

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/21/2107/OF1
2.	<b>Proposed Development:</b>	SINGLE STOREY FLAT ROOF EXTENSION TO REAR WITH BALCONY OVER
3.	<b>Location:</b>	THORNHOLME, 47 THORNTREES DRIVE, THORNHILL, EGREMONT
4.	<b>Parish:</b>	Beckermest with Thornhill
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone
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>  This application relates to 47 Thorntrees Drive, a detached property located within the Thornhill area of Egremont.  <b>PROPOSAL</b>  Planning permission is sought for the erection of a single-storey rear extension to provide an enlarged kitchen-dining room with a balcony above.  The extension will project 6.3 metres from the rear elevation and will be 8.3 metres in width. It will have a flat roof with an overall height of 3 metres. The side elevation facing south will include two windows, the rear elevation will include a bi-folding door and the side elevation facing north will include one window. It will be finished in dry dashed render with sandstone quoins and plinths and	

UPVC windows and doors to match existing house.

The balcony above the ground floor extension will be accessed from a new first floor patio door and it will include a 1 metre wall with 0.8 metres obscure glazed screen above on the two side elevations and a 1.1 metre high glass/stainless steel balustrade on the rear elevation.

#### **RELEVANT PLANNING APPLICATION HISTORY**

There has been no previous planning applications at this property.

#### **CONSULTATION RESPONSES**

Beckermeth with Thornhill Parish Council – No objections.

##### Public Representation

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

##### 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 and the potential impacts on residential amenity.

### Principle of Development

The proposed application relates to a residential dwelling on an existing housing estate within the Thornhill area of Egremont and it will provide an enlarged kitchen-dining room on the ground floor and a balcony above. 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 the rear extension and raised balcony will be relatively modest in scale and will be appropriately sited to the rear of the property. This will ensure that the proposal appears subservient to the main dwelling and it will not be excessively prominent within the locality. It will not be overbearing for the neighbouring properties and the design with the quoins and plinth details are considered to reflect the character and appearance of the existing property. In addition, the choice of materials will match the existing property.

On this basis, the proposal is considered to meet 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.

Overshadowing and overlooking between the proposed extension and the neighbouring properties were considered. Although as the proposed extension will be appropriately located within the rear garden, stepped back from the existing side elevations by at least 3 metres. As a result, potential overshadowing will be minimal.

In addition, under current permitted development rights, an extension could project 4 metres from the rear elevation with a 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 proposal 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

	<p>the neighbouring amenity.</p> <p>In addition, overlooking issues were considered due to the addition of the raised balcony. Although no residential properties are located to the rear of the proposal and the balcony will be suitably located, approximately 14 metres away from the closest shared boundary to the side. The proposal also includes a 1.8 metre high screening wall on both side elevations to mitigate overlooking issues. The installation and maintenance of the 1.8 metre high screening walls can be secured by a condition and therefore the measures to mitigate overlooking are considered to be appropriate. The location of the existing detached garage and the mature planted boundary treatments will also reduce the potential harm to neighbouring amenity further. On this basis, it is not considered that the proposal will cause an unacceptable level of overlooking or loss of privacy.</p> <p>Overall, the proposal is considered to comply with Policies DM18(B) and DM18(C) and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed rear extension and balcony are of an appropriate design and will not have any significantly detrimental impacts 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>Conditions:</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> <p>Location Plan, scale 1:1250, received 17<sup>th</sup> March 2021;  Proposed Block Plan, scale 1:500, drawing reference SW/04, received 17<sup>th</sup> March 2021;  Existing Floor Plans and Elevations, scale 1:100, drawing reference SW/01, received 17<sup>th</sup> March 2021;  Proposed Floor Plans, scale 1:100, drawing reference SW/02, received 17<sup>th</sup> March 2021;</p>

	<p>Proposed Elevations, scale 1:100, drawing reference SW/03, received 17<sup>th</sup> 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>3. Prior to the first use of the balcony hereby approved 1.8 metre high obscure glazed screens must be erected along the north and south side elevations of the balcony, in accordance with the approved plan Proposed Elevations, scale 1:100, drawing reference SW/03, received by the Local Planning Authority on the 17<sup>th</sup> March 2021. Once erected these screens must be maintained at all times and there after retained in perpetuity.</p> <p>Reason</p> <p>To protect the residential amenity of neighbouring dwellings in accordance with Policy DM 18 of the Local Plan.</p> <p><b>Statement</b></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>
<b>Case Officer: C. Unsworth</b>	<b>Date : 06/05/2021</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 12/05/2021</b>
<b>Dedicated responses to:- N/A</b>	