

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2219/OF1
2.	Proposed Development:	ERECT SINGLE STOREY EXTENSION TO REAR ELEVATION
3.	Location:	32 LONSDALE ROAD, 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: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION This application relates to 32 Lonsdale Road, a terraced property situated within the town of Millom. The site benefits from a small rear yard and lies within Flood Zone 2. PROPOSAL Planning Permission is sought for the erection of a single-storey rear extension to create an enlarged kitchen, a ground floor bathroom and store room. It will project 9.1 metres from the rear elevation and will be 3.2 metres in width. It will have a lean-to roof with an overall height of 3.5 metres and an eaves height of 2.5 metres. The side elevation facing the yard will include two windows and an access door and the rear and side elevation facing the boundary will be blank. It will also be lit by two skylights. The proposed extension will be finished in roughcast render, grey cement roof tiles and	

white UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Millom Town Council

No objections.

Highway Authority

No objections.

Lead Local Flood Authority

No objections.

Copeland's Flood Engineer

No objections.

Environment Agency

No comments received.

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

Policy ENV1 – Flood Risk and Risk Management

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM24 – Development Proposals and Flood Risk

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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 and flood risk.

Principle of Development

The proposed application relates to a residential dwelling within Millom and it will provide an enlarged kitchen, a ground bathroom and store room. 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 appropriately located within the rear yard and it will be relatively modest in scale. It will be located behind the main element of the existing dwelling 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 reflect the existing mono-pitched roof extensions along the terraced street. 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 the parent property or adjacent dwellings.

Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered. Although, the extension will be relatively modest in height and the existing high boundary wall will mitigate against any potential overlooking at this site.

The modest height and design of the lean-to roof will also minimise the potential overshadowing issues. Despite the proposed extension being located directly adjacent to the garden of no. 34 Lonsdale Road, due to the orientation of the application site to the west of the neighbouring property, it is not considered that the extension will lead to a significant reduction in daylight for the neighbouring property.

In addition, under current permitted development rights, an extension could project 3 metres from the rear elevation, with an overall height of 4 metres without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the projection and height is not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory and therefore the proposal will not have a detrimental impact on the neighbouring amenity.

On this basis, the proposal is considered to comply with Policy DM18 and the NPPF guidance.

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 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 as the existing back yard is concreted.

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 therefore considered to be appropriate and they can be secured by the use of a planning condition.

On this basis, the extension will have a minimal impact on the flood risk and the Flood Engineer raised no objection to the proposal. It is therefore considered that the proposal will satisfy Policy DM24 and the NPPG guidance.

	<p><u>Planning Balance and Conclusion</u></p> <p>The proposed extension is of an appropriate scale and design and would not have a detrimental impact on the amenities of the adjoining properties 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 1695, received 12th May 2021; Block Plan, drawing ref 1695, received 12th May 2021; Existing and Proposed Floor Plan, scale 1:50, drawing ref 1695, received 12th May 2021; Existing and Proposed Elevations, scale 1:100, drawing ref 1695, received 12th May 2021; Householder and Other Minor Extensions in Flood Zones 2 and 3, received 12th 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>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 12th May 2021. The flood resilience and mitigation measures must be maintained thereafter.</p> <p>Reason</p>

To protect the property against flood damage in accordance with Policy DM24 of the Copeland Local Plan.

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 : 30/06/2021

Authorising Officer: N.J. Hayhurst

Date : 07/07/2021

Dedicated responses to:- N/A