

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2245/OF1
2.	Proposed Development:	2 STOREY/SINGLE STOREY REAR EXTENSION
3.	Location:	15 CENTRAL AVENUE, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts, 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 15 Central Avenue, a semi-detached property located on an existing housing estate within Egremont. PROPOSAL Planning Permission is sought for the erection of a two-storey and single-storey rear extension to provide a shower room and family room on the ground floor and an additional bedroom on the first floor. The two-storey rear extension will project 3.6 metres from the side elevation and it will be 2.7 metres in depth to infill the rear corner. It will reflect the existing house with a hipped cross-gable roof and an overall height of 6.4 metres and an eaves height of 5.1 metres. It has been designed to include a first floor bedroom window on the rear elevation and an obscure glazed bathroom window on the	

ground floor side elevation.

The single-storey rear extension will project 3.7 metres from the rear elevation and it will be 4.2 metres in width. It will have a pitched roof with an eaves height of 2.4 metres and an overall height of 3.8 metres. It has been designed to include a patio doors on the rear and side elevation facing the garden. The side elevation facing the boundary will be blank.

The proposed extensions will be finished in render, roof tiles, UPVC windows and door materials to match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning application at this property.

CONSULTATION RESPONSES

Consultees

Egremont Town Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 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 and the impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling within Egremont and it will provide a ground floor shower room, family room and an additional bedroom. 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 safeguard good levels of quality and attractiveness. 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 two-storey and single storey rear extension will be relatively modest in scale and appropriately located within the rear garden, behind the main element of the existing dwelling. This will ensure that the proposal appears subservient to the main dwelling and it will not be excessively prominent within the locality. 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 will match the existing property.

On this basis, the proposal is considered to reflect the character and appearance of the existing property and therefore satisfy 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

	<p>amenity of the parent property or adjacent dwellings.</p> <p>Overshadowing and overlooking issues between the proposed extension and the neighbouring properties were considered, especially due to the two-storey element of the extension. Although the extension will be stepped back from the boundary by approximately 2 metres and overlooking concerns are mitigated due to the siting of the proposed windows. In addition, no concerns were raised as a result of the neighbour consultation process.</p> <p>Due to the design of the hipped roof, the orientation of the existing property and the impact of the existing gable on the neighbouring property, it is considered that the proposed infill of the northern rear corner will not cause a significant loss of light or dominance on the neighbouring property.</p> <p>In addition, under current permitted development rights, a single storey rear extension could project 3 metres from the rear elevation without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the single storey projection 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.</p> <p>On this basis, the proposal will have little impact on the residential amenity and it is considered to comply with Policy DM18 and the NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The site access and off-street parking for two vehicles will remain unchanged to the front of the property and therefore it is considered the proposal will not have a detrimental effect on the existing highway conditions. The existing driveway provides adequate off-street parking to meet the needs of the property.</p> <p>On this basis, the proposal is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.</p> <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 highway safety. 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>

<p>9.</p>	<p>Conditions:</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 27th May 2021; Block Plan, scale 1:500, received 27th May 2021; Existing Floor Plan and Elevations, scale 1:100, ref 2 of 3, received 27th May 2021; Proposed Floor Plan, scale 1:50, ref 1 of 3, received 27th May 2021; Proposed Side Elevation, scale 1:50, ref 2 of 3, received 27th May 2021; Proposed Rear Elevation and Section, scale 1:50, ref 3 of 3, received 27th 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>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 : 16/07/2021</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 19/07/2021</p>
<p>Dedicated responses to:- N/A</p>	