Corridor</p>
6.	Publicity Representations & Policy	<p>Neighbour Notification Letter: NO</p> <p>Site Notice: YES</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	<p>Report:</p> <p>SITE AND LOCATION</p> <p>This application relates to Silver How Farm, a detached property situated within the open countryside, approximately one mile to the south-west of Gosforth.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the removal of the existing lean-to and its replacement with a two-storey side extension. The extension will provide an enlarged kitchen-diner on the ground floor and an additional bedroom and bigger bathroom on the first floor. It will project 4 metres from the side</p>	

elevation and the depth will match the existing property. The roofline will be lower than the existing property, with an eaves height of 4.3 metres on the front elevation, an eaves height of 3 metres on the rear elevation and an overall height of 5.8 metres. The front elevation will include two windows, the side elevation will connect to the existing garage and the rear elevation will include patio doors and a skylight in the roof.

The proposal will be finished with render, roof tiles and UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

Outline Planning Permission has previously been granted for an essential agricultural workers dwelling adjacent to the existing farm (ref: 4/18/2020/001) and reserved matters details for the new dwelling including access, appearance, landscaping, layout and scale has been approved (ref: 4/19/2266/0R1).

A Notice of Intention has previously been approved for concreting of the yard and throughway (ref: 4/20/2201/0N1) and a proposed building for agricultural storage (ref: 4/20/2460/0N1).

CONSULTATION RESPONSES

Gosforth Parish Council – No objections.

Resilience Unit – No objections.

Public Representations

The application has been advertised by way of a 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

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)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 was 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 both residential amenity and the public right of way.

Principle of Development

The proposed application relates to a residential dwelling at Silver How Farm and it will provide an enlarged kitchen-dining room on the ground floor and an additional bedroom and bathroom 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 lean-to extension and it will be adjacent to the existing garage and therefore the scale will be modest. The roof pitch, design and materials will match the existing property and therefore the proposal will reflect the character and appearance of the existing property. The roof height has been designed to be lower than the existing roof, therefore the

	<p>extension will appear subservient to the main dwelling and it will not be excessively prominent within the landscape. On this basis, the proposal is considered to meet Policy DM18(A) and NPPF guidance.</p> <p><u>Residential Amenity</u></p> <p>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.</p> <p>Overlooking and overshadowing issues were considered, although property is located within the open countryside with no neighbouring properties within close proximity to the extension. On this basis, therefore the proposal will not cause any loss amenity to 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>Public Right of Way</u></p> <p>Although the Public Right of Way 409006 runs adjacent to the proposal and the extension might be visible from a small section of the public footpath, it will be modest in scale. The replacement extension will also be appropriately located to the side of the property, between the existing dwelling and the garage and therefore it will be seen in the context of the existing dwelling and farm complex. This will minimise the impact of the development on the surrounding landscape and therefore the proposal will not harm the physical footpath or the amenity of the footpath user. 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 erect a two-storey side extension to the detached dwelling at Silver How Farm. The proposed extension is of an appropriate scale and design and would not have any detrimental impact on the amenities of the neighbouring properties or the public right of way. 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>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>

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: -

Site Location Plan, scale 1:1250, received 25th February 2021;
Block Plan, scale 1:200, received 25th February 2021;
Existing Elevations, received 25th February 2021;
Proposed Elevations, received 25th February 2021;
Existing and Proposed Floor Plans, received 25th February 2021;
Site Photographs, received 25th February 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.

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 : 16/04/2021

Authorising Officer: N.J. Hayhurst

Date : 16/04/2021

Dedicated responses to:- N/A