

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2515/OF1
2.	Proposed Development:	PROPOSED TWO STOREY SIDE EXTENSION TO REPLACE SINGLE STOREY GARAGE AND SINGLE STOREY LEAN-TO REAR EXTENSION
3.	Location:	1 WASTWATER RISE, SEASCALE
4.	Parish:	Seascale
5.	Constraints:	<p>ASC;Adverts - ASC;Adverts,</p> <p>Safeguard Zone - Safeguard Zone,</p> <p>Coal - Off Coalfield - Data Subject To Change,</p> <p>Key Species - Potential areas for Natterjack Toads,</p> <p>DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Drigg 3KM, Outer Consultation Zone - Sellafield 10KM</p>
6.	Publicity Representations &Policy	<p>Neighbour Notification Letter: YES</p> <p>Site Notice: NO</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	<p>Report:</p> <p>SITE AND LOCATION</p> <p>This application relates to 1 Wastwater Rise, a semi-detached property located on an existing housing estate within Seascale. The site benefits from an existing driveway to the front of the property, a large rear garden and a single-storey attached garage to the side of the property.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the demolition of the garage and the erection of a two-storey side extension, a single-storey rear extension and a replacement front porch. The extension will provide</p>	

an enlarged front porch, kitchen-dining room, utility, garage and an additional room to provide space for a hot tub on the ground floor and a dressing room and en-suite for the master bedroom on the first floor.

The two-storey side extension will project 5.2 metres from the side elevation and it will be 6.4 metres in depth to match the existing dwelling. The pitched roof has been designed to match the existing house with an overall height of 8 metres and an eaves height of 5.4 metres. It will include a garage door, an access door and a bedroom window on the front elevation, two windows on the side elevation and one bedroom window on the rear elevation. The two-storey extension will also be lit by one skylight.

The single-storey rear extension will project 3.15 metres from the rear elevation and it will be 15.9 metres in width. It has been designed to include a lean-to roof with an eaves height of 2.8 metres and an overall height of 3.9 metres. It will include a bi-fold door, a patio door and two windows on the rear elevation and the side elevations will be blank. The extension will also be lit by 7 skylights.

The proposed replacement porch will project 2 metres forward of the principal elevation and it will be 3 metres in width. It has been designed with a lean-to roof with an eaves height of 2.6 metres and an overall height of 3.6 metres. A window and door is to be included on the front elevation and a window on the side elevation facing the neighbouring property no. 2 Wastwater Rise. The side elevation facing no. 20 Wastwater Rise will be blank.

The proposed extensions will be finished in render, roof tiles and UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Seascale Parish Council

No objections.

Highway Authority

Standing Advice.

Lead Local Flood Authority

Standing Advice.

Cumbria County Council Resilience Unit

No objections.

Public Representations

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 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

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

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 and highway safety.

Principle of Development

The proposed application relates to a residential dwelling located on an existing housing estate within Seascale and it will provide an enlarged front porch, kitchen-dining room, utility, garage and an

additional room to provide space for a hot tub on the ground floor and a dressing room and en-suite for the master bedroom on the first floor. Policy DM18 supports extensions 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 appropriately located to the side, front and rear of the property. The two-storey side extension will replace the existing single-storey garage and therefore the scale is considered to be relatively modest. The design of the continuation of the roof height and pitch reflect the character and appearance of the existing property. The front porch and single-storey rear extension are also considered to be appropriate in scale and design for their use. In addition, the materials will match the existing property and therefore the extensions will not be excessively prominent or overbearing on the street scene or on neighbouring properties.

On balance, the proposed scale is considered to be acceptable and the design reflects the existing property. The proposal is therefore considered to meet Policy 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.

Overshadowing and overlooking issues between the proposed extensions and the neighbouring properties were considered, although no concerns were raised as a result of the neighbour consultation process. Due to the orientation of the two-storey extension to the east of the existing gable, it is considered that the proposed two-storey extension will not cause a significant loss of light or dominance on the neighbouring property.

Under current permitted development rights, a single-storey rear extension could project up to 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. As the single-storey rear extension is not significantly larger than what is possible under permitted development, the proposal is considered to be satisfactory and therefore it will not cause a detrimental impact on the neighbouring property.

In addition, despite the proposed side elevation which would face no. 20 Wastwater Rise includes two windows, the separation distance of approximately 20 metres mitigates potential overlooking issues.

On balance, the proposal is considered to be acceptable. Taking into account the orientation of the

	<p>existing property and the separation distances, the proposed design is acceptable and it will not adversely harm the neighbouring amenity. It is therefore considered that the proposal satisfies Policies DM18(B), DM18(C) and the NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The proposal will not result in an increase in the number of bedrooms at the dwelling and the site access and off-street parking for two vehicles will remain unchanged to the front of the property. It is therefore considered that the existing driveway will provide adequate off-street parking to meet the needs of the property and the proposal will not have a detrimental effect on the existing highway conditions.</p> <p>On this basis, the proposal is considered to comply with Policy DM22 and the standards set out in the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a two-storey side extension, a single-storey rear extension and front porch to a semi-detached property within Seascale. The main issue raised by the application was the scale and the potential impact on neighbouring amenity.</p> <p>Taking into account the orientation of the existing property, the separation distances and what is possible under Permitted Development, the proposed extension scale and design is acceptable and it will not adversely harm the neighbouring amenity or highway safety.</p> <p>On balance, the proposed extension 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: Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <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> <ol style="list-style-type: none"> 2. The permission relates to the following plans and documents as received on the respective

dates and development must be carried out in accordance with them: -

Site Location Plan, scale 1:1250, drawing reference 21.12.05a, received 23rd November 2021;
Block Plan, scale 1:200, drawing reference 21.12.05a, received 23rd November 2021;
Existing Floor Plan and Elevations, scale 1:100, drawing reference 21.12.01, received 23rd November 2021;
Proposed Floor Plans, scale 1:50, drawing reference 21.12.05a, received 23rd November 2021;
Proposed Elevations, scale 1:50, drawing reference 21.12.06a, received 23rd November 2021.

Reason

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 site is located within the Detailed Emergency Planning Zone (DEPZ). The Cumbria County Council Resilience Unit therefore advised due to the fact that the application could increase the number of persons in the area (including trade people), the applicant should liaise with Resilience Unit via emergency.planning@cumbria.gov.uk to allow for further discussions to ensure the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafeld site.

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 : 17/01/2022

Authorising Officer: N.J. Hayhurst

Date : 17/01/2022

Dedicated responses to:- N/A