

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/21/2333/0F1
2.	<b>Proposed Development:</b>	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.	<b>Location:</b>	BELSFIELD, THE GREEN, MILLOM
4.	<b>Parish:</b>	Millom Without
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change
6.	<b>Publicity Representations &amp; Policy</b>	N/A
7.	<b>Report:</b>	<p><b>Site and Location:</b> This application relates Belsfield, a detached property located within The Green, Millom.</p> <p><b>Proposal:</b> 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"> <li>- Feature glazing panel on the gable changed to only include a 6m bi-folding doorset;</li> <li>- One small kitchen window will be omitted on the rear elevation;</li> <li>- A new velux rooflight will added on the rear elevation above the kitchen window.</li> </ul> <p><b>Development plan policies:</b> Copeland Local Plan 2013 – 2028 (Adopted December 2013) <u>Core Strategy</u></p>

	<p>Policy ST1 – Strategic Development Principles</p> <p>Policy ST2 – Spatial Development Strategy</p> <p><u>Development Management Policies (DMP)</u></p> <p>Policy DM10 – Achieving Quality of Place</p> <p>Policy DM18 – Domestic Extensions and Alterations</p> <p><b>Other Material Planning Considerations</b></p> <p>National Planning Policy Framework (NPPF)</p> <p><u>Emerging Copeland Local Plan (ELP):</u></p> <p>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.</p> <p><b>Assessment:</b></p> <p><i>Design</i></p> <p>Given the siting on the ground floor side and rear elevation, the amended window bi-fold door and window design is considered to be appropriate in design and therefore it respects the character and appearance of the existing dwelling.</p> <p><i>Residential Amenity</i></p> <p>Given location of the proposed window alterations and the reduced glazing, adverse impacts upon the occupants of adjacent dwellings through loss of privacy and overlooking will not result.</p> <p><i>Conclusion</i></p> <p>The window and bi-fold door alterations are acceptable in relation to the dwelling and therefore do not raise issues in respect of the design or residential amenity.</p> <p>In the context of the approved development, the proposed comprises a non-material amendment.</p> <p>Approve non-material amendment.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve non-material amendment.</p>

<b>Case Officer: C. Unsworth</b>	<b>Date : 18/11/2021</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 18/11/2021</b>
<b>Dedicated responses to:- N/A</b>	