

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2460/OF1
2.	Proposed Development:	SINGLE STOREY EXTENSIONS TO FORM LARGER KITCHEN/FAMILY ROOM & SUNROOM
3.	Location:	GRACE VILLA, DISTINGTON, WORKINGTON
4.	Parish:	Distington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - 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 <p>This application relates to Grace Villa, a detached property situated within the open countryside, 0.1 miles south of Common End, Distington. The site benefits from a large rear garden and it is spread across two levels, sloping down towards the rear.</p> PROPOSAL <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 an enlarged kitchen-family room and a single-storey rear extension to replace the existing conservatory.</p> <p>The wrap-around extension will project 2.4 metres from the side elevation and it will be 7.8 metres in depth. The proposal will also project 2.8 metres from the rear elevation and have an overall width of 5.9 metres. It has been designed to include a flat roof with an overall height of 3 metres. The rear</p>	

elevation will include a bi-fold door, the side elevation facing the boundary will include a kitchen window and the front elevation will be blank.

The rear extension will project 4.3 metres from the rear elevation and it will be 4.45 metres in width. It will also include a flat roof with an overall height of 3 metres. The rear elevation will include a window, the side elevation facing the garden will include bi-fold doors and the side elevation facing the raised garden will include two high level windows.

The extensions will be finished K-Render, a rubberised grey coating roof and grey UPVC windows and grey powder coated aluminium doors.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Distington Parish Council – No objections.

Public Representation

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.

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

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 potential impacts on residential amenity.

Principle of Development

The proposed application relates to a residential dwelling close Distington and it will provide an enlarged kitchen-family room and 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 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 extensions will be relatively modest in scale and appropriately sited to the side and rear of the property. The rear sunroom extension will replace an existing conservatory and the wrap-around extension will be located to the north-west of the existing property. The design will ensure that the extensions appear subservient to the main dwelling and they will not be excessively prominent within the locality. Due to the change in levels within the garden and the siting adjacent to the boundary fence, the extensions will not be overbearing for the neighbouring properties. In addition, the design is considered to be suitable for its use and the choice of materials will reflect the character and appearance of 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 large side and rear garden, to the north-west 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 it is considered that the

	<p>extension will not cause a significant overshadowing or overlooking. In addition, the existing boundary fence will screen the development and mitigate potential overlooking concerns.</p> <p>In addition, under current permitted development rights, a rear extension could project 4 metres from the rear elevation and a side extension could project up to half the width of the original dwelling, 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 consideration in the assessment of this application. As the wrap-around and rear extensions are not significantly 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 extensions are of an appropriate scale and design and would not have any detrimental impact on the amenities of the adjoining properties. It therefore 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>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> <p>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>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>Location Plan, scale 1:1250, received 18th October 2021; Existing Block Plan, scale 1:500, received 18th October 2021; Proposed Block Plan, scale 1:500, drawing ref DC/6, received 18th October 2021; Proposed Floor Plan, scale 1:50, drawing ref DC/2, received 18th October 2021; Proposed Elevations, scale 1:50, drawing ref DC/3, received 18th October 2021.</p> <p>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.

Informative

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

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 : 10/12/2021

Authorising Officer: N.J. Hayhurst

Date : 13/12/2021

Dedicated responses to:- N/A