

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2333/OF1
2.	Proposed Development:	CONSTRUCTION OF A SINGLE STOREY SIDE AND REAR LINK EXTENSION; REAR EXTENSION TO EXISTING GARAGE WITH INTERNAL MODIFICATIONS; CHANGE OF USE OF AGRICULTURAL LAND TO EXTEND DOMESTIC CURTILAGE TO FORM A RESIDENTIAL GARDEN
3.	Location:	BELSFIELD, THE GREEN, MILLOM
4.	Parish:	Millom Without
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change
6.	Publicity Representations & Policy	Neighbour Notification Letter: YES Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report:	<p>SITE AND LOCATION</p> <p>This application relates to Belsfield, a detached bungalow and an adjacent field located within the hamlet of The Green near to Millom. The site is bound by the A5093 to the front, Black Beck to the rear and residential dwellings to each side. The site benefits from an existing driveway, a large garden and a single-storey detached garage with a 1-metre high stone boundary wall.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a single-storey side and rear extension to provide an enlarged kitchen-dining-living room, an enlarged hallway, an additional en-suite, dressing room, utility room and a link corridor and extension to the detached garage to create a workshop.</p> <p>The proposed side extension will project 4.8 metres from the side elevation and it will be 9.27 metres</p>

in depth to match the existing property. It has been designed to continue the existing roof pitch with an overall height of 5.881 metres and an eaves height of 2.5 metres to match the existing property. The front elevation will include a new glazed entrance hall and window, the side elevation will include a glazed gable and the rear elevation will include a window.

The proposed rear extension will project 3.285 metres from the rear elevation of the dwelling and the detached garage and it will be 12.863 metres in width to provide a link. The roof design will reflect the existing property with a continuation of the pitched roof of the garage and a cross-gable from the rear of the dwelling. It will include an access door on the side and front elevation and three windows on the rear elevation. The side elevation facing the boundary will be blank. It will also be lit by two skylights.

The extensions will be finished with pebbledash render and slate cladding on the front gable projection and side extension and the roof will be finished with roof tiles to match the existing property. The windows and doors within the existing property and extension will be replaced with new anthracite grey UPVC and dark grey powder coated doors.

The proposal also includes the change of use of the adjacent agricultural land to extend the domestic curtilage to form a residential garden. The new landscaped area will be constructed out of permeable paving.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a new domestic access onto the A5093 (ref: 4/93/0555/0).

CONSULTATION RESPONSES

Millom Without Parish Council

No objections.

Flood and Coastal Defence Engineer

Objection as no drainage details provided. Agreed to the use of a pre-commencement condition for the surface water drainage details to be provided, once known.

Public Representations

The application has been advertised by way of site notice and neighbour notification letters issued to 9 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

Policy ENV5 – Protecting and Enhancing the Borough’s Landscapes

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

Policy DM24 – Development Proposals and Flood Risk

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, highway safety, drainage and flood risk.

Principle of Development

The proposed application relates to a residential dwelling within The Green and it will provide an enlarged kitchen-dining-living room, an enlarged hallway, an additional en-suite, dressing room and utility room and a link corridor and extension to the detached garage. 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 the proposal appears subservient to the main dwelling and it will not be overbearing for the neighbouring properties. In addition, the choice of materials will match the existing property and therefore the extension will not be excessively prominent within the locality.

On this basis, the proposal is considered respect the character and appearance of the existing dwelling and therefore, the proposal is considered to comply with Policies DM10 and DM18 of the Local Plan 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 habitable room windows of 21 metres to maintain privacy and overlooking standards.

Overlooking and overshadowing issues between the proposed extension, garden extension and the neighbouring properties were considered, although due to the orientation of the existing property, it is not considered that the proposal will create unacceptable amenity issues. The side extension will be located 90 metres away from closest neighbouring property, far in excess of the separation distances required by Policy DM12 and the rear extension will be screened by the existing mature boundary planting and Black Beck. On this basis, due to the significant separation distances, it is considered that the extension will not cause a significant loss of light or privacy to the neighbouring properties.

