

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2093/OF1
2.	Proposed Development:	TWO STOREY SIDE EXTENSION & SINGLE STOREY REAR EXTENSION
3.	Location:	29 NORBECK PARK, CLEATOR MOOR
4.	Parish:	Cleator Moor
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 Norbeck Park, a semi-detached property which is located on an existing housing estate within Cleator Moor. The site benefits from an existing driveway, a large rear garden and a single-storey detached garage to the side of the property.</p> PROPOSAL <p>Planning Permission is sought for the removal of the detached garage and the erection of a two-storey side extension, a single-storey rear extension and a front porch. It will provide an enlarged kitchen-dining-family room, an additional living room, a utility room, a WC and a front porch on the ground floor and an additional bedroom and en-suite on the first floor.</p> <p>The two-storey side extension will project 3.9 metres from the side elevation and it will be 7.7 metres</p>	

in depth. The extension has been designed to match the existing house with a pitched roof, an overall height of 7.3 metres and an eaves height of 5 metres. The front elevation will include a cross-gable roof with a height of 6.2 metres, a ground floor window and two first floor bathroom windows. The side elevation will include a ground floor access door and a first floor window and the rear elevation will include a first floor window.

The single-storey rear extension will project 3.6 metres from the rear elevation and it will be 8.9 metres in width. It has been designed to include a flat roof with an overall height of 2.9 metres. It will include patio doors on the rear elevation and a floor to ceiling wrap-around window on the corner facing the garden. The side elevation facing the adjoining property will be blank and the extension will also be lit by two roof lights.

The front porch will project 1.4 metres from the front elevation and it will be 2.2 metres in width. It has been designed to include a lean-to roof with an eaves height of 2.4 metres and an overall height of 3.4 metres and it will include an access door on the side elevation and a window on the front elevation. The side elevation facing the adjoining property will be blank.

The proposal will be finished in render, roof tiles, white UPVC windows and door materials to match the existing dwelling.

The proposal also includes alterations to the driveway to provide two off-street parking spaces. The new parking area will be accessed via the existing dropped kerb and it will be surfaced in permeable block paving.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Cleator Moor Town Council – No comments received.

Highway Authority– No objections.

Lead Local Flood Authority – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties.

One letter of objection has been received to the single-storey rear extension aspect of the application, which raises the following concerns:

- The proximity of the extension to the shared boundary is very close;
- It would have a considerable affect on the natural light within the dining room and

overshadow the property.

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 potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling within Cleator Moor and it will provide an enlarged kitchen-dining-family room, an additional living room, a utility room, a WC and a front porch on the ground floor and an additional bedroom and 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 extension will be appropriately located to the front, side and rear of the property and the scale is considered to be relatively modest. The design and the continuation of the roof height reflects the character and appearance of the existing property. In addition, the materials will match the existing property and therefore the extension will not be excessively prominent or overbearing on the street scene or on neighbouring properties.

On balance, the proposed scale is considered to be acceptable and the design reflects the existing property. The proposal is therefore considered to meet Policy DM18(A) and the 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. Policy DM12 requires a separation distance between directly facing habitable room windows of 21 metres to maintain privacy and overlooking standards.

An objection letter was received with concerns regarding the single-storey rear extension, the proximity to the shared boundary and the potential overshadowing. The concerns were taken into account, although as the extension will be stepped from the boundary by 0.3 metres and therefore it will be located within the boundary of the application site, no. 29 Norbeck Park. On this basis, the extension is considered to be suitably located.

Overshadowing between the proposed extension and the neighbouring properties were considered. However, under current permitted development rights, an extension could project 3 metres from the rear elevation with an eaves height of 3 metres and 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. As the proposed single-storey rear projection is not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory and therefore the loss of light will not have a detrimental impact on the neighbouring amenity.

Overshadowing from the two-storey side extension was also considered. Although the extension will be stepped back from the boundary by approximately 1.5 metres at the front, adjacent to the neighbouring detached garage and by 5 metres at the rear. In addition, the two-storey extension will be orientated to the west of the neighbouring property and therefore it is considered that the proposal will not cause a significant loss of light or dominance on the neighbouring property.

