

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/21/2123/OF1
2.	<b>Proposed Development:</b>	ERECT TWO STOREY EXTENSION TO NORTH ELEVATION
3.	<b>Location:</b>	CASTLERIGG FARM, MORESBY PARKS, WHITEHAVEN
4.	<b>Parish:</b>	Distington
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: NO  Site Notice: YES  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 Castlerigg Farm, a detached property situated within a farm complex, approximately one mile to the south of Distington.  A Public Right of Way adjoins the application site.  <b>PROPOSAL</b>  Planning Permission is sought for the erection of a two-storey side extension to provide an enlarged kitchen-living room and a study on the ground floor and three additional bedroom and two bathrooms on the first floor.  The extension will project 7.6 metres from the side elevation and it will be stepped back 0.5 metres from the principal elevation with an overall depth of 9.2 metres. It has been designed to appear subservient to the main dwelling with a lower overall roof height of 6.7 metres and an eaves height of	

4.5 metres. It has also been designed to include a hipped roof on the rear gable.

The front elevation will include two windows on the ground floor and two windows on the first floor. The side elevation will include two windows and an access door on the ground floor and two bathroom windows on the first floor. The rear elevation will include patio doors on the ground floor to access the garden and the first floor has been designed to include patio doors and a Juliet balcony to mirror the ground floor door patio doors width.

The extension will be finished in roughcast render, grey cement roof tiles and white UPVC windows and doors to match the existing property.

The proposal also includes the installation of three additional parking spaces to the side of the property.

### **RELEVANT PLANNING APPLICATION HISTORY**

Planning Permission has previously been granted for the conversion of a two-storey barn to provide additional living accommodation and the construction of a study room, double garage and conservatory (ref: 4/02.0901/0) and the change of use of agricultural land for levelling of garden area to the rear and improved access to transmitter (ref: 4/09/2133/0).

### **CONSULTATION RESPONSES**

#### Consultees

Distington Parish Council – No objections.

#### Public Representations

The application has been advertised by way of site notice - 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, the justification for the proposal, its scale and design, the potential impacts on residential amenity, highways safety and the public right of way.

Principle of Development

The proposed application relates to a residential dwelling at Castlerigg Farm and it will provide an enlarged kitchen-living room and study on the ground floor and three additional bedroom and two bathrooms 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 of the Local Plan and the NPPF guidance.

Justification for Proposal

Concerns were raised due to the large scale of the development, which will provide three additional bedrooms to create a six bedroomed property. The applicant provided additional justification for the proposed scale due to the number of bedrooms required to accommodate the large extended family

residing under one roof and the additional ground floor living accommodation will provide a practical modern kitchen to meet the needs of the family.

In addition, due to the nature of the existing dwelling with low eaves height on the rear elevation and the limited first floor bedroom space, the two-storey side extension is required to provide adequate bedrooms with livable ceiling heights. The applicant also provided photographs of an old barn that was originally connected to the dwelling but it had to be dismantled as it was deemed unsafe. On this basis, the principle of a two-storey extension is considered to be acceptable.

Concerns were also raised due to original design, which included a separate front door and staircase. The use as an annexe or new dwelling were questioned but applicant confirmed that the extended building will remain in use as one single residential property. Amendments were sought to remove the front door and staircase to ensure the extension use remains ancillary to and is connected to the main dwelling. The applicant also confirmed acceptance to the inclusion of a planning condition to control the use as an annexe.

On this basis, the personal circumstances and space requirements set out by the applicant are considered to be acceptable to justify the scale and design of the proposed extension.

#### 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.

Due to the large scale of the extension, additional details were sought to justify the size requirements. The applicant confirmed the proposed extension will be ancillary to the principal dwelling and it will have a functional link to the principal dwelling. In view of concerns raised over the scale, the agent agreed to amend the proposal to reduce the proposed width by 0.9 metres, lower the overall height below the existing ridge height, step back the extension from the principal elevation by 0.5 metres and include a hipped roof on the rear gable. As a result, the extension is considered to be subservient to the main dwelling. In addition, the removal of the front door and second staircase and the re-configuration of the floor plan to provide an enlarged modern open-plan kitchen-living room will ensure the design remains subservient to the existing property while meeting the needs of the applicant's family.

