

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2165/0F1
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	None required.
7.	Report: Site and Location: <p>This application relates 6 Fairfield Road, a semi-detached property located on an existing housing estate within Millom.</p> Proposal: <p>This application seeks a non-material amendment of the development approved under application reference 4/21/2165/0F1.</p> <p>The proposed amendment comprises:</p> <ul style="list-style-type: none"> - Lower roof pitch and overall height; - Change of roof material from Marley Ludlow Plus Greystone cement tiles to Marley Ludlow Plus Smooth grey tiles. Development plan policies: <p>Copeland Local Plan 2013 – 2028 (Adopted December 2013)</p>	

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 Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft 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.

The following policies are relevant to this proposal:

Policy DS1PU – Presumption in favour of Sustainable Development

Policy DS6PU – Design and Development Standards

Policy H14PU – Domestic Extensions and Alterations

Assessment:

Design

Given the siting on the rear elevation, the lower roof pitch roof design is considered to be appropriate in design. In addition, the change in roof tile is acceptable.

Overall, the amended proposal is therefore considered to respect the character of the dwelling and ensure the appearance of the previous extension approval is maintained.

Residential Amenity

Given location of the proposed rear extension and the proposed lower roof pitch and lower overall height, adverse impacts upon the occupants of adjacent dwellings through loss of light and overshadowing will not result.

Conclusion

	<p>The lowered roof pitch and roof tile alteration are acceptable in relation to the dwelling and therefore does not raise issues in respect of the design or residential amenity.</p> <p>In the context of the approved development, the proposed comprises a non-material amendment.</p> <p>Approve non-material amendment.</p>	
8.	<p>Recommendation:</p> <p>Approve non-material amendment.</p>	
Case Officer: C. Unsworth		Date : 14/10/2022
Authorising Officer: N.J. Hayhurst		Date : 14/10/2022
Dedicated responses to:- N/A		