

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/21/2151/OF1
2.	<b>Proposed Development:</b>	EXTENSION OF AN EXISTING STORAGE SHED
3.	<b>Location:</b>	CRAMOND, WOODEND, EGREMONT
4.	<b>Parish:</b>	Egremont
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: 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 Cramond, a detached property located within the Woodend area of Egremont. The site benefits from a large garden and an existing detached garage and shed.  <b>PROPOSAL</b>  Planning Permission is sought for the erection of a new storage shed, adjacent to an existing shed. The width of the structure will be 8 metres and the depth will be 12 metres to match the existing shed. The outbuilding will have a mono-pitched roof, with an overall height of 4.5 metres and an eaves height of 3.5 metres sloping away from the existing shed. It has been designed to include an access doors on the front elevation and a metal roller shutter door on the side elevation. The rear elevation will be blank. The steel framed structure will be finished in box profile sheet cladding on the walls and box profile sheets on the roof and both the access door and large access door on the side	

elevation will be metal for security purposes.

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

Planning Permission has previously been granted for the erection of a conservatory (ref: 4/06/2645/0).

#### **CONSULTATION RESPONSES**

Egremont Town Council – No objections.

##### Public Representation

The application has been advertised by way of neighbour notification letters issued to 4 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

##### **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 within Woodend, Egremont and it will provide an outbuilding within the rear garden. Policy DM18 supports extensions and alterations 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 outbuilding will be relatively modest in scale and appropriately sited within the rear garden. It will not be excessively prominent within the locality or overbearing for the neighbouring properties as it will be stepped away from the boundary. The outbuilding will provide secure storage for garden equipment and therefore the proposed design is considered to be suitable for its use. In addition, the choice of materials are considered to respect the existing character and appearance of the existing outbuilding and the residential property. On this basis, the proposal is considered to meet Policies DM10 and DM18 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 within the rear garden, adjacent to the existing shed and boundary fence. It will be stepped away from the boundary and it will be relatively modest in height with a maximum height of 4.5 metres. The boundary fence will help screen the shed and there are no proposed windows included on the side and rear elevations. The design is therefore considered to mitigate potential overlooking issues.

In addition, under current permitted development rights, a rear outbuilding two metres from the boundary could be erected up to 4 metres in height without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As proposed height is not significantly larger than what is possible under permitted development, the proposed outbuilding is considered to be satisfactory and therefore the loss of light will not have a

	<p>significant impact on the neighbouring amenity.</p> <p>It is considered that the proposed shed will provide appropriate storage and protection for a quad, trailer and tractor. To ensure the shed remains as a domestic store, it is appropriate to control the use of the proposed outbuilding by means of a suitably worded planning condition. This will help to minimise impact on the amenities of the occupiers of surrounding dwellings.</p> <p>On this basis, the proposal is considered to comply with Policy DM18 and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed outbuilding is of an appropriate design and will not have any detrimental impact 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> <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, received 8<sup>th</sup> April 2021;  Block Plan with Existing and Proposed Building received 8<sup>th</sup> April 2021;  Existing and Proposed Building Plan, received 8<sup>th</sup> April 2021;  Ariel View of Plot, received 8<sup>th</sup> 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> </li> <li> <p>The outbuilding must be used for the parking of private vehicles and the storage of domestic equipment only in association with the residential property known as Cramond and for no</p> </li> </ol>

commercial or business purposes whatsoever.

Reason

To ensure that non conforming uses are not introduced into the area.

**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.

**Case Officer: C. Unsworth**

**Date : 27/05/2021**

**Authorising Officer: N.J. Hayhurst**

**Date : 01/06/2021**

**Dedicated responses to:- N/A**