

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2385/OF1
2.	Proposed Development:	REMOVE CONSERVATORY, ERECT SUNROOM AND STORE EXTENSION ON REAR ELEVATION
3.	Location:	17 DEVONSHIRE ROAD, MILLOM
4.	Parish:	Millom
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 17 Devonshire Road, a semi-detached property located within Millom. The site benefits from a large rear garden and an existing rear conservatory.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the removal of the existing conservatory and the erection of a single-storey rear extension to provide an enlarged sunroom and an external storeroom.</p> <p>The overall extension will project 9.98 metres from the rear elevation and it will have an overall width of 4.23 metres. It has been designed to include a flat roof with an overall height of 2.9 metres. The design includes bi-fold doors and a patio door on the side elevation facing the garden. The rear and side elevation along the boundary wall will be blank. The extension will be finished with Canterbury spar render, grey coloured resin on the roof and anthracite grey aluminium bi-fold doors and UPVC</p>

doors to match the existing property. The sunroom will also be lit by a roof lantern.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted to remove the storeroom and erect a garage extension (ref: 4/93/0646/4) and to convert the existing garage to utility room and study and extend above with first floor bedroom and bathroom (ref: 4/05/2473/0).

CONSULTATION RESPONSES

Consultees

Millom Town Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 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 proposed are the principle of development, its scale and design, the potential impacts on residential amenity.

Principle of Development

The proposed application relates to a residential dwelling within Millom and it will provide an enlarged sunroom and an external storeroom. Policy DM18 supports extensions 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 extension will be relatively modest in scale and suitably located within the rear garden. This will ensure that the proposal appears subservient to the main dwelling and it will not be excessively prominent within the locality. 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 are considered to respect the existing character and appearance of the existing property.

Overall, the proposal is considered to meet Policy 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 both the parent property and adjacent dwellings.

Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, although the proposed extension is considered to reduce potential overlooking issues compared to the existing conservatory, as no windows will be included on the side elevation along the boundary. In addition, the flat roofed design will reduce potential overshadowing issues and the existing boundary fence will screen the development to the rear.

In addition, under current permitted development rights, an extension could project 4 metres from the rear elevation with an overall height of 4 metres without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the projection is not significantly larger than what is possible under permitted development, this

	<p>proposal is considered to be satisfactory and therefore it will not have a detrimental impact on the neighbouring amenity.</p> <p>No objections have been received as a result of the consultation period and on this basis, the proposal is considered to satisfy Policy DM18 and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed extension is of an appropriate scale and design and will not have any detrimental impact on the amenities of the adjoining properties. 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>
8.	<p>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> <li data-bbox="183 848 1438 919">1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <p style="margin-left: 40px;">Reason</p> <p style="margin-left: 40px;">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"> <li data-bbox="183 1199 1459 1270">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 style="margin-left: 40px;">Site Plan, scale 1:1250, drawing no 1708 Sheet 1, received 24th August 2021; Block Plan, scale 1:300, drawing no 1708 Sheet 1, received 24th August 2021; Existing and Proposed Floor Plan, scale 1:50, 1708 Sheet 1, received 24th August 2021; Existing and Proposed Elevations, scale 1:100, drawing no 1708 Sheet 1, received 24th August 2021; Proposed Section AA, scale 1:50, drawing no 1708 Sheet 1, received 24th August 2021; Proposed Roof Lantern Cross Section, received 24th August 2021.</p> <p style="margin-left: 40px;">Reason</p> <p style="margin-left: 40px;">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>

	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 : 18/10/2021
Authorising Officer: N.J. Hayhurst	Date : 18/10/2021
Dedicated responses to:- N/A	