

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/21/2502/OF1
2.	<b>Proposed Development:</b>	SINGLE STOREY SIDE EXTENSION
3.	<b>Location:</b>	1 WORDSWORTH CLOSE, EGREMONT
4.	<b>Parish:</b>	Egremont
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM
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>  This application relates to 1 Wordsworth Close, an end of terraced property located on an existing housing estate within Egremont.  <b>PROPOSAL</b>  Planning Permission is sought for the erection of a single-storey side extension to provide a porch, ground WC and utility room. The proposed extension will project 2 metres from the side elevation along the front elevation and 1.5 metres from the side elevation along the rear elevation and it will have an overall depth of 6.4 metres. It has been designed to include a flat roof with an overall height of 2.6 metres. The front elevation will include a window, the side elevation will be blank and the rear elevation will include a small WC window and porch access door. It will be finished with painted	

render, single ply roofing membrane and brown UPVC windows and doors to match the existing property.

### **RELEVANT PLANNING APPLICATION HISTORY**

A previous planning application has been withdrawn for a single-storey garage and utility extension (ref: 4/21/2090/0F1).

### **CONSULTATION RESPONSES**

#### Egremont Town Council

Councillors feel that the design isn't the best aesthetically, however they can see how the land is being utilised and if Copeland Borough Council are satisfied that the plans meet requirements, there are no objections.

#### Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 property - No objections have 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

#### **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 on an existing housing estate within Egremont and it will provide a porch, ground WC and utility room. 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 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 Town Council raised comments regarding the proposed design which they did not consider to be the best aesthetically, however they acknowledged how the land is being utilized. Consequently they were satisfied that the Local Planning Authority are satisfied that the plans meet requirements, then they have no objections. On this basis, significant consideration was given to the proposed design.

Overall, it was considered that the proposed extension will be very modest in scale and appropriately located within the side garden. It will replace an existing boundary wall and therefore the design from the street-scene will not be significantly different. In addition, the design ensures that the proposal appears subservient to the main dwelling and it will not be excessively prominent within the locality. Due to its siting, it will not be overbearing for the neighbouring properties and it will be mostly screened by the existing boundary wall to the rear of the property. The design is therefore considered to be suitable for its use and the choice of materials will match the existing property.

On balance, the proposal is considered to reflect the character and appearance of the existing

	<p>dwelling and there it complies with Policies DM10 and 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 the parent property or adjacent dwellings.</p> <p>Overlooking and overshadowing issues between the proposed extensions and the neighbouring properties were considered, although the extension will be modest in scale and appropriately located within the site. It will be located adjacent to the existing boundary wall which will screen the development and no windows will be included on the side elevation. The design is therefore considered to mitigate potential overlooking issues.</p> <p>On this basis, the proposal is not considered to cause unacceptable harm to residential amenity and therefore it will satisfy Policies DM18(B), DM18(C) and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed extension is of an appropriate scale and design and would not have any detrimental impact on the amenities of the adjoining properties. 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><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li> <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> </li> <li> <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, drawing ref 21/03201/01, received 18<sup>th</sup> November 2021;  Existing Block Plan, scale 1:200, drawing ref 21/03201/01, received 18<sup>th</sup> November 2021;  Existing Floor Plan, scale 1:50, drawing ref 21/03201/02, received 18<sup>th</sup> November 2021;  Existing Elevations, scale 1:50, drawing ref 21/03201/03, received 18<sup>th</sup> November 2021;  Proposed Floor Plan, scale 1:50, drawing ref 21/03201/04, received 18<sup>th</sup> November 2021;  Proposed Elevations, scale 1:50, drawing ref 21/03201/06, received 18<sup>th</sup> November 2021;  Proposed Section, scale 1:50, drawing ref 21/03201/06, received 18<sup>th</sup> November 2021;</p> </li> </ol>

	<p>Proposed Block Plan, scale 1:50, drawing ref 21/03201/07, received 18<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><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 : 12/01/2022</b>	
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 13/01/2022</b>	
<b>Dedicated responses to:- N/A</b>		