

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2404/0F1
2.	Proposed Development:	ERECTION OF DETACHED GARAGE AND EXTENSION TO EXISTING GAMES ROOM IN GARDEN TO FORM ANNEX (RESUBMISSION/AMENDMENT TO APPROVED APPLICATION 4/21/2185/0F1)
3.	Location:	WOODSIDE, SMITHY BANKS, HOLMROOK
4.	Parish:	Drigg and Carleton
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Gas Pipeline - Northern Gas Pipeline - 135m buffer, DEPZ Zone - DEPZ Zone
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>The application relates to Woodside, Smithy Banks, a detached property located within Holmrook. The site benefits from a large garden and an existing outbuilding.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a detached pre-fabricated garage to the front of the dwelling and an extension to the existing games room in the rear garden to form an annexe (amendment to approved application reference 4/21/2185/0F1).</p> <p>The garage will be 5.48 metres in width and 4.87 metres in depth. It will have a pitched roof with an overall height of 2.5 metres and an eaves height of 2 metres. It has been designed to include two</p>

garage doors on the front elevation and an access door and window on the north-west side elevation. The rear and south-east facing side elevation will be blank.

The annexe extension will project 4.7 metres from the side elevation and it will be 4.6 metres in depth to match the existing outbuilding. The design includes the continuation of the pitched roof with an overall height of 3.8 metres and an eaves height of 2.4 metres. It has also been designed to include a window on the front elevation facing the garden and a bathroom window on the side elevation. The rear elevation will be blank.

Both the garage and annexe extension will be finished with render and dashed masonry and white UPVC windows to match the existing property. The annexe will also include concrete 'modern' roof tiles to match the existing outbuilding and the garage will include brown cement fibre roof sheeting and a painted alloy garage door.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission was previously granted for the erection of a detached garage to the front of the dwelling and an extension to the existing games room in the rear garden to form an annexe (reference 4/21/2185/0F1).

CONSULTATION RESPONSES

Drigg and Carleton Parish Council

No comments received.

Highway Authority

No objections.

Lead Local Flood Authority

No objections.

Public Representation

The application has been advertised by way of neighbour notification letters issued to 5 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

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, and the potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling and it will provide a detached pre-fabricated garage to the front of the dwelling and an extension to the existing games room in the rear garden to form an annexe. 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.

Despite the proposed detached pre-fabricated garage being located forward of the principal elevation of the existing dwelling, the siting is considered to be appropriate, adjacent to the existing walled area of the garden and it will be screened by existing planting to the front of the property along the boundary. In addition, the annexe extension is considered to be suitably located within the rear garden. On this basis, the proposal is not considered to be excessively prominent within the residential estate.

The proposals will also be modest in scale and the annexe extension will be suitable to meet the needs of the family member. The garage and annexe designs are considered to be appropriate for their use and the proposed materials will match the existing property. This will reduce the impact of the development upon the overall street-scene and character of the area and therefore the proposal is considered to be acceptable.

Overall, the proposal is considered to meet Policies DM10 and DM18 of the Local Plan.

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 main concerns with the proposal was the potential impact of the development on the neighbouring dwellings. Although no concerns were raised as a result of the neighbour consultation process.

The proposals will be appropriately located within the site and due to the orientation of the proposed annexe extension to the north-west of the neighbouring properties, it is considered that the proposal will not cause a significant loss of light or dominance on the neighbouring property. In addition, due to the separation distances with the neighbouring properties, overlooking concerns are mitigated.

The agent has provided a supporting statement to outline the need for the proposed annexe. It was confirmed that the annexe will accommodate elderly family members and therefore it is not proposed that the outbuilding will not be used in any other capacity than as ancillary to the main dwelling. This confirms the whole site will be retained as one planning unit and the use of the proposed annexe can be controlled by means of a planning condition to ensure that it is only used as ancillary accommodation to the principal dwelling. This will help to minimise impacts on the amenities of the occupiers of surrounding dwellings.

On balance, it is considered that the garage proposal will have minimal impacts on neighbouring amenity and therefore it is considered to comply with Policy DM18 and the NPPF guidance.

Highway Safety

Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking.

The site visit confirmed that the existing off-street parking located to the front of the property will provide adequate parking to serve the needs of the property. The Highway Authority therefore raised no objections as part of the consultation process as the extension will not have a material effect on

	<p>existing highway conditions.</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>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a detached garage to the front of the dwelling and an extension to the existing games room in the rear garden to form an annexe. The main issue with the proposal was the potential impact on the neighbouring dwellings.</p> <p>Additional details regarding the use of the annexe were provided to confirm that the outbuilding will be ancillary to the main dwelling. The planning conditions proposed will control the use of the annexe accommodation and ensure that the whole site will be retained as one planning unit.</p> <p>The proposals are considered to be of an appropriate scale and design and it will not have any detrimental impact on neighbouring amenity or highway safety.</p> <p>On balance, subject to the imposition of the planning conditions proposed, the application is considered to be 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. Reason To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. 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: - Location Plan, scale 1:1250, received 7th September 2021; Existing Block Plan, scale 1:500, received 7th September 2021; Proposed Block Plan, scale 1:500, received 7th September 2021; Existing and Proposed Floor Plan and Elevations of Extension to Games Room, scale 1:100, received 7th September 2021; Proposed Detached Garage Floor Plan and Elevations, scale 1:100, received 7th September 2021;

Woodside Planning Statement, received 7th September 2021.

Reason

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.

3. The annexe hereby permitted must not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Woodside and must not be let or sold as a separate permanent dwelling.

Reason

The annexe is not considered appropriate for use as a separate residential unit.

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