

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2333/0F1
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	None required.
7.	Report:	<p>Site and Location: This application relates Belsfield, a detached property located within The Green, Millom.</p> <p>Proposal: This application seeks a non-material amendment of the development approved under application reference 4/21/2333/0F1. The proposed amendment comprises:</p> <ul style="list-style-type: none"> - The rear pitched roof profile to be replaced with a flat roof design that continues from the flat roof link extension. <p>Development plan policies: Copeland Local Plan 2013 – 2028 (Adopted December 2013) <u>Core Strategy</u> Policy ST1 – Strategic Development Principles</p>

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 Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft 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.

The following policies are relevant to this proposal:

Policy DS1PU – Presumption in favour of Sustainable Development

Policy DS6PU – Design and Development Standards

Policy H14PU – Domestic Extensions and Alterations

Assessment:

Design

Given the siting on the rear elevation, the rear flat roof design is considered to be appropriate in design. It will continue over from the previously approved flat roof link extension and therefore the proposal respects the character and appearance of the existing dwelling and previous extension approval.

Residential Amenity

Given location of the proposed rear extension and the proposed flat roof design, adverse impacts upon the occupants of adjacent dwellings through loss of light and overshadowing will not result.

Conclusion

The rear flat roof alteration is acceptable in relation to the dwelling and therefore does not raise issues in respect of the design or residential amenity.

In the context of the approved development, the proposed comprises a non-material amendment.

Approve non-material amendment.

8.	Recommendation: Approve non-material amendment.
Case Officer: C. Unsworth	Date : 21/09/2022
Authorising Officer: N.J. Hayhurst	Date : 21/09/2022
Dedicated responses to:- N/A	