



**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2315/0F1
2.	Proposed Development:	PROPOSED DOUBLE GARAGE WITH LOFT SPACE OVER
3.	Location:	ROSE LODGE, SPRINGFIELD FARM, BIGRIGG, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts, 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 Planning Policies: See report
7.	Report: SITE AND LOCATION <p>This application relates to Rose Lodge, a detached property located within the open countryside to the north of Bigrigg. The site is bound by an access track to the north, a neighbouring property, Rose Cottage to the west and agricultural fields to the south and east. The site benefits from a large garden and it currently houses some large containers which are used for storage.</p> PROPOSAL <p>Planning permission is sought for the erection of a side extension to provide a double garage on the ground floor with loft space above. The extension will project 7.7 metres from the side elevation and it will be 8.8 metres in depth. It will have a pitched roof with an eaves height of 3.1 metres and an overall height of 5.8 metres. The front elevation will include two garage doors on the ground floor and a dormer window above; the side elevation will include a first floor window and the rear</p>	

elevation will include an access door and ground floor window and a dormer window above. The extension will be finished in render, roof tiles and UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

Outline Planning Permission for a single dwelling for the occupancy by a farm worker was allowed on appeal (ref: 4/12/2445/001) and Planning Permission was granted for a four bedroomed detached dwelling (ref: 4/13/2509/0F1).

CONSULTATION RESPONSES

Egremont Town Council

No objections.

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 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

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

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.

Principle of Development

The proposed application relates to a residential dwelling to the north of Bigrigg and it will provide a double garage on the ground floor with loft space above. Policy DM18 supports extensions to residential properties subject to detailed criteria, which are considered below.

The site currently has several metal containers within the garden that are used for domestic storage. Due to increased theft within the area and concerns regarding the safety, it is considered that the garage will provide a secure space to store the domestic equipment.

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 extension will be appropriately located within the large side garden and the scale will be relatively modest in scale to accommodate a double garage with storage above. It will be viewed in the context of the existing property and the extension will be stepped back from the principal elevation. This will ensure that the proposal appears subservient to the main dwelling and it will not be excessively prominent within the locality. The design is considered to be suitable for its use and the choice of materials will match the existing property.

On this basis, the extension is considered to respect the character and appearance of the existing property and therefore 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 and the relationship with the neighbouring property, it is considered that the proposal will not cause a significant loss of light or dominance on the neighbouring property.</p> <p>In addition, potential overlooking issues are mitigated due to the siting adjacent to the agricultural field and no concerns were raised as a result of the neighbour consultation process.</p> <p>On balance, it is therefore considered that the proposal satisfies Policies DM18(B), DM18(C) and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a double garage on the ground floor with loft space above to the side of the existing property. It is not considered to be excessively prominent within the locality and the scale and design are considered to respect the character and appearance of the existing property.</p> <p>In addition, taking into account the orientation of the extension and the relationship with the neighbouring property, the proposed design is acceptable and it will not adversely harm the residential amenity.</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:</p> <p>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. <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: -

Existing Location Plan, scale 1:2500, drawing no 20/0268/1, received 7th July 2021;
Existing Block Plan, scale 1:200, drawing no 20/0268/1, received 7th July 2021;
Existing Floor Plans, scale 1:100, drawing no 20/0268/2, received 7th July 2021;
Existing Elevations, scale 1:100, drawing no 20/0268/3, received 7th July 2021;
Proposed Location Plan, scale 1:2500, drawing no 20/0268/1, received 7th July 2021;
Proposed Block Plan, scale 1:200, drawing no 20/0268/1, received 7th July 2021;
Proposed Floor Plans, scale 1:100, drawing no 20/0268/2, received 7th July 2021;
Proposed Elevations, scale 1:100, drawing no 20/0268/3, received 7th July 2021;
Proposed Sectional Elevation, scale 1:50, drawing no 20/0268/4, received 7th 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. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Rose Lodge and shall not be used for any business purposes whatsoever.

Reason

For the avoidance of doubt and to ensure a satisfactory form of development that is appropriate for its location.

Informative

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

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	