

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

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| 1. | Reference No: | 4/21/2110/OF1 |
| 2. | Proposed Development: | FORM A NEW ZINC CLAD REAR FACING ROOF DORMER |
| 3. | Location: | LOWSIDE CROFT, NETHERTOWN |
| 4. | Parish: | Lowside Quarter |
| 5. | Constraints: | ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone |
| 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>The application relates to Lowside Croft, a detached property located to the south of Nethertown. The site benefits from a large rear garden and an existing first floor balcony on the rear elevation of the dwelling.</p> PROPOSAL <p>Planning Permission is sought for the erection of a first floor dormer on the rear elevation. The dormer will be located in the middle of the roof, stepping back from the side elevation by 1.2 metres. It will be 3.4 metres in width and 4.7 metres in depth. It will be 2.5 metres in height and it will be sit just below the existing ridge-line. It has been designed to include a Juliet balcony with one floor-to-ceiling window and a glass balustrade on the rear elevation. The side elevations will be blank. The</p> | |

walls and roof will be finished in a zinc clad insulated timber frame and the windows will be aluminium framed.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the erection of a storm porch at the front of the property (ref: 4/18/2479/0F1).

CONSULTATION RESPONSES

Lowside Quarter Parish Council – No comments received.

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 process.

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 and the potential impacts on residential amenity.

Principle of Development

The proposed application relates to a residential dwelling to the south of Nethertown and it will provide a first floor dormer window on the rear elevation. Policy DM18 supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.

On this basis, the proposal is considered to satisfy 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 dormer will be modest in scale and appropriately located on the roof of the rear elevation of the dwellings. Although the proposed dormer window will be clad in modern materials it is of an appropriate design and will be set within the wider roof on the rear elevation. Its siting below the existing roofline and the use of an appropriate pitch will ensure that the extension is not overly prominent and therefore the proposal is not considered to adversely impact upon the street scene.

On this basis, the proposal is considered to be acceptable in relation to the parent property and the surrounding dwellings which satisfies 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.

Potential overlooking and overshadowing issues were considered, although there are no neighbouring properties to the rear of the dwelling and the dormer will be stepped back from the existing side elevation. In addition, the proposal has omitted windows from the side elevation and therefore the design is considered to reduce any overlooking concerns.

Taking into account the existing impact that results from the first floor balcony, it is unlikely that the additional dormer window and Juliet balcony will cause any demonstrable harm for the neighbouring properties beyond the current position.

On this basis, the proposal is considered to comply with Policy DM18 and the NPPF guidance.

Planning Balance and Conclusion

The proposed dormer is of an appropriate design and would not have any detrimental impact on the

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| | 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. |
| 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>Location Plan, scale 1:1250, drawing reference SB-PRD-001, received 18th March 2021; Block Plan, scale 1:500, drawing reference SB-PRD-001, received 18th March 2021; Existing and Proposed Site Plan, scale 1:200, drawing reference SB-PRD-001, received 18th March 2021; Existing Floor Plan and Elevations, scale 1:100, drawing reference SB-PRD-002, received 18th March 2021; Proposed Floor Plan and Elevation, scale 1:100, drawing reference SB-PRD-003, received 18th 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>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> |

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| Case Officer: C. Unsworth | Date : 07/05/2021 |
| Authorising Officer: N.J. Hayhurst | Date : 13/05/2021 |
| Dedicated responses to:- N/A | |