

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/21/2260/0F1
2.	<b>Proposed Development:</b>	TWO STOREY/ SINGLE STOREY SIDE EXTENSION & RAISED PATIO AREA TO REAR
3.	<b>Location:</b>	10 CALDER VIEW, BECKERMET
4.	<b>Parish:</b>	Beckermest with Thornhill
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone
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>  <p>This application relates to 10 Calder View, a semi-detached property located within Beckermest. The application site benefits from an existing driveway, detached garage and an existing outbuilding within the rear garden.</p>  <b>PROPOSAL</b>  <p>Planning Permission is sought for the removal of the detached garage and the erection of a two-storey and single-storey side extension to provide an enlarged kitchen-dining-family room, utility room, WC and garage on the ground floor and an additional bedroom with walk in wardrobe and en-</p>	

suite on the first floor.

The two-storey side extension will project 4.5 metres from the side elevation and it will be 6.5 metres in depth, stepped back from the principal elevation by 1 metre. It will reflect the existing house with a pitched roof and an overall height of 7.3 metres and an eaves height of 5 metres. It has been designed to include a first floor en-suite window on the front elevation and a Juliet balcony with patio doors on the rear elevation. The side elevation will be blank.

The single-storey side extension will project a further 3 metres from the proposed two-storey side elevation and it will be 7.5 metres in depth to match the existing property. It will have a pitched roof with an eaves height of 2.5 metres and an overall height of 4.8 metres. It has been designed to include a window and garage door on the front elevation and a patio door and a utility access door on the rear elevation. The ground floor side elevation will also be blank.

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

The proposal also includes changes to the garden levels to create a patio area at the ground floor level, 0.6 metres above the lower garden level.

#### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning application at this property.

#### **CONSULTATION RESPONSES**

##### Consultees

Beckermest Parish Council – No comments received.

Highway Authority – No objections.

Lead Local Flood Authority – No objections.

##### Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties.

One letter of objection has been received to the initial proposal, which raised the following concerns:

- The concerns only relate to the potential overlooking from the Juliet balcony and request that the balcony should be a regular size window.

## **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 Beckermest and it will provide an enlarged kitchen-dining-family room, utility room, WC and garage on the ground floor and an additional bedroom with walk in wardrobe and en-suite on the first floor. 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 side extension will be relatively modest in scale and appropriately located within the side garden. The two-storey element will be stepped back behind the principal and side elevations. 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 amenity of the parent property or adjacent dwellings.

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 and no windows will be included on the side elevation facing the boundary. In addition, the existing outbuilding and boundary fence will help to screen the development and mitigate potential overlooking concerns from the proposed extension and raised patio.

An objection letter was received which raised concerns regarding the two-storey side extension and the potential overlooking from the Juliet balcony on the proposed rear elevation. In response to this additional details were therefore sought from the agent. An illustrative image was provided to show that the Juliet balcony will just provide a guard from the door opening and it will not include a platform to stand on. In addition, under current Permitted Development Rights, a first floor Juliet balcony and patio doors could be installed on the rear elevation without planning permission. This fall-back position is a material consideration in the assessment of this application. On this basis, given its design and what is possible without planning permission, the proposed Juliet balcony is considered to be acceptable and it will not have a detrimental impact on the neighbouring amenity in terms of

	<p>overlooking.</p> <p>In addition, due to the orientation of the existing property to the north-east of the neighbouring property and the design of the two-storey element of the extension, stepped back from the boundary by approximately 3.5 metres, it is considered that the proposed extension will not cause a significant loss of light or dominance on the neighbouring property.</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 Highway Authority raised no objections to the proposal, as the existing driveway will provide adequate off-street parking to meet the needs of the property. However, the Highway Authority did note the existing driveway does not have a vehicle access permit and therefore this is included as an informative for the applicant to obtain.</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>This application seeks to erect a two-storey and single-storey side extension. The main issue raised by the application was the potential impact on the neighbouring property. One letter of objection was received in terms of the potential overlooking from the Juliet balcony and therefore additional details were sought. The agent confirmed that the proposal will not include a platform to stand on and given what is possible without planning permission, the Juliet balcony is considered to be acceptable.</p> <p>On balance, the extension is of an appropriate scale and design and it will not have any detrimental impact on the amenities of the adjoining properties or highway safety. It is therefore 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.</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</li> </ol>

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.

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: -

Site Location Plan, scale 1:1250, drawing no. 2021-009-01 Rev A, received 7<sup>th</sup> June 2021;  
Proposed Site Plan, scale 1:200, drawing no. 2021-009-02 Rev A, received 7<sup>th</sup> June 2021;  
Existing Floor Plans, scale 1:50, drawing no. 2021-009-03, received 7<sup>th</sup> June 2021;  
Existing Elevations, scale 1:50, drawing no. 2021-009-04, received 7<sup>th</sup> June 2021;  
Proposed Floor Plans, scale 1:50, drawing no. 2021-009-05, received 7<sup>th</sup> June 2021;  
Proposed Elevations, scale 1:50, drawing no. 2021-009-06, received 7<sup>th</sup> June 2021;  
Proposed Patio Section, scale 1:50, drawing no. 2021-009-07 Rev A, received 4<sup>th</sup> August 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 Highway Authority note the existing driveway does not have a vehicle access permit and therefore you should contact Cumbria Highway's Street Works team on [streetworks.west@cumbria.gov.uk](mailto:streetworks.west@cumbria.gov.uk) to obtain a permit.

**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.

<b>Case Officer: C. Unsworth</b>	<b>Date : 04/08/2021</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 06/08/2021</b>
<b>Dedicated responses to:- 1 Objector</b>	