

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/21/2259/OF1
2.	<b>Proposed Development:</b>	PROPOSED GARAGE EXTENSION
3.	<b>Location:</b>	16 LARCH COURT, MOOR ROW
4.	<b>Parish:</b>	Egremont
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - 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 16 Larch Court, a detached property situated on an existing housing estate within Moor Row. The site benefits from an existing driveway, detached garage and large rear garden.  <b>PROPOSAL</b>  Planning permission is sought for the erection of an extension to the existing detached garage. The garage extension will project 3.465 metres from the side elevation and it will have an overall depth of 6 metres. It will have a pitched roof with an overall height of 4.6 metres and an eaves height of 2.3 metres. It has been designed to include two garage doors on the front elevation and two access doors on the rear elevation facing the garden. The side elevations will be blank. The proposal will be finished in facing brick, concrete roof tiles, a white aluminium up and over garage door and white	

UPVC access door to match the existing house.

### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications at the property.

### **CONSULTATION RESPONSES**

#### Consultees

Egremont Town Council – No objections.

Highway Authority – No comments received.

Lead Local Flood Authority – 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

#### 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, the potential impacts on residential amenity, highway safety and the public right of way.

#### Principle of Development

The proposed application relates to a residential dwelling within Moor Row and it will provide an enlarged detached garage. 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 of the Local Plan 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 garage extension is considered to be modest in scale and the design will reflect both the existing dwelling and neighbouring garages. Concerns were raised regarding the original asymmetrical garage door design and therefore amendments were sought. The amended plans with two single garage doors to create a symmetrical double garage is considered to be acceptable and in keeping with the street scene. In addition, as the proposed materials will match the existing property, the garage will not be excessively prominent in the locality.

On this basis, the proposal is considered to meet Policies DM10, DM18 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 proposal will be located between the existing detached garage and the existing dwelling and there will be no windows included in the design. It is therefore considered that the garage proposal will have minimal impacts on neighbouring amenity. On this basis, the proposal is considered to comply with Policy DM18 and the NPPF guidance.

	<p><u>Highway Safety</u></p> <p>Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking.</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 meet Policy DM22 and standards set out in the Cumbria Development Design Guide.</p> <p><u>Public Right of Way</u></p> <p>Although the Public Right of Way 406003 runs adjacent to the application site and the garage extension might be visible from a small section of the public footpath, it will be modest in scale. The garage extension will also be appropriately located between the existing dwelling and the garage and therefore it will be seen in the context of the existing dwelling and the modern housing estate. This will minimise the impact of the development and therefore the proposal will not harm the physical footpath or the amenity of the footpath user. On this basis, the proposal is considered to satisfy Policy DM10 and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed garage extension is of an appropriate design and will not have any detrimental impact on the amenities of the adjoining properties, highway safety or the public right of way. 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>Conditions:</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>

Existing Site Plan, scale 1:1250, drawing no 16LC-PW-001, received 27<sup>th</sup> July 2021;  
Proposed Site Plan, scale 1:1250, drawing no 16LC-PW-005 Rev A, received 27<sup>th</sup> July 2021;  
Proposed Block Plan, scale 1:500, drawing no 16LC-PW-005 Rev A, received 27<sup>th</sup> July 2021;  
Existing and Proposed Floor Plan, scale 1:50, drawing no 16LC-PW-004 Rev A, received 27<sup>th</sup> July 2021;  
Existing Elevations, scale 1:50, drawing no 16LC-PW-001, received 27<sup>th</sup> July 2021;  
Proposed Elevations, scale 1:50, drawing no 16LC-PW-002, Rev A, received 27<sup>th</sup> July 2021;  
Proposed Streetscape, scale 1:75, drawing no 16LC-PW-003 Rev A, received 27<sup>th</sup> July 2021;  
Existing and Proposed Drainage Plan, scale 1:150 and 1:300, drawing no 16LC-PW-009 Rev A, received 27<sup>th</sup> July 2021;  
Design and Access Statement, received 7<sup>th</sup> June 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.

#### Informative

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

#### 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 : 09/08/2021**

**Authorising Officer: N.J. Hayhurst**

**Date : 09/08/2021**

**Dedicated responses to:- N/A**