

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2165/OF1
2.	Proposed Development:	ERECT SINGLE STOREY EXTENSION TO REAR ELEVATION & FORM ADDITIONAL PARKING SPACE TO FRONT
3.	Location:	6 FAIRFIELD ROAD, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area – Flood Zone 3, 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: LOCATION <p>This application relates to 6 Fairfield Road, a semi-detached property located on an existing housing estate within Millom. The site benefits from an existing dropped kerb, off-street parking for one car and a large rear garden. The site also falls within flood zones 2 and 3.</p> PROPOSAL <p>Planning Permission is sought for the erection of a single-storey rear extension to provide an additional bedroom. It will project 7 metres from the rear elevation and it will be 3.39 metres in width. It has been designed to include a hipped roof with an overall height of 3.9 metres and an eaves height of 2.8 metres. The design includes patio doors and a window on the side elevation facing the garden. The rear and side elevations facing the boundary will be blank. The extension will be finished</p>	

with render, roof tiles and UPVC windows and doors to match the existing property.

The proposal also includes the extension to the front driveway to provide off-street parking for two cars. It will be constructed out of paving slabs and coarse chippings so it will be free draining and it will be accessed via the existing dropped kerb.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Millom Town Council – No objections.

Highway Authority – No objections.

Lead Local Flood Authority – No objections.

Environment Agency – No comments received.

The Council's Flood Engineer – Concerns regarding increased impermeable surface area draining into the combined sewer and whilst on an individual basis the increase is very small, it is the accumulative effects of similar developments that increase flood risk from a system that doesn't currently have sufficient capacity.

Representations

The application has been advertised by way of neighbour notification letters issued to 5 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

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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 proposed are the principle of development, its scale and design, the potential impacts on residential amenity, highway safety and flood risk.

Principle of Development

The proposed application relates to a residential dwelling on an existing housing estate within Millom and it will provide an additional bedroom. 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 rear extension will be appropriately located within the site, behind the main element of the existing dwelling. It will be modest in scale and 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 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 property.

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 both the parent property and adjacent dwellings.

Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, although the extensions will be modest in scale and the hipped roof design will reduce potential overshadowing issues. In addition, the proposed design has emitted windows from the rear and side elevations facing the boundary and therefore overlooking issues will be minimal.

On this basis, it was considered that the proposal will not have any adverse impacts on the neighbours and therefore the proposal is considered to meet Policy DM18 and the NPPF guidance.

Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

The site access and kerb drop will remain unchanged to the front of the property and the driveway extension will provide an additional off-street parking space to meet the needs of the property. It is therefore considered that the proposal will not affect the highway conditions and the Highway Authority raised no objections to the proposal.

On this basis, the proposal is considered to satisfy Policy DM22 and the standards set out in the Cumbria Development Design Guide.

Flood Risk

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.

The application is accompanied by a Householder and Other Minor Extensions in Flood Zones 2 and 3 form. It is considered that the rear extension within Flood Zones 2 and 3 would be an acceptable form of development, based on the guidance set out in the NPPG.

The Council's Flood Engineer confirmed the flood risk is most likely tidal, so the proposed development will not result in a loss of flood storage area and the agent notes that the finished floor level of the extension will be the same level as the existing ground floor, 420mm above the garden level. In addition, all sockets and switches will be set 450mm above the floor level and the proposed driveway extension will be permeable, further reducing flood risk within the site. The flood resilience measures and mitigation techniques proposed are considered to be appropriate and as there is existing paving to the rear of the property, the extension will have minimal impacts on the flood risk.

The Council's Flood Engineer did raise concerns with the increase in impermeable surface area

	<p>draining into the combined sewer, noting whilst on an individual basis the increase is very small, it is the accumulative effects of similar developments that increase flood risk from a system that clearly hasn't currently got sufficient capacity. However, the Environment Agency, as a statutory consultee did not raised any comments and under the current prior notification for larger home extensions, an extension could project 6 metres from the rear elevation without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. The scale is considered to be modest as the rear projection is only 1 metre larger than what is possible under permitted development and it will not project the full width of the property. The proposed extension floor area is smaller than what is possible under permitted development rights and therefore the proposal is considered to be satisfactory and it will not have a detrimental impact on flood risk.</p> <p>On balance, the proposal is considered to be acceptable and therefore it will comply with Policy DM24 and the NPPG guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed rear extension and driveway are of an appropriate design and will not have any detrimental impact on the amenities of the adjoining properties, highway safety or flood risk.</p> <p>Despite minor concerns from the Council's Flood Engineer, the extension will be modest in scale with a floor area smaller than what is possible under current permitted development rights.</p> <p>On balance, the proposal 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>Condition(s):</p> <ol style="list-style-type: none"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <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"> 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: - <p>Site Plan, scale 1:1250, drawing no 1690, received 16th April 2021; Block Plan, scale 1:500, drawing no 1690, received 16th April 2021; Additional Parking Details, scale 1:100, drawing no 1690, received 16th April 2021;</p>

	<p>Existing Floor Plans, scale 1:50, drawing no 1690, received 16th April 2021; Existing Elevations, scale 1:100, drawing no 1690, received 16th April 2021; Proposed Floor Plans, scale 1:50, drawing no 1690, received 16th April 2021; Proposed Elevations, scale 1:100, drawing no 1690, received 16th April 2021; Householder and Other Minor Extensions in Flood Zones 2 and 3 Form, received 16th 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>3. The flood resilience and mitigation measures must be implemented as part of the development hereby permitted in accordance with the details set out in the 'Householder and Other Minor Extensions in Flood Zones 2 and 3 Form' received by the Local Planning Authority on 16th April 2021. The flood resilience and mitigation measures must be maintained thereafter.</p> <p>Reason</p> <p>To protect the property against flood damage in accordance with Policy DM24 of the Copeland Local Plan.</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 : 08/06/2021	
Authorising Officer: N.J. Hayhurst	Date : 11/06/2021	
Dedicated responses to:- N/A		