

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2295/OF1	
2.	Proposed Development:	PROPOSED SIDE/REAR EXTENSIONS TO PROVIDE LARGER LIVING ACCOMMODATION; PROPOSED FRONT EXTENSION; AND ALTERATIONS TO INCREASE THE ROOF HEIGHT OF THE EXISTING DWELLING	
3.	Location:	8 THE CROFTS, ST BEES	
4.	Parish:	St. Bees	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Coal - Standing Advice - Data Subject To Change	
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 8 The Crofts, a detached bungalow, located within a small cul-de-sac within the centre of St Bees. The property is located within a large plot and is adjacent to the St Bees Conservation Area.		
	Proposal		
	This application seeks planning permission for a side/rear extension to increase the living accommodation within the property. The proposed rear/side extension will measure 5.8m x 2.95m, wrapping around the most rear elevation of the dwelling by 1.3m. This element of the development		

will benefit from an eaves height of 3.7m and an overall height of 5.8m. The application also seeks permission for a small rear extension to the south part of the dwelling. This extension square off this part of the dwelling and will measure 1.65m x 1.6m, benefitting from an eaves height of 2.8m. Permission is also sought for a front extension, which will replace an existing glazed flat roofed porch and will measure 1.55m x 4.5m with an overall height of 2.8m

In order to accommodate these alterations, this application also seeks to increase the roof height of the existing dwelling by 1.7m.

The proposed extensions and alterations to the dwelling will allow for a reconfiguration of the layout of the existing property. The dwelling will now incorporate a lobby, a utility room, a kitchen/diner, a living room, a single bedroom, a bathroom, a double bedroom with an ensuite bathroom, and a double bedroom with a conservatory. Externally the proposed development will be finished with render, flat grey roof tiles, and UPVC windows and doors.

Consultation Responses

St Bees Parish Council

No objections.

Cumbria County Council – Highway Authority & LLFA

Cumbria Highways stated the application proposes a side/front extension which may reduce the current parking arrangement. As a three bedroom property the Highway Authority requires the availability of at least two parking spaces on the site. The Highway Authority therefore requested the submission of proposed parking plans. Following these comments the agent for this application has submitted an amended block plan showing the existing driveway which can accommodate at least two parking spaces.

Copeland Borough Council – Conservation Officer

No objections. The building is not visible from the public areas of the conservation area, so its effect on the conservation area's character and appearance are neutral. Additionally, though adjacent to the plots of several non-designated heritage assets, the building appears well screened by vegetation. The Officer appreciates this is likely to be deciduous and seasonally variable in its density, but even at minimum should still provide fair screening. The effect on the settings of the unlisted buildings on Main Street is difficult to gauge. The ridge height of the dwelling is proposed to be increased, and there are various changes to the south and west sides (in addition to the east), however, given the general context of a housing estate, the apparent screening, and the fact this is already a low building, it would appear the impact could be considered either neutral or negligible harm. The latter would still require taking into account, but is at a small enough magnitude that the modest benefit of

the improvement to the bungalow's layout would appear to justify it

Public Representation

This application has been advertised by way of neighbour notification letters issued to seven 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

Policy ENV4 – Heritage Assets

Development Management Policies (DMP)

Policy DM18 – Domestic Extensions and Alterations

Policy DM27 – Built Heritage and Archaeology

Other Material Planning Considerations

National Planning Policy Framework (2021)

Planning (Listed Building and Conservation Areas) Act 1990

Conservation Area Design Guide SPD (Adopted December 2017)

Cumbria Development Design Guide

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 St Bees and will increase the living accommodation within 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 permission to extend the existing property to the front, rear and side to improve the living accommodation with the dwelling. The proposal also includes the increase in the overall height of the dwelling. Overall the scale and design of the development is acceptable in relation to the parent property and the neighbouring properties, and will not have a detrimental impact on either residential amenity or the overall streetscene.

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.

Parking/Highways issues

Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted car parking standards, which reflect the needs of the Borough in its rural context.

