

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2312/OF1
2.	Proposed Development:	DEMOLITION OF GARAGE TO PROVIDE A SINGLE STOREY SIDE AND REAR EXTENSION
3.	Location:	14 GOLDSMITH ROAD, EGREMONT
4.	Parish:	Egremont
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 14 Goldsmith Road, a semi-detached property located on an existing housing estate within Egremont. The site benefits from an existing detached garage, a side extension and a large garden.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a single-storey side extension to provide a ground floor bedroom and the erection of a single-storey rear extension to provide an enlarged kitchen.</p> <p>The proposed side extension will project 2 metres from the side elevation and it will be 3.8 metres in depth. It has been designed to include a pitched roof, with an overall height of 3.8 metres and an eaves height of 2.5 metres to match the existing property. The front elevation will include a window and the rear elevation facing the garden will include an access door. The side elevation facing the</p>

boundary will be blank.

The rear extension will project 2.2 metres from the rear elevation and it will be 2.8 metres in width. It has been designed to include a flat roof with an overall height of 2.8 metres. The rear elevation will include window and the side elevation facing the patio area will include an access door. The side elevation facing the boundary will be blank.

The extensions will be finished with wet dash render, roof tiles and white UPVC windows and doors to match the existing property.

The proposal also includes the removal of the detached garage and the installation of a driveway for two off-street parking spaces.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Egremont Town Council – No comments received.

Highway Authority – No objections.

Lead Local Flood Authority – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 1 property - 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 on an existing housing estate within Egremont and it will provide a ground floor bedroom, an enlarged kitchen and two off-street parking spaces. 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 of the Local Plan 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 extensions will be modest in scale and appropriately located within the side and rear garden. The design will ensure that the proposal appears subservient to the main dwelling and it will not be excessively prominent within the locality. Due to its siting, it will not be overbearing for the neighbouring properties and the design is considered to be suitable for its use. In addition, the choice

of materials will match the existing property.

On this basis, the proposal is considered to comply with Policies DM10 and 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.

Overlooking and overshadowing issues between the proposed extensions and the neighbouring properties were considered, although the extensions will be modest in scale and appropriately located within the site.

Under current permitted development rights, a rear extension could project 3 metres from the rear elevation without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the rear extension is smaller than what is possible under permitted development, the proposal is considered to be satisfactory and therefore it will not have a detrimental impact on the neighbouring amenity. The existing boundary fence and planting to the side of the property, adjacent to no. 13 Goldsmith Road, will also screen the development and mitigate potential overlooking issues.

In addition, the side extension will be located adjacent to an area of open space and it will not include any windows on the side elevation. On this basis, due to the siting and design, it is considered that the side extension will not have a detrimental impact on the amenity of the surrounding properties and is consistent with Policies DM18(B), DM18(C) of the Local Plan 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 two off-street parking spaces to the front of the property and it is therefore considered that the development will provide adequate off-street parking to meet the needs of the enlarged dwelling. The parking provision can be secured through a planning condition and the Highway Authority therefore raised no objections to the proposal.

On this basis, it is considered the proposal will not affect the highway and it is considered to satisfy Policy DM22 and the standards set out in the Cumbria Development Design Guide.

Planning Balance and Conclusion

The proposed extension is of an appropriate scale and design and would not have any detrimental impact on the amenities of the adjoining properties or highway safety. 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.

8.	Recommendation: Approve (commence within 3 years)
9.	Conditions: 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: - Site Location Plan, scale 1:1250, drawing ref 5596-01, received 5 th July 2021; Existing and Proposed Block Plan, scale 1:200, drawing ref 5596-03, received 5 th July 2021; Existing and Proposed Floor Plan and Elevations, scale 1:50, drawing ref 5596-02 received 5 th July 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. 3. Prior to the first use of the extension hereby approved the proposed driveway must be installed in accordance with the approved 'Proposed Block Plan' and it must be maintained at all times thereafter. Reason 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 and vehicle access - 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 : 23/08/2021****Authorising Officer: N.J. Hayhurst****Date : 23/08/2021****Dedicated responses to:- N/A**