

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/21/2185/OF1
2.	<b>Proposed Development:</b>	ERECTION OF DETACHED GARAGE AND EXTENSION TO EXISTING GAMES ROOM IN GARDEN TO FORM ANNEX
3.	<b>Location:</b>	WOODSIDE, SMITHY BANKS, HOLMROOK
4.	<b>Parish:</b>	Drigg and Carleton
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Gas Pipeline - Northern Gas Pipeline - 135m buffer, DEPZ Zone - DEPZ Zone
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>	<p><b>SITE AND LOCATION</b></p> <p>The application relates to Woodside, Smithy Banks, a detached property located within Holmrook. The site benefits from a large garden and an existing outbuilding.</p> <p><b>PROPOSAL</b></p> <p>Planning Permission is sought for the erection of a detached garage to the front of the dwelling and an extension to the existing games room in the rear garden to form an annexe.</p> <p>The garage will be 6 metres in width and 6 metres in depth. It will have a pitched roof with an overall height of 4 metres and an eaves height of 2.3 metres. It has been designed to include two garage doors on the front elevation and an access door on the west side elevation. The rear and south facing</p>

side elevation will be blank.

The annexe extension will project 4.7 metres from the side elevation and it will be 4.6 metres in depth to match the existing outbuilding. The design includes the continuation of the pitched roof with an overall height of 3.8 metres and an eaves height of 2.4 metres. It has also been designed to include a window on the front elevation facing the garden and a bathroom window on the side elevation. The rear elevation will be blank.

Both the garage and annexe extension will be finished with render and dashed masonry, concrete 'modern' roof tiles and white UPVC windows to match the existing property and the garage will include a factory painted alloy garage door.

### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications at this property.

### **CONSULTATION RESPONSES**

#### Drigg and Carleton Parish Council

No comments received.

#### Highway Authority

No objections.

#### Lead Local Flood Authority

No objections.

#### Public Representation

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.

### **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, its scale and design, the potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling and it will provide a detached garage to the front of the dwelling and an extension to the existing games room in the rear garden to form an annexe. 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.

Despite the proposed detached garage being located forward of the principal elevation of the existing dwelling, the siting is considered to be appropriate, adjacent to the existing walled area of the garden and it will be screened by existing planting to the front of the property along the boundary. In addition, the annexe extension is also considered to be suitably located within the rear garden. On

this basis, the proposal is not considered to be excessively prominent within the residential estate.

The proposals will also be modest in scale and the annexe extension will be suitable to meet the needs of the family member. The garage and annexe designs are considered to be appropriate for their use and the proposed materials will match the existing property. This will reduce the impact of the development upon the overall street-scene and character of the area and therefore the proposal is considered to be acceptable.

Overall, the proposal is considered to meet Policies DM10 and DM18 of the Local Plan.

#### 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 main concerns with the proposal was the potential impact of the development on the neighbouring dwellings. No concerns were raised as a result of the neighbour consultation process.

The proposals will be appropriately located within the site and due to the orientation of the proposed annexe extension to the north-west of the neighbouring properties, it is considered that the proposal will not cause a significant loss of light or dominance on the neighbouring property.

In addition, no windows will be located on the rear or side elevation facing the neighbouring properties and therefore the design mitigates overlooking concerns.

The agent provided a supporting statement with the application to outline the need for the proposed annexe. It was confirmed that the annexe will accommodate elderly family members and therefore it is not proposed that the outbuilding be used in any other capacity than as ancillary to the main dwelling. It also confirms that the whole site will be retained as one planning unit and the use of the proposed annexe can be controlled by means of a suitably worded planning condition to ensure that it is only used as ancillary accommodation to the principal dwelling. This will help to minimise impacts on the amenities of the occupiers of surrounding dwellings.

On balance, it is considered that the garage proposal will have minimal impacts on neighbouring amenity and therefore it is considered to comply with 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 the existing off-street parking located to the front of the property will provide adequate parking to serve the needs of the property. The Highway Authority therefore raised no objections as part of the consultation process as the extension will not have a material effect on existing highway conditions.

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

	<p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a detached garage to the front of the dwelling and an extension to the existing games room in the rear garden to form an annexe. The main issue with the proposal was the potential impact on the neighbouring dwellings.</p> <p>Additional details regarding the use of the annexe were sought and it was confirmed that the outbuilding would be ancillary to the main dwelling. The planning conditions proposed will control the use of the annexe accommodation and ensure the whole site will be retained as one planning unit.</p> <p>The proposal is considered to be of an appropriate design and it will not have any detrimental impact on neighbouring amenity or highway safety.</p> <p>On balance, subject to the imposition of the planning conditions proposed, the application is considered to be 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> <p>1. 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>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> <p>Location Plan, scale 1:1250, received 26<sup>th</sup> April 2021;  Block Plan, scale 1:500, received 26<sup>th</sup> April 2021;  Existing and Proposed Floor Plan and Elevations of Extension to Games Room, scale 1:100, received 26<sup>th</sup> April 2021;  Proposed Detached Garage Floor Plan and Elevations, scale 1:100, received 26<sup>th</sup> April 2021;  Woodside Planning Statement, received 8<sup>th</sup> June 2021.</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990,</p>

as amended by the Planning and Compulsory Purchase Act 2004.

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

Reason

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

**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: Chloe Unsworth**

**Date : 17/06/2021**

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

**Date : 21/06/2021**

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