

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2491/OF1
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: 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 a bungalow known as Loreley, located at 12 Common Side in Distington. PROPOSAL Planning Permission is sought for the replacement of the existing flat roof on the existing garage to form a hipped roof. The garage is attached to the side of the existing bungalow. This alteration will allow the creation of additional space The space in the roof at first floor level to form an additional small bathroom. RELEVANT PLANNING APPLICATION HISTORY	

Demolish existing conservatory and erection of single storey extension to rear, approved in April 2009 (application reference 4/09/2093/0 relates);

Dormers to existing rooms in loft, extension over the garage and extension to the front of the garage (resubmission), refused in September 2018 (application reference 4/18/2321/0F1 relates). An appeal against the refusal of planning permission was subsequently dismissed by a Planning Inspector who agreed with the LPA view that the proposed extensions would have an adverse impact on the amenities of the adjoining property.

CONSULTATION RESPONSES

Distington Parish Council

No objections.

Cumbria County Council Highways

No comments.

Local Lead Flood Authority

No comments.

Public Representation

The application has been advertised by way of neighbour notification letters issued to 2 no. properties.

One letter of objection was received raising the following concerns:

- Loss of light;
- Detriment to value and resale of property.

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

ASSESSMENT

Policies ST1, DM10 and DM18 of the Copeland Local Plan require that proposals for household extensions do not impact on the amenity of the neighbouring dwellings and their design is in keeping with the parent dwelling and wider street scene.

Scale, design and impact on neighbouring dwelling

The proposal will create a hipped roof over the existing garage which has been designed to reflect the height of the existing ridge line of the property. The existing roof is flat, at the end of its life and in need of replacement. The proposal will provide the dwelling with a more serviceable and longer lasting roof covering, but also provide a small bathroom to serve the existing bedrooms at first floor level.

Whilst there are no dwellings in the immediate area which have a hipped roof design, there are some examples further up the hill at Commonside. This hipped roof will not be excessively prominent within the street scene and is therefore considered to be acceptable on the application site.

Following an objection received from the neighbouring property, concerns were raised with the Applicant's Agent concerning the impact that the addition to the roof would create in terms of overshadowing and subsequent loss of light for the dwelling located north west of Loreley. There is a window within the side elevation of 10 Commonside that serves a bedroom. Due to the change in levels, with 10 Commonside located at a lower level than Loreley, it was considered that the roof would be likely to create an adverse impact on the amenity of the occupiers of the neighbouring property. In response to these concerns the Agent agreed to reduce the pitch of the end hip by 4 degrees and provided plans to show that the hip would not be seen from the window in the neighbouring dwelling. Upon reconsultation, the objector raised no further concerns and it is considered that any loss of light experienced by the property would be limited.

Overall, the revised drawings demonstrate a suitable extension that respects the overall street scene and neighbouring dwellings and is therefore considered to be in accordance with Policies DM10 and DM18 of the Copeland Local Plan.

Conclusion and planning balance

On balance, the proposal is unlikely to create any significant adverse impacts on the amenities of the occupiers of the neighbouring property. The proposed extension will provide a more suitable roof covering to the garage and also enable the enhancement of facilities to serve the first floor

	<p>accommodation.</p> <p>Overall this is considered to be an acceptable form of development which accords with the policies set out in the adopted Local Plan and all other material planning considerations.</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 shall be commenced 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>Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -</p> <p>Site Location and Block Plan, scales 1:1250 and 1:200, drawing number 21/0308/01A, received 8th March 2022; Proposed Floor Plans, scale 1:100, drawing number 21/0308/04A, received 8th March 2022; Proposed front, rear and side elevations, scale 1:100, drawing number 21/0312/05A, received 8th March 2022.</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>Informative</p> <p>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</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: Sarah Papaleo</p>	<p>Date : 14/03/2022</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 25/03/2022</p>
<p>Dedicated responses to:-</p>	