

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2443/OF1
2.	Proposed Development:	CONVERT GARAGE INTO STUDY AND ERECT EXTENSION TO REAR
3.	Location:	13 WINDERMERE 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: LOCATION This application relates to 13 Windermere Gardens, a detached bungalow located on an existing housing estate within Millom. The site benefits from a large front driveway and rear garden. PROPOSAL Planning Permission is sought for the conversion of the garage into a study and the erection of a single-storey wrap-around extension to provide an enlarged kitchen-dining room and external store. The extension will project 2.9 metres from the side elevation and it will be 7.75 metres in depth. The proposal will also project 4.13 metres from the rear elevation and have an overall width of 6.9 metres along the rear elevation. It has been designed to include a pitched roof with an eaves height of 2.4 metres to match the existing property and an overall height of 3.9 metres above the study and 3.8 metres above the rear extension. The roof over the store will be flat with an overall height of 2.4	

metres.

The design includes a window on the front elevation, a blank side elevation and patio doors on the rear elevation facing the garden. The rear elevation will also include an access door and window into the external store. The extension will be finished in white painted roughcast render, marley 'ludlow plus' smooth grey cement tiles, ployroof 185' grey roofing to the store and white UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a rear extension to form studio and walkway (ref: 4/01/0261/0).

CONSULTATION RESPONSES

Millom Town Council

No objections.

Highway Authority

No objections.

Lead Local Flood Authority

No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 no. properties - No objections and one letter of support has 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 proposed 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 within Millom and it will provide a study, an enlarged kitchen-dining room 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. The garage conversion is also considered to be modest in scale and it will not project any further than the existing garage front elevation. 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

	<p>appearance of the existing property.</p> <p>Overall, the proposal is considered to meet Policy DM18(A) and the NPPF guidance.</p> <p><u>Residential Amenity</u></p> <p>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.</p> <p>Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, although no windows will be included on the side elevation along the boundary. In addition, the existing boundary fence will screen the development to the side and rear.</p> <p>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 wrap-around extension is not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory and therefore it will not have a detrimental impact on the neighbouring amenity.</p> <p>In addition, no objections have been received as a result of the consultation period and therefore the proposal is considered to satisfy Policy DM18 and the NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy DM22 requires developments to be accessible to all users and encourages innovative 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>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 and 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:</p> <p>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 Plan, scale 1:1250, drawing no 1716, received 7th October 2021; Block Plan, scale 1:500, drawing no 1716, received 7th October 2021; Existing and Proposed Floor Plan, scale 1:50, drawing no 1716, received 7th October 2021; Existing and Proposed Elevations, scale 1:100, drawing no 1716, received 7th October 2021; Proposed Section AA, scale 1:50, drawing no 1716, received 7th October 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 : 25/11/2021</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 25/11/2021</p>
<p>Dedicated responses to:- N/A</p>	