



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2433/OF1
2.	Proposed Development:	REMOVE CONSERVATORY AND ERECT A TWO STOREY EXTENSION ON THE SOUTH ELEVATION
3.	Location:	4 HODGSON GARDENS, 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: SITE AND LOCATION This application relates to 4 Hodgson Gardens, a detached property located on an existing housing estate within Millom. The site benefits from a large garden and an existing driveway to the front of the property. PROPOSAL Planning Permission is sought for the removal of the existing conservatory and the erection of a two-storey side extension to provide sunroom on the ground floor and an additional bedroom on the first floor. The side extension will project 3.96 metres from the side elevation and it will be 5.62 metres in depth. The roofline will match the existing property, with an eaves height of 5.1 metres and an overall height of 7.1 metres. The front elevation will include a high-level first floor window, the side	

elevation will include a ground floor bay window projecting a further 1.1 metres from the side elevation and the rear elevation will include a ground floor patio door and a first floor Juliet balcony. The extension will be finished in white spar render with plain cement window and door bands, grey roof tiles and white UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a single storey extension to the east elevation (ref: 4/10/2320/OF1).

CONSULTATION RESPONSES

Millom Town Council

No comments received.

Cumbria County Council Footpath Officer

No comments received.

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

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, highway safety and the public right of way.

Principle of Development

The proposed application relates to a residential dwelling within Millom and it will provide a sunroom on the ground floor and an additional bedroom on the first floor. 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 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 two-storey extension will be appropriately located to the side of the property and the scale will be relatively modest. The design includes a continuation of the existing eaves and ridge height to match the existing property and the window banding will match the existing property. As a result, the proposed extension will not be excessively prominent in the street scene and the design is considered to respect the character and appearance of the existing property. In addition, the materials will match the existing property and this will therefore reduce the impact on the street scene.

On this basis, the proposal is considered to comply with 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 the parent property or adjacent dwellings.

Overlooking and overshadowing issues between the proposed extension and the neighbouring

	<p>properties were considered. Although due to the orientation of the proposed extension to the north of the neighbouring property, it is considered that the proposal will not cause a significant loss of light or dominance on the neighbouring property.</p> <p>In addition, potential overlooking issues are mitigated as the proposed first floor side elevation will be blank and no concerns were raised as a result of the neighbour consultation process.</p> <p>On this basis, it is considered that it will not have a detrimental impact on the neighbouring amenity and therefore the proposal satisfies Policies DM18(B), DM18(C) and the NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The site access and existing driveway for two vehicles will remain unchanged to the front of the property. It is therefore considered that the proposal will not have a detrimental effect on the existing highway conditions and the existing driveway will provide adequate off-street parking to meet the needs of the property.</p> <p>On this basis, the proposal is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.</p> <p><u>Public Right of Way</u></p> <p>Although the application site lies within the 50 metre buffer of the Public Right of Way 415007 and the extension might be visible from a small section of the public footpath, it will be modest in scale and design. The extension will also be seen in the context of the existing dwelling and the modern housing estate. This will minimise the impact of the development and therefore the proposal will not harm the physical footpath or the amenity of the footpath user.</p> <p>On this basis, the proposal is considered to satisfy Policy DM10 and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a two-storey side extension to a detached property within Millom. It is not considered to be excessively prominent within the locality and the scale and design is considered to respect the character and appearance of the existing property. In addition, taking into account the orientation of the proposal to the north of the neighbouring property, the proposed design is acceptable and it will not adversely harm the neighbouring amenity, highway safety or the public right of way.</p> <p>On balance, the proposed extension 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>

<p>9.</p>	<p>Conditions:</p> <p>1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</p> <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> <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> <p>Site Location Plan, scale 1:1250, drawing no 1712 Sheet 1, received 30th September 2021; Block Plan, scale 1:300, drawing no 1712 Sheet 1, received 30th September 2021; Existing and Proposed Floor Plans, scale 1:50, drawing no 1703 Sheet 1, received 23rd June 2021; Existing and Proposed Elevations, scale 1:100, drawing no 1712 Sheet 2, received 30th September 2021; Proposed Section AA, scale 1:50, drawing no 1712 Sheet 1, received 30th September 2021.</p> <p>Reason</p> <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.</p> <p>Statement</p> <p>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.</p>
<p>Case Officer: C. Unsworth</p>	<p>Date : 23/11/2021</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 23/11/2021</p>
<p>Dedicated responses to:- N/A</p>	