

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2401/OF1
2.	Proposed Development:	ERECT GARAGE/STORE EXTENSION ON FRONT/SIDE ELEVATION
3.	Location:	CALOBRA, 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: 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 Calobra, a detached property situated within the open countryside, 0.2 miles west of The Green, Millom. The site benefits from a large front and rear garden and it is bound by a stone boundary wall and agricultural fields to the north-east boundary.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the erection of a single-storey wrap-around extension to the side and front of the property to provide a garage and store room.</p> <p>The extension will project 5.8 metres from the side elevation and it will be 8.67 metres in depth. The proposal will also project 4.57 metres from the front elevation. It has been designed to include a flat roof with an overall height of 3 metres. The front elevation will include a window, the side elevation facing the driveway will include a garage door and the side elevation facing the boundary and the rear elevation will be blank. The extension will be finished in cream painted roughcast, a grey resin</p>

roof and white UPVC windows and a white metal garage door to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Millom Without Parish Council – Support this application.

Public Representation

The application has been advertised by way of neighbour notification letters issued to 1 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

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

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, the potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling close to The Green, Millom and it will provide a garage and store room. 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 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 appropriately sited to the side and front of the property. It will replace an existing carport and the proposed design will ensure that the proposal appears subservient to the main dwelling and it will not be excessively prominent within the locality. Due to its siting, 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 will match the existing property.

On this basis, the proposal is considered to meet Policies DM10 and 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 the parent property or adjacent dwellings.

The proposal will be appropriately located in the side and front garden, to the north-east of the existing property. Due to the siting and orientation within the application site, the extension will be a significant distance away from the neighbouring properties and therefore the garage extension will not cause a significant overshadowing or overlooking.

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.

Highway Safety

Policy DM22 requires developments to be accessible to all users and encourages innovative

	<p>approaches to manage vehicular access and parking.</p> <p>The site access and off-street parking will remain unchanged to the front of the property and therefore it is considered 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.</p> <p>On this basis, the proposal is considered to meet Policy DM22 and standards set out in the Cumbria Development Design Guide.</p> <p><u>Conclusion</u></p> <p>The proposed garage extension is of an appropriate scale and design and would not have any detrimental impact on the amenities of the adjoining properties or highway safety. 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"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <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> 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>Location Plan, scale 1:1250, drawing ref 1709, received 6th September 2021; Block Plan, scale 1:300, drawing ref 1709, received 6th September 2021; Existing and Proposed Floor Plan, scale 1:50, drawing ref 1709, received 6th September 2021; Existing and Proposed Elevations, scale 1:100, drawing ref 1709, received 6th September 2021; Proposed Section, scale 1:50, drawing ref 1709, received 6th September 2021.</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990,</p>

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 : 29/10/2021

Authorising Officer: N.J. Hayhurst

Date : 29/10/2021

Dedicated responses to:- N/A