

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/21/2395/OF1
2.	<b>Proposed Development:</b>	PROPOSED SIDE AND REAR EXTENSION TO PROVIDE NEW SUN ROOM
3.	<b>Location:</b>	1 TOWER VIEW, EGREMONT
4.	<b>Parish:</b>	Egremont
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>	<p><b>SITE AND LOCATION</b></p> <p>This application relates to 1 Tower View, a semi-detached property located on an existing housing estate within Egremont. The property benefits from an existing porch on the side elevation.</p> <p><b>PROPOSAL</b></p> <p>Planning permission is sought for the erection of a single storey wrap-around extension to the side and rear of the property to provide a sunroom.</p> <p>The extension will project 1.6 metres from the side elevation to match the existing porch and it will project 2.7 metres from the rear elevation to infill the rear corner of the property. It will include a hipped roof with an eaves height of 2.4 metres and an overall height of 3.6 metres to match the existing porch. It has been designed to include two windows on the side elevation and patio doors and two windows on the rear elevation. The extension will be finished in facing bricks, roof tiles and</p>

white UPVC windows and doors to match the existing property and it will also be lit by one skylight.

### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous applications for this property.

### **CONSULTATION RESPONSES**

#### Consultees

Egremont Town Council – No objections as long as there is a neighbourhood consultation.

#### Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties.

No objections have been received as a result of this consultation.

### **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 impacts on residential amenity and highway safety.

### Principle of Development

The proposed application relates to a residential dwelling located on an existing housing estate within Egremont and it will provide a sunroom. 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 and the NPPF guidance.

### Scale and Design

Policy ST1 and section 12 of the NPPF seek to safeguard good levels of quality and attractiveness. 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 modest in scale and appropriately sited to the side and rear of the property. The continuation of the pitched roof will match the existing porch and therefore it will not be prominent in the street scene. In addition, the proposed materials will reflect the existing property.

On this basis, the extension will respect the character and appearance of the existing property and therefore it is considered to satisfy Policy DM18(A) and 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.

The proposal will be appropriately located in the side and rear garden as it will not project further than the existing porch on the side elevation and it will infill the rear corner of the property. On this basis, due to the modest scale and siting within the site, stepped away from the boundary by 5 metres, it is not considered that the sunroom extension will cause significant overshadowing or overlooking. The existing detached garage to the rear of the side will also mitigate overlooking concerns from the proposed rear elevation windows and patio doors.

In addition, under current permitted development rights, a rear extension could project 3 metres from the rear elevation and a side extension could project up to half the width of the original dwelling, 4 metres in this case, with an eaves height of 3 metres and an overall height of 4 metres, without the requirement for formal planning permission. This fall-back position is a material

	<p>consideration in the assessment of this application. As the wrap-around extension is not larger than what is possible under permitted development, this proposal is considered to be satisfactory.</p> <p>On this basis, the proposal will have little impact on the residential amenity and it is considered to comply with Policies DM18(B), DM18(C) and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed wrap-around is of an appropriate scale and design and would 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><b>Recommendation:</b> Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li data-bbox="185 814 1432 884">1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</li> </ol> <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="185 1161 1458 1230">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: -</li> </ol> <p style="margin-left: 40px;">Location Plan, scale 1:1250, drawing no 303-01002-01, received 27<sup>th</sup> August 2021;  Block Plan, scale 1:200, drawing no 303-01002-01, received 27<sup>th</sup> August 2021;  Existing Ground Floor Plan, scale 1:50, drawing no 303-01001-01, received 27<sup>th</sup> August 2021;  Existing Elevations, sheet 1 of 2, scale 1:50, drawing no 303-02001-01, received 27<sup>th</sup> August 2021;  Existing Elevations, sheet 2 of 2, scale 1:50, drawing no 303-02002-01, received 27<sup>th</sup> August 2021;  Proposed Ground Floor Plan, scale 1:50, drawing no 303-04001-02, received 27<sup>th</sup> August 2021;  Proposed Elevations, sheet 1 of 2, scale 1:50, drawing no 303-05010-02, received 27<sup>th</sup> August 2021;  Proposed Elevations, sheet 2 of 2, scale 1:50, drawing no 303-05011-02, received 27<sup>th</sup> August 2021;  Typical Section A-A, scale 1:50, drawing no 303-06001-02, received 27<sup>th</sup> August 2021.</p> <p style="margin-left: 40px;">Reason</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.

**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 : 19/10/2021**

**Authorising Officer: N.J. Hayhurst**

**Date : 20/10/2021**

**Dedicated responses to:- N/A**