Overall, the proposal is considered to meet Policies DM12, DM18(B), DM18(C) and the NPPF guidance.

Settlement and Landscape Character

Policy ENV5 seeks to protect or enhance the Borough's landscapes by ensuring development does not

threaten or detract from the distinctive characteristics.

The proposal includes the use of the adjoining rectangular shaped area of land to form an extension of the residential garden associated with the property.

Whilst this section of land forms an open area in between existing residential properties it is appropriately sited to the side of the existing dwelling and is bound by an existing stone wall fronting onto the A5093 and by the existing beck and a line of mature trees along its eastern boundary. This helps to contain the land and will provide a defined space that lies on the edge of the built up area of the settlement. This contrasts with the open land to the west of the A5093 which is open countryside that contributes positively to the setting of the settlement.

On balance a domestic use of the land is considered to be acceptable. However in order to safeguard the character and appearance of the land and also to protect residential amenity, it is appropriate to attach a condition to remove permitted development rights from the site to ensure that any future development can be controlled.

Highway Safety

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

The site access and off-street parking will remain unchanged to the front of the property and therefore it is considered that the proposal will not have a detrimental effect on the existing highway conditions. The proposal will not create any additional bedrooms and therefore it is considered that the existing driveway provides adequate off-street parking to meet the needs of the property.

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

Drainage and Flood Risk

The NPPF and Policy DM24 requires proposed developments in Flood Zones 2 and 3 to be accompanied by a Flood Risk Assessment (FRA). Policy DM24 seeks to protect developments against risks of flooding.

The site is located within flood zone 1, an area with a low probability of flooding, although the site is located adjacent to Black Beck which lies within flood zone 3. The Council's Flood Engineer raised concerns as no proposed drainage details have been provided as part of this application.

The Flood Engineer and agent have agreed to the use of a pre-commencement condition to provide the drainage details, once known.

On balance, the proposal is considered to be acceptable and therefore it will comply with Policy DM24 and the NPPG guidance.

Planning Balance and Conclusion

The proposed extension and domestic curtilage extension are of an appropriate scale and design and

	<p>would not have any detrimental impact on the amenities of the adjoining properties, highway safety or flood risk. 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>
<p>8.</p>	<p>Recommendation: Approve (commence within 3 years)</p>
<p>9.</p>	<p>Conditions:</p> <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> <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>Location Plan, scale 1:1250, drawing no. 21-30-P-L Rev A, received 21st July 2021; Block Plan, scale 1:500, drawing no. 21-30-P-L Rev A, received 21st July 2021; Existing Floor Plan, scale 1:100, drawing no. 21-30-P-02, received 21st July 2021; Proposed Floor Plan, scale 1:100, drawing no. 21-30-P-05 Rev A, received 21st July 2021; Existing Elevations, scale 1:100, drawing no. 21-30-P-03, received 21st July 2021; Proposed Elevations, scale 1:100, drawing no. 21-30-P-06 Rev A, received 21st July 2021; Existing 3D Sketches, received 21st July 2021; Proposed 3D Sketches, received 21st July 2021; Flood Map Plan, received 21st 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> <p>3. Before development commences full details of the surface water drainage scheme to serve the development, including attenuation measures, must be submitted to and approved in writing by the Local Planning Authority. The approved scheme must become operational before the development is brought into use and must be maintained thereafter.</p> <p>Reason</p>

To ensure suitable surface water drainage is provided in accordance with Policy DM24 of the Copeland Local Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification) no detached buildings, enclosures, domestic fuel containers, pool or hardstandings shall be constructed within the residential curtilage other than those expressly authorised by this permission.

Reason

To safeguard the character and appearance of the development in the interests of visual amenity.

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 : 24/09/2021

Authorising Officer: N.J. Hayhurst

Date : 28/09/2021

Dedicated responses to:- N/A