



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2103/OF1
2.	Proposed Development:	ERECT TWO STOREY EXTENSION TO SIDE ELEVATION AND PORCH EXTENSION TO FRONT
3.	Location:	39 MOOR ROAD, MILLOM
4.	Parish:	Millom
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 Planning Policies: See report
7.	Report: SITE AND LOCATION <p>This application relates to 39 Moor Road, a semi-detached property located within Millom. The site benefits from an existing driveway, single-storey garage to the side of the property and a large garden. The site fronts Moor Road and is bound by an existing playing field to the north and residential properties to the south.</p> PROPOSAL <p>Planning Permission is sought for the erection of a two-storey side extension and a single-storey front porch. It will provide an enlarged kitchen, utility, WC and porch on the ground floor and an additional bedroom and study on the first floor.</p> <p>As the boundary is not parallel with the house, the two-storey side extension has been designed to step away from the boundary. It will therefore project 3.72 metres from the side elevation at the</p>	

front and 3.2 metres from the side at the rear. The extension will have an overall depth of 8.1 metres to match the existing house and the roof pitch will also match the existing house, with an eaves height will be 5 metres and a ridge height will be 7.7 metres. It has been designed to include a utility access door and two windows on the front elevation, a blank side elevation and two windows on the rear elevation.

The single-storey front porch will project 2.25 metres from the principal elevation and it will be 2.5 metres in width. It will have an eaves height of 2.4 metres, an overall height of 3.4 metres and a hipped roof. It has been designed to include one glazed access door on the front elevation and the side elevations will be blank.

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

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the erection of a garage to the side of the existing house (ref: 4/06/2587/0).

CONSULTATION RESPONSES

Consultees

Millom Town Council – No objections.

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 2 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

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 Millom and it will provide an enlarged kitchen, utility, WC and porch on the ground floor and an additional bedroom and study 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.

The proposed extensions will be appropriately located to the side and front of the property and they

will be relatively modest in scale. The design includes a continuation of the existing eaves and ridge height and therefore it will match the character and appearance of the existing property. Concerns were raised regarding the scale and design of the original porch and therefore amendments were sought. The amended porch now includes a hipped roof which will reduce the dominance on the front elevation and therefore it will appear subservient in nature. In addition, the materials will match the existing property and this will therefore reduce the impact on the street scene.

On this basis, the proposal is considered to meet Policy DM18(A) and 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.

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 siting of the two-storey extension, adjacent to the playing field, the proposal will not cause any loss of light or dominance on the neighbouring properties.

In addition, under current permitted development rights, a single storey side 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 extension 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.

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.

Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

The site access and off-street parking will remain unchanged to the front of the property and therefore the Highway Authority raised no objections to the proposal. It is considered the proposal will not affect the highway conditions and on this basis, the proposal is considered to satisfy Policy DM22 and the standards set out in the Cumbria Development Design Guide.

Planning Balance and Conclusion

This application seeks to erect a two-storey side extension and a single-storey front porch to a semi-detached property within Millom. The proposed extensions, as amended, are of an appropriate scale and 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.

8.	<p>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Conditions:</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>Site Plan, scale 1:1250, Drawing Reference 1685 Sheet 1 Amended Plan, received 4th May 2021; Block Plan, scale 1:300, Drawing Reference 1685 Sheet 1 Amended Plan, received 4th May 2021; Existing Ground and First Floor Plan, scale 1:50, Drawing Reference 1685 Sheet 1 Amended Plan, received 4th May 2021; Proposed Ground and First Floor Plan, scale 1:50, Drawing Reference 1685 Sheet 1 Amended Plan, received 4th May 2021; Existing Elevations, scale 1:100, Drawing Reference 1685 Sheet 2 Amended Plan, received 4th May 2021; Proposed Elevations, scale 1:100, Drawing Reference 1685 Sheet 2 Amended Plan, received 4th May 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>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. Unsworth	Date : 05/05/2021
Authorising Officer: N.J. Hayhurst	Date : 06/05/2021
Dedicated responses to:- N/A	