

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2300/OF1
2.	Proposed Development:	ERECT TWO STOREY EXTENSIONS TO FRONT AND SIDE ELEVATIONS
3.	Location:	38 BANK HEAD, HAVERIGG
4.	Parish:	Millom
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:	<p>SITE AND LOCATION</p> <p>This application relates to 38 Bank Head, a semi-detached property located on an existing housing estate within Haverigg. The site benefits from a large garden and an existing driveway to the front of the property.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the erection of a two-storey side and front extension to provide a garage and an enlarged front porch on the ground floor and an additional bedroom with en-suite and an enlarged family bathroom on the first floor.</p> <p>The side extension will project 4.7 metres from the side elevation and it will be 7 metres in depth to match the existing property. The roofline will match the existing property, with an eaves height of 4.7 metres and an overall height of 7.1 metres. The front elevation will include a garage door and two</p>

first floor windows, the side elevation will be blank and the rear elevation will include a ground floor patio door and a first floor window.

The front extension will project 1.7 metres from the principal elevation and it will be 4.7 metres in width. It will include a cross-gable roof design with an eaves height to match the existing property and an overall height of 6.2 metres. The front elevation will include a front door and two ground floor windows and the first floor will include a bathroom window and the side elevations will be blank.

The proposal also includes the rendering of the entire property with roughcast render and the extension will be finished in roof tiles and white UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Millom Town Council – No objections.

Highway Authority – Advisory comments/conditions as the road adjacent to the site is private.

Lead Local Flood Authority - Advisory comments/conditions as the road adjacent to the site is private.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties - No objections have been received as a result of this consultation process.

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 potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling within Haverigg and it will provide a garage and front porch on the ground floor and an additional bedroom with en-suite and an enlarged family bathroom on the first floor. 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 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 two-storey extension will be appropriately located to the side and front of the property and it will be relatively modest in scale. The design includes a continuation of the existing eaves and ridge height to match the existing property and the front cross-gable design will reflect a number of similar extensions within the wider Bank Head estate. As a result, the proposed extension will not be excessively prominent in the street scene. In addition, the materials will match the existing property and this will therefore reduce the impact on the street scene.

On this basis, the proposal is considered to comply with Policy DM18(A) and the NPPF guidance.

	<p><u>Residential Amenity</u></p> <p>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.</p> <p>Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered. Although due to the orientation of the proposed extension to the north-west of the neighbouring property, it is considered that the proposal will not cause a significant loss of light or dominance on the neighbouring property. In addition, potential overlooking issues are mitigated as the proposed side elevation will be blank and no concerns were raised as a result of the neighbour consultation process.</p> <p>On this basis, it is considered that the extension will not have a detrimental impact on the neighbouring amenity and therefore the proposal satisfies Policies DM18(B), DM18(C) 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 existing driveway will remain unchanged to the front of the property and the proposal will provide an additional off-street parking space within the garage and therefore it is considered the proposal will not have a detrimental effect on the existing highway conditions. The existing driveway and proposed garage will provide 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>This application seeks to erect a two-storey side and front extension to a semi-detached property within Haverigg. It is not considered to be excessively prominent within the locality and the design is considered to respect the character and appearance of the existing property. In addition, taking into account the orientation of the proposal to the north-west of the neighbouring property, the proposed design is acceptable and it will not adversely harm the neighbouring amenity or highway safety.</p> <p>On balance, the proposed extension 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: Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> 1. The development hereby permitted must commence before the expiration of three years 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: -

Location Plan, scale 1:1250, drawing no 1703 Sheet 1, received 23rd June 2021;

Block Plan, scale 1:300, drawing no 1703 Sheet 1, received 23rd June 2021;

Existing and Proposed Floor Plans, scale 1:50, drawing no 1703 Sheet 1, received 23rd June 2021;

Existing and Proposed Elevations, scale 1:100, drawing no 1703 Sheet 2, received 23rd June 2021;

Proposed Section AA, scale 1:50, drawing no 1703 Sheet 1, received 23rd 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. Unsworth

Date : 17/08/2021

Authorising Officer: N.J. Hayhurst

Date : 18/08/2021

Dedicated responses to:- N/A