

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/21/2309/OF1
2.	<b>Proposed Development:</b>	ERECT TWO STOREY AND SINGLE STOREY EXTENSION TO SIDE ELEVATION
3.	<b>Location:</b>	38 CHURCHILL DRIVE, MILLOM
4.	<b>Parish:</b>	Millom
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change
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>	<p><b>SITE AND LOCATION</b></p> <p>This application relates to 38 Churchill Drive, a detached property located on an existing housing estate within Millom. The application site benefits from an existing driveway to the front of the property, a single storey garage and large rear garden.</p> <p><b>PROPOSAL</b></p> <p>Planning Permission is sought for the erection of a two-storey and single-storey side extension to provide an additional living room and enlarged utility room and garage on the ground floor and two additional bedrooms and an en-suite on the first floor.</p> <p>The two-storey side extension will project 4.8 metres from the side elevation and it will be 8.2 metres in depth to match the existing property. The roofline will match the existing property, with an eaves height of 5.2 metres and an overall height of 7.3 metres. The front elevation has been designed to</p>

include a window and front door on the ground floor and two windows on the first floor and the rear elevation has been designed to include a ground floor access door and window to the utility and a first floor bedroom window. The side elevation will be blank.

The single-storey side extension will project a further 3.1 metres from the proposed two-storey side elevation and it will be 5.4 metres in depth. It will have a pitched roof with an eaves height of 2.5 metres and an overall height of 4 metres. It has been designed to include a garage door on the front elevation and an access door on the rear elevation. The side elevation will also be blank.

The proposed extension will be finished in slatestone facing on the front elevation and Canterbury spar render on the side and rear elevations, flat grey concrete roof tiles and anthracite grey UPVC windows and door materials to match the existing dwelling.

### **RELEVANT PLANNING APPLICATION HISTORY**

A Prior Notification for a rear ground floor sunroom was previously determined as Permitted Development at this property (ref: 4/18/2537/HPAE).

### **CONSULTATION RESPONSES**

#### Millom Town Council

No objections.

#### Highway Authority and Lead Local Flood Authority

Advisory comments on the parking requirements and the proposed driveway extension materials as the road adjacent to the site is un-adopted.

#### Public Representations

The application has been advertised by way of neighbour notification letters issued to 5 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 DM12 – Standards for New Residential Developments

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 Millom and it will provide an additional living room and enlarged utility room and garage on the ground floor and two additional bedrooms and an 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. It will replace an existing single-storey side extension and the depth will match the existing property. The design includes a continuation of the existing eaves and ridge height to match the existing property and the materials will match the existing property and other properties within the wider Churchill Drive estate. As a result, the proposed extension will not be excessively prominent in the street scene.

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. Policy DM12 requires a separation distance between directly facing elevations of dwellings containing windows of habitable rooms and a gable or windowless elevation of 12 metres to maintain residential amenity standards.

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 no windows will be included on the side elevation facing the boundary and therefore overlooking concerns are mitigated.

The separation distance between the side gable and front of the neighbouring property, no. 36 Churchill Drive will be approximately 14 metres. The separation distance will satisfy the guidelines set out in Policy DM12 and therefore it is considered that the proposed extension will not cause a significant loss of light or dominance on the neighbouring property.

In addition, no concerns were raised as a result of the neighbour consultation process.

On this basis, the proposal will have little impact on the residential amenity and it is considered to comply with Policies DM12, DM18 and the NPPF guidance.

#### Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

The proposal includes the creation of an additional off-street parking space to the front of the property. It will be surfaced in permeable brown brick setts paving to match the existing driveway and therefore it will not increase surface water run-off onto the highway. This can be secured through a planning condition to ensure the driveway is installed prior to the first use of the extension. This will ensure adequate off-street parking to meet the needs of the dwelling is provided and it is therefore considered that the proposal will not affect the highway conditions.

On this basis, the proposal is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.

#### Planning Balance and Conclusion

	<p>This application seeks to erect a two-storey and single-storey side extension. The proposal 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>
<p>8.</p>	<p><b>Recommendation:</b> Approve (commence within 3 years)</p>
<p>9.</p>	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li data-bbox="180 615 1438 684"> <p>1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</p> <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> </li> <li data-bbox="180 957 1459 1339"> <p>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: -</p> <p>Site Plan, scale 1:1250, drawing no. 1705 Sheet 1, received 2<sup>nd</sup> July 2021;  Amended Block Plan, scale 1:300, received 24<sup>th</sup> August 2021;  Existing and Proposed Floor Plans, scale 1:50, drawing no. 1705 Sheet 1, received 2<sup>nd</sup> July 2021;  Proposed Section AA, scale 1:50, drawing no. 1705 Sheet 1, received 2<sup>nd</sup> July 2021;  Existing and Proposed Elevations, scale 1:100, drawing no. 1705 Sheet 2, received 2<sup>nd</sup> July 2021.</p> <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> </li> <li data-bbox="180 1619 1406 1766"> <p>3. Prior to the first use of the extension hereby approved the proposed driveway must be installed in accordance with the approved 'Amended Block Plan' received by the Local Planning Authority on 24<sup>th</sup> August 2021. The driveway must be maintained at all times thereafter.</p> <p>Reason</p> </li> </ol>

To ensure that adequate off-street parking is provided in accordance with Policy DM22 of the Copeland Local Plan.

**Informative**

Before any works are commenced, you might need to obtain a permit from Cumbria Highway's Street Works team for the extended kerb drop - [streetworks.west@cumbria.gov.uk](mailto:streetworks.west@cumbria.gov.uk).

**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 : 26/08/2021**

**Authorising Officer: N.J. Hayhurst**

**Date : 31/08/2021**

**Dedicated responses to:- N/A**