

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/21/2094/OF1
2.	<b>Proposed Development:</b>	TWO STOREY SIDE EXTENSION & SINGLE STOREY FRONT EXTENSION (RESUBMISSION - AMENDED SCHEME)
3.	<b>Location:</b>	163 MILL HILL, CLEATOR MOOR
4.	<b>Parish:</b>	Cleator Moor
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  <p>This application relates to 163 Mill Hill, an end of terraced property located on an existing housing estate within Cleator Moor. The site fronts the pedestrian access to the terraced properties and it is located adjacent to an existing garage site and vehicle turning area.</p> <b>PROPOSAL</b>  <p>Planning Permission is sought for the erection of a two-storey side extension and a single-storey front extension. It will provide an enlarged kitchen and an additional living room on the ground floor and an additional bedroom and bathroom on the first floor.</p> <p>The two-storey side extension will project 3 metres from the side elevation and it will be 6.7 metres in depth. The two-storey extension will match the height of the existing house, with an eaves height will be 5.1 metres and a ridge height will be 7.2 metres. It has been designed to include two windows</p>	

on the front elevation, a blank side elevation and two windows on the rear elevation.

The single-storey front extension will project 2 metres from the principal elevation and it will be 4 metres in width. It will have an eaves height of 2.3 metres, an overall height of 3.5 metres and a lean-to roof. It has been designed to include one window on the front elevation and the side elevations will be blank. It will also be lit by one skylight and includes a 1 metre by 2 metre covered porch above the front door.

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

### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous applications for this property.

### **CONSULTATION RESPONSES**

Cleator Moor Town Council – No comments received.

Cumbria Highways – No objections.

Lead Local Flood Authority – 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.

### **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 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.

#### Principle of Development

The proposed application relates to a residential dwelling within Cleator Moor and it will provide an enlarged kitchen and an additional living 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 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.

Whilst the proposal includes an extension to the front of the property, due to the layout of the Mill Hill housing estate, the front and rear of properties are not clearly defined. In this instance, the front extension is considered to be suitably located and modest in scale. In addition, the two-storey side extension will be suitably located adjacent to the existing garage site. The side extension will replace an existing single-storey side extension and it will be set back from the principal elevation by 0.8 metre. The scale is therefore considered to be relatively modest and the design will appear subservient to the existing property. The design also 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

	<p>the street scene.</p> <p>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>The proposal will be located in the side and front garden and there will be no windows installed on the side elevations. On this basis, the design of the proposal is considered to mitigate overlooking issues. In addition, due to the orientation of the front extension to the north of the property and the two-storey extensions siting, adjacent to the existing garage site, the proposal is not considered to cause a significant loss of light or dominance on the neighbouring properties.</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 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 extensions, the orientation of the existing property 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 proposal will have little impact on the residential amenity and it is considered to comply with Policy DM18 and NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a two-storey side extension and a single-storey front extension to an end of terraced property within Cleator Moor. The proposed extension is of an appropriate design and would not have any detrimental impact on the amenities of the adjoining properties. 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><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Condition(s):</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</li> </ol> <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> <ol style="list-style-type: none"> <li>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: -</li> </ol>

Site Location Plan, scale 1:1250, Drawing No 270-04002 Rev 02, received 21<sup>st</sup> April 2021;  
Block Plan, scale 1:500, Drawing No 270-04003 Rev 02, received 21<sup>st</sup> April 2021;  
Existing Ground and First Floor Plan, scale 1:50, Drawing No 270-01001 Rev 01, received 2<sup>nd</sup> March 2021;  
Proposed Ground and First Floor Plan, scale 1:50, Drawing No 270-04001 Rev 03, received 2<sup>nd</sup> March 2021;  
Existing and Proposed Elevations, scale 1:100, Drawing No 270-02001 Rev 03, received 2<sup>nd</sup> March 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)

**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 : 23/04/2021**

**Authorising Officer: N.J. Hayhurst**

**Date : 26/04/2021**

**Dedicated responses to:- N/A**