

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2200/OF1
2.	Proposed Development:	REMOVE PRE-FABRICATED GARAGE AND ERECT EXTENSION ON SIDE ELEVATION
3.	Location:	102 MARKET STREET, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Coal - Off Coalfield - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION <p>This application relates to 102 Market Street, an end of terrace property located within the town centre of Millom. The site benefits from an existing detached garage and driveway to the side of the property and it lies within flood zone 2.</p> PROPOSAL <p>Planning Permission is sought for the removal of the detached garage and the erection of a single-storey side extension to provide a study/additional lounge. The proposed extension will project 2.85 metres from the side elevation and it will be 5.95 metres in depth. It has been designed to include a lean-to roof, with an overall height of 3.9 metres and an eaves height of 2.65 metres. The front elevation will include a window, the side and rear elevations will be blank. It will also be lit by one</p>	

skylight. It will be finished white/black fleck spar render, grey cement roof tiles and white UPVC windows to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning application at this property.

CONSULTATION RESPONSES

Millom Town Council

No objections.

Highway Authority

Commented on parking requirements.

Lead Local Flood Authority

No comments received.

The Council's Flood Engineer

No objections.

Environment Agency

No comments received.

Public Representations

The application has been advertised by way of site notice and neighbour notification letters issued to 1 no. property - 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 proposal are the principle of development, its scale and design and the potential impacts on residential amenity, highway safety and flood risk.

Principle of Development

The proposed application relates to a residential dwelling within Millom and it will provide a study/additional lounge. 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 extension will be modest in scale and appropriately located to the side of the property. The extension will be stepped back from the principal elevation and this will ensure that the proposal appears subservient to the main dwelling. 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 character and appearance of the existing property.

On this basis, the proposal is considered to comply with Policies DM10 and DM18(A) of the Local Plan 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.

Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, although the proposed extension will be modest in scale and it will replace an existing garage. The proposed design has omitted windows from the side and rear elevations and it will be stepped back from the principal elevation and therefore overlooking issues are mitigated. In addition, due to its siting adjacent to an existing garage site, there are no neighboring properties directly facing the proposal and therefore it will have little impact on the residential amenity.

On this basis, the proposal is considered to meet Policies DM18(B), DM18(C) and the NPPF guidance.

Highway Safety

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

Despite the Highway Authority raising concerns with the parking requirements, the proposal will not create any additional bedrooms and therefore it is considered that additional parking will not be required to meet the needs of the property. The site visit confirmed that the existing off-street parking located to the side of the property, as shown on the proposed plans, will provide adequate parking to serve the needs of the property. In addition, due to the character of the terraced street, the property also benefits from on-street parking to the front of the property and therefore it is considered that the extension will not have a material effect on existing highway conditions.

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 side extension within Flood Zone 2 would be an acceptable form of development, based on the guidance set out in the NPPG.

The details submitted as part of the application confirm that the floor level of the extension will be the same level as the existing ground floor and there will be no increase in drained surface water.

	<p>In addition, all sockets and switches will be set 450mm above the floor level and all new electrical wiring will be top down. Flood boards are to be made and stored ready for use and relevant measures will be taken to reduce flood damage. The flood resilience and resistance measures are considered to be appropriate and they can be secured by the use of a planning condition. In addition, as there is an existing garage on this part of the site, the replacement extension will have minimal impacts on the flood risk.</p> <p>On this basis, the Flood Engineer raised no objection to the proposal and it is therefore considered that the proposal will comply with 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 would not have a detrimental impact on the amenities of the adjoining properties, highway safety or flood risk. It therefore 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>Site Plan, scale 1:1250, drawing ref 1693, received 6th May 2021; Block Plan, scale 1:300, drawing ref 1693, received 6th May 2021; Existing and Proposed Floor Plan, scale 1:50, drawing ref 1693, received 6th May 2021; Existing and Proposed Elevations, scale 1:100, drawing ref 1693, received 6th May 2021; Householder and Other Minor Extensions in Flood Zones 2 and 3 Form, received 6th May 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 6th May 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>	
<p>Case Officer: C. Unsworth</p>		<p>Date : 29/06/2021</p>
<p>Authorising Officer: N.J. Hayhurst</p>		<p>Date : 30/06/2021</p>
<p>Dedicated responses to:- N/A</p>		