

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2302/OF1	
2.	Proposed Development:	SINGLE STOREY SIDE EXTENSION	
3.	Location:	UNDERWOOD, THE HILL, MILLOM	
4.	Parish:	Millom Without	
5.	Constraints:	ASC;Adverts - ASC;Adverts, TPO - TPO, Coal - Off Coalfield - Data Subject To Change	
6.	Publicity Representations & Policy	Neighbour Notification Letter	No
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report:		
	Site and Location		
	<p>This application relates to a detached property known as Underwood House, located to the south west of The Hill, Millom. The application site is accessed from the A5093 and adjoins the curtilage of Ghyll Scuar Quarry. The large site comprises of the large detached former Hotel (Underwood House), a Coach House and outbuildings, and a detached property known as Bower Cottage.</p>		
	Relevant Planning History		
	<p>4/21/2011/OF1 – Change of use of former Underwood House Hotel to a single C3 dwelling house, change of use of Bower Cottage to associated residential accommodation and change of use of former hotel Coach House to office accommodation in association with Slacks Millom Ltd.</p>		

4/21/2274/0F1 – Erect general purpose building

Proposal

This application seeks planning permission for a single storey side extension. The proposed extension will replace an L-shaped single storey outbuilding which was attached to the north west gable of the property. The proposed extension will measure 10m x 7.45m, with an eaves height of 2.4m and an overall height of 5.9m. The development will benefit from a front facing gable measuring 2.2m x 3.75m, benefitting from an eaves of 2.4m to match the main extension and an overall height of 5.2m.

Internally the proposed extension will create a large kitchen, a dining hall, a boot room and a porch. Externally, the proposed development will be finished with rubble walling with sandstone quoins and window surrounds, and a natural slate roof to match the existing dwelling. The existing timber and upvc windows and doors will be replaced with power coated grey aluminium narrow frames.

Consultation Responses

Millom Parish Council

Support this application.

Public Representation

This application has been advertised by way of a site notice. 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 (2021)

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 located outside of The Hill 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 for a single storey side extension at the property creating additional living space within the large dwelling. The development is designed to reflect the traditional character of the parent property and the site is set within its own large grounds. Overall the scale and design of the development is therefore 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. Although the extension is in close proximity of the adjacent Coach House, the development is replacing existing outbuildings which are currently in close proximity to the existing structure. The Coach House is under the applicant's ownership and is used for purposes ancillary to the residential use of the main dwelling.

	<p>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> <p><u>Planning Balance & Conclusion</u></p> <p>The proposed side extension is of an appropriate scale and 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"> - Site Location Plan, Scale 1:2500, received by the Local Planning Authority on the 28th June 2021. - Existing Site Survey, Scale 1:200, Drawing No 5535(PL)01, received by the Local Planning Authority on the 28th June 2021. - Proposed Site Plan, Scale 1:200, Drawing No 5535(PL)02, received by the Local Planning Authority on the 28th June 2021. - Proposed Plans, Scale 1:100, Drawing No 5535(PL)03, received by the Local Planning Authority on the 28th June 2021. - Proposed Elevations, Scale 1:100, Drawing No 5535(PL)04, received by the Local Planning Authority on the 28th June 2021. - Existing Plans & Elevations, Scale 1:100, Drawing No 5535(PL)05, received by the Local

Planning Authority on the 28th 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