

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2224/OF1
2.	Proposed Development:	DISMANTLE OLD PORCH AND BUILD NEW PORCH TO FRONT ELEVATION
3.	Location:	4 WASTWATER RISE, SEASCALE
4.	Parish:	Seascale
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone
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: INTRODUCTION <p>The application site is located within a well-established residential area of Seascale, with the host property forming that of a semi-detached 2 storey house with gardens to both the front and rear of the property and a garage and driveway with off street parking.</p> PROPOSAL <p>This application seeks planning permission for the erection of a single storey porch to the front (northern) elevation of the property. The proposed porch would replace the existing porch. The porch would be 4 metres in width and would extend out by 1.5 metres. The height of the porch to the eaves would be 2.4 metres and would have an overall ridge height of 2.8 metres with a single pitched roof.</p>	

CONSULTATION RESPONSES

Seascale Parish Council

No objection.

Public Representation

The application has been advertised by way of a neighbour notification letters issued to two properties.

No comments have been received as a result of this public consultation process.

PLANNING POLICY

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

Copeland Borough Local Plan 2013 – 2028

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy

Development Management Policies (DMP)

- Policy DM10 – Achieving Quality Place
- Policy DM11 - Sustainable Development Standards
- Policy DM12 - Standards for New Residential Developments
- Policy DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

NPPF 2019

Emerging Copeland Local Plan

The emerging Copeland Local Plan 2017-2035 was recently 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 Principle of Development

The principle of the development accords in general terms with the aims of Policy ST1 and section 12 of the NPPF, both of which 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.

Residential Amenity

Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the host property or adjacent dwellings.

The proposed porch would replace an existing porch within the same location. The porch would be located to the western end of the front elevation and there would be sufficient space between the porch and the adjoining house to the east, to ensure that the window proposed within the eastern side elevation, would not cause any harmful overlooking or loss of privacy.

The application site would retain a decent level of amenity garden area and the proposal does not affect the current provision for off street parking.

On this basis, the proposal is considered to meet the aims and objectives of DM18 policy and the NPPF guidance.

Character

The application site is located within the well-established residential area where, given the age of the surrounding properties have been extended and or altered. The existing porch is a very narrow flat roofed building that appears to have been leaking and the general fabric of the porch has weather badly, resulting on the porch have a detrimental impact upon the appearance of the house property.

At my site visit, I noticed that a number of the existing porches had been replaced with a lean-to style canopy roofs as proposed within this application. It is considered that this design of porch offers a far more practical internal space along with a better-designed development that will be more resistant to adverse weather due to climate change.

The proposed development is considered to offer an improvement upon to the character of the surround residential area.

The application forms state that the materials to be used on the external elevation of the extension would match those of the existing host property.

On this basis, the proposal is considered to meet the aims and objectives of DM18 policy and the NPPF guidance.

Planning Balance

Overall, this is considered to be an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF and therefore, the application is

	recommended for approval.	
8.	Recommendation: Approve (commence within 3 years)	
9.	Conditions: <ol style="list-style-type: none"> The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. Reason To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: - The Block and Site location plans received with the application on the 17th May 2021 The Elevation Plan received with the valid application on the 17th May 2021 Reason 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. 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. Please read the accompanying notice	
Case Officer: Adrian Adams		Date : 22.06.2021
Authorising Officer: N.J. Hayhurst		Date : 28/06/2021
Dedicated responses to:- N/A		