	<p>Overlooking issues were also considered, especially due to the first floor window on the side extension. Although the side elevation is offset at an angle to the boundary and neighbouring property and therefore it is not considered that the proposal will cause an unacceptable degree of overlooking. The neighbouring detached garage and boundary fence will also help reduce overlooking concerns and the proposal has been designed to mitigate overlooking concerns for the adjoining property, as no windows are proposed facing this property.</p> <p>On this basis, it is considered that the proposal will not create any adverse amenity issues and therefore, it 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>As the proposed side extension will be located on part of the existing driveway, the Highway Authority requested additional details to confirm that adequate off-street parking will be maintained to serve the dwelling. The agent provided an additional site plan to show that the proposed driveway extension to the front of the property will provide off-street parking for two vehicles. The Highway Authority therefore raised no objection to the proposed extension as the proposal will provide an adequate provision of off-street parking to meet the needs of the dwelling.</p> <p>The new driveway will be accessed via the existing dropped kerb and it will be surfaced in permeable block paving to ensure the driveway alterations do not increase surface water discharge onto or off the highway. The off-street parking can be secured through a condition to ensure the driveway is installed prior to the first use of the extension. This will ensure adequate off-street parking to meet the needs of the dwelling is maintained and therefore the proposal will not effect the highway.</p> <p>On this basis, the proposal is considered to satisfy Policy DM22 and the 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, a single-storey rear extension and a front porch to a semi-detached property within Cleator Moor. The main issue raised by the application was the potential impact on neighbouring amenity and the off-street parking.</p> <p>Taking into account what is possible under current Permitted Development Rights without the need for planning permission and the additional parking plan provided by the agent, the proposed extension design is acceptable and it will not adversely harm the neighbouring amenity or highway safety.</p> <p>On balance, the proposed extension 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: Approve (commence within 3 years)</p>

9.	<p>Condition(s):</p> <ol style="list-style-type: none"> <p>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 Planning and Compulsory Purchase Act 2004.</p> <p>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>Location Plan, scale 1:1250, drawing reference 274 -01002 Rev 1, received 2nd March 2021; Existing Block Plan, scale 1:200, drawing reference 474 -01003 Rev 1, received 2nd March 2021; Proposed Block Plan with Parking, scale 1:200, drawing reference 474 -04003 Rev 3, received 23rd April 2021; Existing Floor Plans, scale 1:50, drawing reference 274 -01001 Rev 1, received 2nd March 2021; Proposed Ground Floor Plan, scale 1:50, drawing reference 274 -04001 Rev 02, received 2nd March 2021; Proposed First Floor Plan, scale 1:50, drawing reference 274 -04002 Rev 02, received 2nd March 2021; Existing and Proposed Elevations, scale 1:100, drawing reference 274 -02001 Rev 02, received 2nd March 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>Prior to the first use of the extension, the proposed driveway must be installed in accordance with the details set out in approved Block Plan, drawing reference 474 -04003 Rev 3 received by the Local Planning Authority on 23rd April 2021. The driveway must be maintained at all times thereafter.</p> <p>Reason</p> <p>To ensure that adequate off-street parking is provided in accordance with Policy DM22 of the Copeland Local Plan.</p>
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	<p>4. A 2.4 metre x 2.4 metre pedestrian visibility sight splay as measured from the highway boundary (or footpath boundary), shall be provided on both sides of the vehicular access prior to the first occupation of the extension hereby permitted. . There shall be no obstruction above a height of 600mm as measured from the finished surface of the access within the area of the visibility sight splays thereafter.</p> <p>Reason</p> <p>To ensure the provision of adequate visibility splays in the interests of highway safety.</p> <p>Informative</p> <p>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.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</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 : 26/04/2021
Authorising Officer: N.J. Hayhurst	Date : 27/04/2021
Dedicated responses to:- 1 Objector	