

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2089/OF1
2.	Proposed Development:	PROPOSED BEDROOM EXTENSION AND NEW ENTRANCE PORCH
3.	Location:	29 JUBILEE GARDENS, BIGRIGG
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - 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 <p>This application relates to 29 Jubilee Gardens, a semi-detached property located on an existing housing estate within Bigrigg. The site benefits from an existing driveway, detached garage and garden to the south west of the property and a highway junction lies to the north east of the application site.</p> PROPOSAL <p>Planning Permission is sought for the erection of a single-storey front extension to provide an enlarged bedroom and a new entrance porch. It will project 2.7 metres from the principal elevation and it will be 4.2 metres in width. It has been designed to include a pitched roof with an eaves height of 2.2 metres and an overall height of 3.8 metres. It has also been designed to include a window on</p>	

the north east side elevation and an open covered porch on the south west side elevation. The front elevation will be blank and it will be finished in facing brick, 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

Egremont Town Council

No objections but commented on highway safety.

Highway Authority

No objections following the provision of the visibility splays.

Lead Local Flood Authority

No objections.

Public Representations

The application has been advertised by way of neighbour notification letter 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 proposal are the principle of development, its scale and design, the impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling within Bigrigg and it will provide an enlarged bedroom and a new entrance porch. 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 safeguard good levels of quality and attractiveness. 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 extension will be modest in scale and appropriately sited within the front garden. It will provide an enlarged bedroom and covered porch and the design is considered to be suitable for its use. In addition, the choice of materials will match the existing dwelling and therefore the extension will not be excessively prominent within the locality. The proposal is not considered to be overbearing on the neighbouring properties and the design will 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 the parent property or adjacent dwellings.</p> <p>The proposed extension will have little impact on the residential amenity due to its modest scale and siting. Overlooking issues were considered due to the addition of a window on the side elevation, however, the window is not considered to be materially different to the existing situation with existing windows already present on the side elevation. In addition, overshadowing will be minimal due to the separation distances from the neighbouring properties.</p> <p>On this basis, there will be little impact on amenity of occupiers of the adjacent properties and the proposal is considered to satisfy Policies DM18(B) and DM18(C).</p> <p><u>Highway Safety</u></p> <p>Policy DM22 and the Cumbria Development Design Guide seek to maintain highway safety and encourage innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>Concerns were originally raised by the Highway Authority regarding the potential impact of the front extension on the visibility splays from the adjacent junction and therefore an additional site plan was provided to show that the 2.4m x 45m visibility splays will be maintained. Following receipt of the visibility splay plan, the Highway Authority raised no objections as part of the consultation process as the extension will not have a material effect on existing highway conditions.</p> <p>In addition, the site visit confirmed that the proposed front extension will not alter the existing vehicle access and therefore the off-street parking will be maintained to the side of the property.</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 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>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>

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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 273-01002-01, received 24th February 2021;
Site Plan, scale 1:500, drawing reference 273-01003-01, received 24th February 2021;
Existing Ground Floor Plan, scale 1:50, drawing reference 273-01001-01, received 24th February 2021;

Proposed Ground Floor Plan, scale 1:50, drawing reference 273-04001-02, received 24th February 2021;

Existing and Proposed Elevations, scale 1:100, drawing reference 273-02001-02, received 24th February 2021;

Site Plan with Visibility Splays Added, scale 1:500, drawing reference 273-01003-02, received 5th May 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

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

[<http://www.gov.uk/government/organisations/the-coal-authority>](http://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: C. Unsworth	Date : 14/05/2021
Authorising Officer: N.J. Hayhurst	Date : 17/05/2021
Dedicated responses to:- N/A	