On the basis of the above, the amended proposal is considered to be appropriate in scale and it will be suitably located within the site. It will not be excessively prominent in the farmyard or street scene and the design, window size, window banding and roof pitch will reflect the existing property. In addition, the materials will match the existing property and therefore the proposal is considered to reflect the character and appearance of the existing property.

On balance, the scale and design are considered to be appropriate for its use and therefore the proposal is considered to comply with Policies DM10, 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. Policy DM12 requires a separation distance between directly facing habitable room windows of 21 metres to maintain privacy and overlooking standards.

Despite the proposed extension being large in scale, it will have little impact on the locality. There are no neighbouring properties within close proximity and therefore the proposal will not cause any overlooking or overshadowing issues. In addition, due to the topography and the relationship with the existing farm buildings, the proposed extension will be well screened and therefore any impact on the street scene will be minimal.

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

### Highway Safety

Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking.

The site visit confirmed that there is existing off-street parking located to the front of the property and the proposal will also create an additional parking area to the side of the extension for three vehicles. This parking improvement can be secured through a planning condition and it is therefore considered that the site will provide adequate off-street parking to meet the needs of the dwelling.

On this basis, it is considered the proposal will not have a material effect on existing highway conditions and therefore the proposal is considered to satisfy Policy DM22 and the standards set out in the Cumbria Development Design Guide.

### Public Right of Way

Although the Public Right of Way 417002 runs adjacent to the application site and the extension might be visible from a small section of the public footpath, it will be viewed in the context of the existing farm and residential dwelling and as such will not have any detrimental impact on the Public Right of Way.

The site visit confirmed the PROW runs through the field adjacent to the farmyard but it will not be directly adjacent to the proposed extension, which will be approximately 50 metres away. Due to this distance, it is not considered that the extension will harm the physical footpath or the amenity of the footpath user. On this basis, the proposal is considered to satisfy Policy DM10 and the NPPF guidance.

### Planning Balance and Conclusion

This application seeks to erect a two-storey side extension to a detached property. The main issues raised by the application was the large scale and original design. Additional justification was provided

	<p>and amendments have been secured to provide a subservient two-storey extension with functional links to the main dwelling. The alterations included a reduced scale, a simplified design to appear ancillary to the main dwelling and re-locating the extension behind the principal elevation to reduce its prominence and impact on the surrounding area. On this basis, the scale and design are considered to respect the character and appearance of the existing property.</p> <p>Issues relating to residential amenity, highway safety and impacts on the public right of way are minimal.</p> <p>On balance, subject to the revisions outlined above, the proposed extension 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> Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li> <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> </li> <li> <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 1:2500, drawing reference 1704 Sheet 1 Amended Plan, received 13<sup>th</sup> July 2021;  Block Plan, scale 1:500, drawing reference 1704 Sheet 1 Amended Plan, received 13<sup>th</sup> July 2021;  Existing and Proposed Floor Plan, scale 1:100 and 1:50, drawing reference 1704 Sheet 2 Amended Plan, received 13<sup>th</sup> July 2021;  Existing and Proposed Elevations, scale 1:100, drawing reference 1704 Sheet 1 Amended Plan, received 13<sup>th</sup> July 2021;  Section AA, scale 1:50, drawing reference 1704 Sheet 2 Amended Plan, received 13<sup>th</sup> July 2021.</p> <p>Reason</p> </li> </ol>

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.

3. Prior to the first use of the extension hereby approved the proposed additional parking provision must be installed in accordance with the approved Block Plan received by the Local Planning Authority on 13<sup>th</sup> July 2021 and it must be maintained at all times thereafter.

Reason

To ensure that adequate off-street parking is provided in accordance with Policy DM22 of the Copeland Local Plan.

4. The extension hereby permitted must not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Castlerigg Farm and must not be let or sold as a separate permanent dwelling.

Reason

The extension is not considered appropriate for use as a separate residential unit.

#### **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.

<b>Case Officer: C. Unsworth</b>	<b>Date : 04/08/2021</b>
<b>Authorising Officer: N. Hayhurst</b>	<b>Date : 06/08/2021</b>
<b>Dedicated responses to:- N/A</b>	