

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/21/2228/OF1
2.	<b>Proposed Development:</b>	ERECT PORCH TO FRONT ELEVATION
3.	<b>Location:</b>	189 DEVONSHIRE ROAD, MILLOM
4.	<b>Parish:</b>	Millom
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Coal - Off Coalfield - Data Subject To Change
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>  <b>SITE AND LOCATION</b>  This application relates to 189 Devonshire Road, a terraced property located within Millom.  <b>PROPOSAL</b>  Planning Permission is sought for the erection of a front porch. The proposed porch will project 1.2 metres forward of the principal elevation and it will be 1.9 metres in width. It will have a lean-to roof with an overall height of 3.1 metres and an eaves height of 2.4 metres. It has been designed to include a door and window on the front elevation and the side elevations will be blank. The porch will be finished in white roughcast render, flat grey cement 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**

### Consultees

Millom Town Council – No objections.

Highway Authority and Lead Local Flood Authority – No objections.

The Council's Flood Engineer – No objections.

### Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 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 proposed 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 a front porch. Policy DM18 supports extensions 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 porch will be modest in scale and appropriately sited within front garden. The design is considered to be suitable for its use and the choice of materials will match the existing dwelling and therefore the extension will not be excessively prominent within the locality. The proposal is not considered to be overbearing on the neighbouring properties and the design will respect the character and appearance of the existing property and the terraced row.

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.

The proposed porch will have little impact on the residential amenity due to its scale and design. It will be modest in scale and appropriately located adjacent to the neighbouring porch and therefore it is considered that the extension will not result in a significant loss of light or privacy for the neighbouring property. In addition, the proposal will not include any windows on the side elevations and therefore overlooking concerns are mitigated.

On this basis, the proposal will have little impact on the residential amenity and therefore it is

	<p>considered to meet Policy DM18 and the NPPF guidance.</p> <p><u>Flood Risk</u></p> <p>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.</p> <p>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.</p> <p>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 it will not increase the impermeable surface area.</p> <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.</p> <p>On this basis, the Flood Engineer and the LLFA raised no objections to the proposal and it is considered that the proposal will comply Policies ENV1, DM24 and the NPPG guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed front porch is of an appropriate scale and design and will not have any 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><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Condition(s):</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</li> </ol> <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> <ol style="list-style-type: none"> <li>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: -</li> </ol> <p>Site Plan, scale 1:1250, drawing ref 1996, received 20<sup>th</sup> May 2021;</p>

	<p>Block Plan, scale 1:300, drawing ref 1996, received 20<sup>th</sup> May 2021;  Existing and Proposed Floor Plan, scale 1:50, drawing ref 1996, received 20<sup>th</sup> May 2021;  Existing and Proposed Elevations, scale 1:100, drawing ref 1996, received 20<sup>th</sup> May 2021;  Proposed Section A.A, scale 1:50, drawing ref 1996, received 20<sup>th</sup> May 2021;  Householder and Other Minor Extensions in Flood Zones 2 and 3 Form, received 20<sup>th</sup> 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 20<sup>th</sup> 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><b>Statement</b></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>	
Case Officer: C. Unsworth	Date : 09/07/2021	
Authorising Officer: N.J. Hayhurst	Date : 15/07/2021	
Dedicated responses to:- N/A		