



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2098/OF1	
2.	Proposed Development:	PROPOSED TWO STOREY SIDE & REAR EXTENSION, AND SINGLE STOREY REAR EXTENSION	
3.	Location:	1 SUNNYSIDE, EGREMONT	
4.	Parish:	Egremont	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change	
6.	Publicity Representations & Policy	Neighbour Notification Letter	Yes
		Site Notice	No
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report: Site and Location <p>This application relates to a semi-detached property, which fronts onto Sunnyside located within the centre of Egremont. The dwelling is located upon a corner plot, with its south gable facing onto Bookwell. The south side of the property is bounded by a high sandstone wall.</p> Proposal <p>This application seeks permission for the erection for a two storey side and rear extension, and a single storey rear extension.</p> <p>The proposed two storey side extension will project from the south gable of the site by 3.4m at its greatest point and 2.4m at its shortest, and will extend along this elevation by 8m. The two storey</p>		

element of the proposal will be set back from the principal elevation of the dwelling by 3m and will project beyond the rear elevation by 3.7m. This proposed side/rear extension will benefit from an eaves height of 4.6m and an overall height of 6.8m.

The proposed single storey extension will extend from the rear of the dwelling by 3.4m and will extend 5m along this elevation to adjoin the proposed two storey extension. The single storey extension will be set back from the boundary with the adjacent set by 0.8m and will benefit from an eaves height of 2.6m and an overall height of 3.2m.

Internally, the proposed development will allow the reconfiguration of the ground floor of the property to include a living room, kitchen, dining/family room, a utility room and a bathroom. Within the first floor of the property the proposed extension will create a fourth bedroom with an ensuite bathroom.

Consultation Responses

Egremont Parish Council

No objections.

Cumbria County Council - Cumbria Highways & Lead Local Flood Authority

It has been confirmed that the proposed vehicle access has now been removed from this application. The site currently does not have off-street parking therefore the proposed extension will not have a material effect on the existing highway conditions. I can therefore confirm that the Highway Authority have no objections to this proposal.

Public Representation

This application has been advertised by way of neighbour notification letters issued to three properties. Two letters of objection were received to the original proposal raising the following concerns:

- The proposed new access is through a residential cul de sac and across a private parking area. This is immediately adjacent to a designated parking area for residents and will cause nuisance and a safety hazard.
- The access will cross land owned by someone who is not the applicant. The correct certificates within the application have therefore not been signed.
- The attached conveyance does not grant authority for this proposed access.

Following the removal of the proposed vehicle access and parking area from the proposal the neighbours and objectors were consulted on this amended application. One letter was received

stating that they no longer had any objections to the proposed development.

Planning Policy

Planning law requires that 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 T1 – Improving Accessibility and Transport

Development Management Policies (DMP)

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework (2019)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 was recently the subject of a Preferred Options Consultation which ended on 30 November 2020. 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

Principle of Development

The proposed application relates to a residential dwelling within Egremont and it will provide a two storey side and rear extension and a single storey rear extension. Policy DM18 supports extensions to residential properties subject to detailed criteria, which are considered below.

	<p>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.</p> <p><u>Scale, Design and Impact on Amenity</u></p> <p>Policy ST1 and section 12 of the NPPF seek to safeguard good levels of residential amenity. Policy DM18 seeks 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.</p> <p>Initially this application sought permission for a two storey side and rear extension, a single storey rear extension, and the creation of a new vehicle access and parking area. Following concerns raised by neighbouring properties that the applicant did not own the land subject to the vehicle crossing, the proposed hardstanding and access was removed from the proposal.</p> <p>As the property is located on a prominent corner plot, concerns were raised with regard to the impact of the development upon the overall streetscene. Based on these concerns the application was amended to utilise a facing brick along the proposed side elevation of the proposed two storey extension. Render will be used within the rear single storey element of the extension and the elevation facing the front of the dwelling/ This is considered acceptable as there are a number of examples of properties with this mix of render and brick within the area.</p> <p>Based on these amendments, the scale and design of the proposed development is considered to be appropriate with regard to the parent property and is unlikely to cause any demonstrable harm. It is considered that the overall design of the development is acceptable in relation to the parent property and the neighbouring properties, and will not have a detrimental impact on the overall streetscene. As the property is located within a corner plot and the proposed single storey rear extension is set back from the boundary of the adjacent property, the development is not considered to have a significant detrimental impact on the amenity of the neighbouring properties.</p> <p><u>Planning Balance & Conclusion</u></p> <p>The proposed extensions are of an appropriate scale and design and will 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>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 be commenced before the expiration of three years

	<p>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>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:-</p> <ul style="list-style-type: none"> - As Existing and Proposed Plans & Elevations (Amended), Scale 100, 1:500, & 1:1250. Drawing No: 5545, received by the Local Planning Authority on the 31st March 2021. <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>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: C. Burns	Date : 20.04.2021
Authorising Officer: N.J. Hayhurst	Date : 28/04/2021
Dedicated responses to:- N/A	