



## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/21/2488/OF1
2.	<b>Proposed Development:</b>	SINGLE STOREY EXTENSION TO REAR AND SIDE ELEVATIONS AND PORCH TO FRONT
3.	<b>Location:</b>	30 MAINSGATE ROAD, MILLOM
4.	<b>Parish:</b>	Millom
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Coal - Off Coalfield - Data Subject To Change
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  <p>This application relates to 30 Mainsgate Road, a semi-detached property situated within the residential area of Millom. The site benefits from an existing driveway, a flat roofed attached garage and a large front and rear garden. The site also lies within Flood Zone 2 and 3.</p> <b>PROPOSAL</b>  <p>Planning permission is sought for the erection of a single-storey wrap-around extension to the side and rear of the property and the erection of a front porch. The wrap-around extension will provide an enlarged kitchen-dining room, utility and ground floor WC.</p> <p>The wrap-around extension will project 2.32 metres from the rear elevation and 2.9 metres from the side elevation to match the existing garage width. It will have an overall width of 8.95 metres along</p>	

the rear elevation and it will have a depth of 5 metres to the rear of the existing garage. It has been designed to include a lean-to roof with an eaves height of 2.4 metres and an overall height of 3.5 metres. The front elevation will include a garage door, the side elevation will include an access door and WC window and the rear elevation will include two windows and a bi-folding door.

The front porch extension will project 2.13 metres from the front elevation and will be 2.3 metres in width. It has been designed to include a pitched roof with an eaves height of 2.3 metres and an overall height of 3.2 metres. It will include an access door on the front elevation and a window on the south side elevation facing the driveway.

The extensions will be finished in white painted roughcast render, grey cement roof tiles and anthracite grey UPVC windows and doors to match the existing property.

### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications at this property.

### **CONSULTATION RESPONSES**

#### Millom Town Council

No objections.

#### Environment Agency

No comments received.

#### The Council's Flood Engineer

Concerns regarding increased impermeable surface area draining into the combined sewer and whilst on an individual basis the increase is very small, it is the accumulative effects of similar developments that increase flood risk from a system that doesn't currently have sufficient capacity.

#### 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

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

Policy DM24 – Development Proposals and Flood Risk

**Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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, highway safety and flood risk.

Principle of Development

The proposed application relates to a residential dwelling within Millom and it will provide an enlarged kitchen-dining room, utility, ground floor WC and front porch. 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 wrap-around extension and front porch will be relatively modest in scale and appropriately sited to the side, rear and front of the property. 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 the wrap-around extensions siting, behind the existing garage and adjacent to the adjoining neighbour's rear extension, it will not be overbearing for the neighbouring properties. In addition, the porch design is considered to be suitable for its use and 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 proposed wrap-around extension will be appropriately located in the side and rear garden and it will not project further than the existing side elevation of the garage, which is stepped away from the boundary by 1.65 metres. In addition, the front porch is also suitably located within the front garden and modest in scale, stepped away from the boundary and therefore it is considered that the extensions will not cause significant overshadowing. Furthermore, the existing high boundary wall treatment is to be retained at the site, which will mitigate against any potential for 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 approaches to manage vehicular access and parking.

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.

On this basis, the proposal is considered to meet Policy DM22 and standards set out in the Cumbria Development Design Guide.

#### Flood Risk

The NPPF and Policy DM24 requires proposed developments in Flood Zones 2 and 3 to be accompanied by a Flood Risk Assessment (FRA). Policy DM24 seeks to protect developments against risks of flooding.

The application is accompanied by a Householder and Other Minor Extensions in Flood Zones 2 and 3 form. It is considered that the wrap-around extension and porch within Flood Zones 2 and 3 would be an acceptable form of development, based on the guidance set out in the NPPG.

The Council's Flood Engineer raised concerns with the increase in impermeable surface area draining

	<p>into the combined sewer, noting whilst on an individual basis the increase is very small, it is the accumulative effects of similar developments that increase flood risk from a system that clearly hasn't currently got sufficient capacity. However, the Environment Agency, as a statutory consultee did not raised any comments and under the current Permitted Development Rights, an extension could project 3 metres from the rear elevation without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. The proposed scale is considered to be modest and the 2.3 metre rear projection is less than what is possible under permitted development. The proposed extension floor area is smaller than what is possible under permitted development rights and therefore the proposal is considered to be satisfactory and it will not have a detrimental impact on flood risk.</p> <p>In addition, the site visit confirmed only a small area of the garden will increase the non-permeable surface as the side garden is already paved/concreted. The application is also supported by the flood risk assessment which includes measures to mitigate issues and these can be secured by the use of a planning condition.</p> <p>On balance, the proposal is considered to be acceptable and therefore it will comply with Policy DM24 and the NPPG guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed wrap-around extension and porch are of an appropriate scale and design and will not have any detrimental impact on the amenities of the adjoining properties, highway safety or flood risk.</p> <p>Despite concerns from the Council's Flood Engineer, the extension will be modest in scale with a floor area smaller than what is possible under current permitted development rights. Mitigation measures have been provided in respect of flood risk.</p> <p>On balance, the proposal 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><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</li> </ol> <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 ref 1722 sheet 2, received 8<sup>th</sup> November 2021;  Block Plan, scale 1:300, drawing ref 1722 sheet 2, received 8<sup>th</sup> November 2021;  Existing and Proposed Elevations, scale 1:100, drawing ref 1722 sheet 2, received 8<sup>th</sup> November 2021;  Existing and Proposed Floor Plan, scale 1:50, drawing ref 1722 sheet 1, received 8<sup>th</sup> November 2021;  Proposed Sections, scale 1:50, drawing ref 1722 sheet 1, received 8<sup>th</sup> November 2021;  Householder and Other Minor Extensions in Flood Zones 2 and 3 Form, received 8<sup>th</sup> November 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>3. The flood resilience and mitigation measures must be implemented as part of the development hereby permitted in accordance with the details set out in the 'Householder and Other Minor Extensions in Flood Zones 2 and 3 Form' received by the Local Planning Authority on 8<sup>th</sup> November 2021. The flood resilience and mitigation measures must be maintained thereafter.</p> <p>Reason</p> <p>To protect the property against flood damage in accordance with Policy DM24 of the Copeland Local Plan.</p> <p><b>Statement</b></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>
<b>Case Officer: C. Unsworth</b>	<b>Date : 10/01/2022</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 12/01/2022</b>
<b>Dedicated responses to:- N/A</b>	