The proposed development would increase the number of bedrooms within the property from two to three. Cumbria Highways stated that the proposed extension may reduce the current parking arrangement at this site, however there would be a requirement for two parking spaces at this property. Following these comments the agent for this application has submitted an amended block plan showing the existing car port and driveway arrangements within the site. The plan shows that the existing driveway will remain unaffected by the development and can continue to accommodate at least two parking spaces. As the parking within the site is retained and the development will not produce the need for additional parking, the development is considered to be consistent with parking standards set out within the Cumbria Development Design Guide.

	<p>The proposal is therefore considered to comply with policies DM22 of the Copeland Local Plan 2013 – 2028 and the provisions of the NPPF.</p> <p><u>Impact on Conservation Area and Listed Building</u></p> <p>Policy ST1, ENV4, DM27 of the Copeland Local Plan seek to protect, conserve and where possible enhance the historic, cultural and architectural character of the Borough’s historic sites.</p> <p>The Listed Building and Conservation Areas Act sets out a clear presumption that gives considerable importance and weight to the desirability of preserving a heritage asset and its setting.</p> <p>Section 72 of the 1990 Act states that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of [a conservation] area.”</p> <p>Paragraph 197 of the National Planning Policy Framework (NPPF) states the effect on the significance of a non-designated heritage asset should be taken into account when making decisions.</p> <p>The Council’s Conservation Officer has offered no objections to the proposed development. The Officer has stated that the building is not visible from the public areas of the Conservation Area and is well screened, therefore its effect is neutral. Whilst the Officer appreciates that the increase in ridge height of the dwelling will have a neutral or negligible harm on the adjacent Main Street, the increase is of a small enough magnitude that the modest benefit of the improvement to the bungalow’s layout would appear to justify it.</p> <p>The proposal is therefore considered to comply with policies ST1, ENV4, and DM27 of the Copeland Local Plan and provision of the NPPF.</p> <p><u>Planning Balance & Conclusion</u></p> <p>The proposed extension and alterations are of an appropriate scale and design, and will not have any detrimental impact on the amenities of the adjoining properties. Although the site is located adjacent to the St Bees Conservation Area the development is considered to have a neutral impact and justifiable to improve the living accommodation within the dwelling. 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> <p>1. The development hereby permitted must be commenced before the expiration of three years</p>

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:-

- Existing Ground Floor Plan, Scale 1:50, Drwg No 01001, Rev 01, received by the Local Planning Authority on the 24th June 2021.
- Existing Roof Plan, Scale 1:50, Drwg No 01002, Rev 01, received by the Local Planning Authority on the 24th June 2021.
- Location Plan (Amended), Scale 1:1250, Drwg No 01013, Rev 02, received by the Local Planning Authority on the 19th August 2021.
- Block Plan (Amended), Scale 1:200, Drwg Ni 01004, Rev 04, received by the Local Planning Authority on the 19th August 2021.
- Existing Elevations Sheet 1 of 2, Scale 1:50, Drwg No 02001, Rev 01, received by the Local Planning Authority on the 24th June 2021.
- Existing Elevations Sheet 2 of 2, Scale 1:50, Drwg No 02002, Rev 01, received by the Local Planning Authority on the 24th June 2021.
- Proposed Ground Floor Plan, Scale 1:50, Drwg No 04001, Rev 03, received by the Local Planning Authority on the 24th June 2021.
- Proposed Roof Plan, Scale 1:50, Drwg No 04002, Rev 03, received by the Local Planning Authority on the 24th June 2021.
- Proposed Elevations Sheet 1 of 2, Scale 1:50, Drwg No 05001, Rev 03, received by the Local Planning Authority on the 24th June 2021.
- Proposed Elevations Sheet 2 of 2 (Amended), Scale 1:50, Drwg No 05002, Rev 04, received by the Local Planning Authority on the 24th 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.

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. Burns

Date : 20.08.2021

Authorising Officer: N.J. Hayhurst

Date : 23/08/2021

Dedicated responses to:- N/A