

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2491/0F1
2.	Proposed Development:	REPLACEMENT GARAGE ROOF WITH FIRST FLOOR ENSUITE SHOWER ROOM
3.	Location:	LORELEY, 12 COMMON SIDE, DISTINGTON
4.	Parish:	Distington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations & Policy	Neighbour Notification Letter: NO Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report:	<p>SITE AND LOCATION</p> <p>This application relates to a bungalow known as Loreley, located at 12 Common Side in Distington.</p> <p>PROPOSAL</p> <p>Planning Permission was approved in March 2022 for a replacement garage roof with first floor ensuite shower room (application reference 4/21/2491/0F1 relates).</p> <p>This non material amendment proposes an increase to the internal floor space of the ensuite and the addition of two roof lights, one in the north east and one in the north west elevations.</p> <p>PLANNING POLICIES</p> <p>Planning law requires applications for planning permission must be determined in accordance with</p>

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

Other Material Planning Considerations

National Planning Policy Framework 2021 (NPPF)

Emerging Copeland Local Plan

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft 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 non-material amendment seeks to increase the floor area for the ensuite bathroom on the first floor level. This will have no effect on the external dimensions of the roof and is therefore considered to be acceptable and will not have an effect on the dwelling or its surroundings.

The addition of two roof lights will allow more natural light into the first floor of the dwelling. These will not overlook any properties due to the angle of the roof and will not create a material difference in the overall appearance of the development.

All other details of the approved development will stay the same.

Overall, following the receipt of amended plans, this is considered to be an acceptable form of development which accords with the guidance set out in the NPPF and the adopted Local Plan.

8. **Recommendation:**
Approve (commence within 3 years)

Case Officer: Sarah Papaleo	Date : 25/04/2022
Authorising Officer: N.J. Hayhurst	Date : 26/04/2022
Dedicated responses to:-	