

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2147/OF1
2.	Proposed Development:	CONSTRUCTION OF A FIRST FLOOR SIDE EXTENSION
3.	Location:	5 MOOR PARK, 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 This application relates to 5 Moor Park, a semi-detached property located on an existing housing estate within Millom. PROPOSAL Planning permission is sought for the erection of a first floor side extension above the previously approved single-storey side extension to provide an additional bedroom and en-suite. The extension will project 3.9 metres from the side elevation and it will be 8.15 metres in depth to match the existing dwelling. It will have an eaves height of 5 metres, an overall height of 7.5 metres and a pitched roof to match the existing dwelling. It has been designed to include a window on the front elevation and a window on the rear elevation. The side elevation will be blank. The extension will be finished with render, roof tiles and the anthracite UPVC windows to match the existing property.	

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a single storey extension to the rear and side elevations (ref: 4/20/2360/0F1).

CONSULTATION RESPONSES

Millom Town Council – No objections.

The Council's Flood Engineer – Commented on the potential surface water flood risk.

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 DM24 – Development Proposals and Flood Risk

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been 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

The key issues raised by this proposal are the principle of development, its scale and design and the impacts on residential amenity and flood risk.

Principle of Development

The proposed application relates to a residential dwelling within Millom and it will provide an additional bedroom and en-suite. 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 extension is relatively modest in scale and the design will reflect the proposed two-storey side extension at no. 4 Moor Park. As a result, the proposed extensions will not be prominent in the street scene. In addition, the proposed 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 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.

The proposal will be appropriately located in the side garden above the previously approved single-storey extension. Overlooking and overshadowing were considered, although the proposal has been designed to omit windows from the side elevation at first floor level. On this basis, the design of the proposal is considered to mitigate overlooking issues.

Overshadowing impacts have been considered, although due to the orientation of the extension on the north elevation and the existing impact of the gable, the proposal is not considered to cause a significant loss of light.

On this basis, the proposal will have little impact on the residential amenity and it is considered to

	<p>comply with Policy DM18 and the NPPF guidance.</p> <p><u>Flood Risk</u></p> <p>The NPPF and Policy DM24 requires proposed developments in Flood Zones 2 and 3 to be accompanied by a Flood Risk Assessment (FRA). Policy DM24 seeks to protect developments against risks of flooding.</p> <p>A flood map was submitted as part of the application which highlighted the site is located within Flood Zone 1, an area with a low probability of flooding. The Council's Flood Engineer commented on the surface water flood risk and overwhelmed sewers, although as the application is at first floor level and it will not increase the impermeable surface, the proposal is considered to be acceptable and it will not increase flood risk within the site or elsewhere.</p> <p>On this basis, it is therefore considered that the proposal will meet Policy DM24 and the NPPG guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed extension is of an appropriate design and will not have any detrimental impact on the amenities of the adjoining properties or flood risk. 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"> <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 1:2500, drawing reference 21-14-P-L, received 1st April 2021; Block Plan, scale 1:500, drawing reference 21-14-P-L, received 1st April 2021; Proposed Site Plan, scale 1:200, drawing reference 21-14-P-01, received 1st April 2021; Existing Floor Plan, scale 1:100, drawing reference 21-14-P-02, received 1st April 2021; Existing Elevations, scale 1:100, drawing reference 21-14-P-03, received 1st April 2021; Existing 3D Sketches, drawing reference 21-14-P-04, received 1st April 2021;</p>

	<p>Proposed Floor Plans, scale 1:100, drawing reference 21-14-P-005 Rev A, received 1st April 2021; Proposed Elevations, scale 1:100, drawing reference 21-14-P-006 Rev A, received 1st April 2021; Proposed 3D Sketches, drawing reference 21-14-P-07 Rev A, received 1st April 2021; Flood Map for Planning, reference 21-14, received 1st April 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 : 21/05/2021	
Authorising Officer: N.J. Hayhurst	Date : 27/05/2021	
Dedicated responses to:- N/A		