

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2293/OF1	
2.	Proposed Development:	SINGLE STOREY SIDE EXTENSION; CREATION OF ADDITIONAL PEDESTRIAN ACCESS; NEW RAISED DECKING TO FRONT/SIDE OF EXTENSION CREATING STEPPED ACCESS; RECONFIGURATION OF EXTERNAL RETAINING WALLS; NEW PAVING AREA TO REAR OF PROPERTY; AND LANDSCAPING	
3.	Location:	EHENDALE, 11 DENT ROAD, THORNHILL	
4.	Parish:	Beckermest with Thornhill	
5.	Constraints:	ASC;Adverts - ASC;Adverts, 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 Policies	See Report
7.	Report: Site and Location This application relates to Ehendale, a detached property located along Dent Road, within the north of Thornhill. The property is a split-level property, with the front of the dwelling appearing as a two storey dwelling with use of the roof space and the rear of the site a single storey level. The property also benefits from an existing glazed conservatory which will be demolished as part of this application. Proposal This application seeks planning permission for a single storey side extension. The proposed extension will project from the west gable of the dwelling by 3.12m and will extend along this elevation by		

6.7m. The development will be set back 3.4m from the front elevation of the property, and will benefit from a flat roof with a height of 2.638m, and a single roof lantern taking the overall height to 3.2m. Internally, the proposed extension will create a snug. Externally the proposed extension will be finished with pebble dashed render, single ply membrane and weather proof coping to the flat roof, and white double glazed windows and doors.

The application also seek planning permission for the creation of an additional pedestrian access from the existing driveway to the front of the property leading to a lower patio area. The additional access will lead to a proposed raised decking area with stepped access, located 1m from ground level. This will create a level access to the proposed side extension and will include the reconfiguration of the external retaining walls within this area. Finally the application also seeks planning permission for a new paving area to the rear of the property and landscaping, to replace the existing stepped decking arrangements to create a level rear access to the proposed extension.

Consultation Responses

Beckermeth with Thornhill Parish Council

No comments received.

Public Representation

This application has been advertised by way of neighbour notification letters issued to eight properties. No comments have been received in relation to the statutory notification procedure.

Planning Policy

Planning law requires that 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 – Strategic Development Principles

Development Management Policies (DMP)

Policy DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

National Planning Policy Framework (2019)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 was recently the subject of a Preferred Options Consultation which ended on 30 November 2020. 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

Principle of Development

The proposed application relates to a residential dwelling within Thornhill and will provide a snug and a level access for the property. 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, Design and Impact on Amenity

Policy ST1 and section 12 of the NPPF seek to safeguard good levels of residential amenity. Policy DM18 seeks 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.

This application seeks to replace an existing glazing conservatory with a flat roofed extension to the side of the existing dwelling. The proposed extension will be at an elevated position, due to the change in levels at the site, and there will be a number of works to ensure better access around the property including a secondary pedestrian access and a raised decking area to the side of the extension. The overall scale and design of the proposed development is considered to be appropriate with regard to the parent property and is unlikely to cause any demonstrable harm. Although the development will be elevated the proposed is not considered to create overlooking concerns as existing separation distances are maintained, and the development will not have a detrimental impact on the overall streetscene as it is set back within the site and screened by existing vegetation. The development is not considered to have a significant detrimental impact on the amenity of any neighbour properties.

On this basis the development is considered to comply with the requirements of Policy DM18 of the Copeland Local Plan and the provisions of the NPPF.

	<p><u>Planning Balance & Conclusion</u></p> <p>The proposed extension is of an appropriate design and will not have any detrimental impact on the amenities of the adjoining properties. It 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>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission. <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"> 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:- <ul style="list-style-type: none"> - Location/Block Plan, Scale 1:1250/500, Drawing Reference 21-28-P-L, received by the Local Planning Authority on the 22nd June 2021. - Proposed Site Plan, Scale 1:200, Drawing Reference 21-28-P-01, Rev A, received by the Local Planning Authority on the 22nd June 2021. - Plans as Existing 01, Scale 1:100, Drawing Reference 21-28-P-02, received by the Local Planning Authority on the 22nd June 2021. - Plans as Existing 02, Scale 1:100, Drawing Reference 21-28-P-03, received by the Local Planning Authority on the 22nd June 2021. - Elevations as Existing 02, Scale 1:100, Drawing Reference 21-28-P-05, received by the Local Planning Authority on the 22nd June 2021. - Elevations as Existing 01, Scale 1:100, Drawing Reference 21-28-P-07, received by the Local Planning Authority on the 22nd June 2021.

	<ul style="list-style-type: none"> - Existing 3D Sketches, Drawing Reference 21-28-P-06, received by the Local Planning Authority on the 22nd June 2021. - Plans as Proposed 01, Scale 1:100, Drawing Reference 21-28-P-07, Rev A, received by the Local Planning Authority on the 22nd June 2021. - Plans as Proposed 02, Scale 1:100, Drawing Reference 21-28-P-08, Rev A, received by the Local Planning Authority on the 22nd June 2021. - Elevations as Proposed 01, Scale 1:100, Drawing Reference 21-28-P-09, Rev A, received by the Local Planning Authority on the 22nd June 2021. - Elevations as Proposed 02, Scale 1:100, Drawing Reference 21-28-P-10, Rev A, received by the Local Planning Authority on the 22nd June 2021. - Proposed 3D Sketches, Drawing Reference 21-28-P-11, Rev A, received by the Local Planning Authority on the 22nd June 2021. - Flood Map for Planning, received by the Local Planning Authority on the 22nd June 2021. <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>
Case Officer: C. Burns	Date : 11.08.2021
Authorising Officer: N.J. Hayhurst	Date : 11/08/2021
Dedicated responses to:- N/A	