

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/21/2517/OF1
2.	<b>Proposed Development:</b>	PROPOSED REAR EXTENSION AND EXTENSION TO REAR DORMER WINDOW
3.	<b>Location:</b>	SHEELIN, WOODEND, EGREMONT
4.	<b>Parish:</b>	Egremont
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Key Species - Potential Area for Great Crested Newts, 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 Sheelin, a detached property located within the Woodend area of Egremont. The site benefits from a large garden that slopes towards the eastern boundary.  <b>PROPOSAL</b>  Planning Permission is sought for the erection of a single-storey rear extension to provide an enlarged bathroom, games room, bedroom, dining room and a rear dormer extension to provide an additional bedroom. The proposal also includes the installation of two velux windows on the front elevation.  The extension will project 2.4 metres from the rear elevation and will be 9 metres in width to infill the	

rear corner. It has been designed to continue the existing roof pitch with an eaves height of 2.4 metres. The site is spread across two levels and it will include a cross-gable roof design with an overall height of 6.2 metres and an eaves height of 4.6 metres along the south-east elevation. The rear elevation has been designed to include a two patio doors and two windows and the side elevation will be blank.

The dormer extension will project 3.3 metres from the rear elevation of the dormer and it will have an overall width of 6.3 metres to match the existing dormer. It has been designed with a flat roof and it will be 2 metres in height. It will be sit just below the existing ridge-line and the rear elevation will include two windows and the side elevations will be blank.

The extension will be finished with render, concrete roof tiles and white UPVC windows and doors to match the existing dwelling and the dormer will be finished in cladding to match the existing.

#### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous applications for this property.

#### **CONSULTATION RESPONSES**

##### Egremont Town Council

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, although one neighbour questioned the parking provision.

#### **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 proposed are the principle of development, its scale and design and the potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling within Woodend, Egremont and it will provide an enlarged bathroom, games room, bedroom, dining room and an additional bedroom. 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 and new garage satisfy 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 proposal is considered to be relatively modest in scale and appropriately located to infill the rear corner. The extension and dormer will be located behind the principal elevation of the dwelling and therefore it will not be excessively prominent within the street scene. In addition, the choice of materials will match the existing dwelling to ensure the development reflects the character and appearance of the existing dwelling.

On balance, the proposal is considered to satisfy Policy DM18 and the NPPF guidance.

	<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 both the parent property and adjacent dwellings.</p> <p>Overlooking and overshadowing issues between the proposal and the neighbouring properties were considered. However, the proposal is considered to be relatively modest in scale and it will appropriately located to infill the rear corner of the dwelling. The extension will not project beyond the existing side elevation and therefore due to the existing separation distances with the neighbouring properties, the proposal will not cause significant dominance or overshadowing on the neighbouring properties. In addition, no windows will be included on the side elevation and therefore the design mitigates potential overlooking issues.</p> <p>On this basis, the proposal will not have a detrimental impact on the neighbouring amenity and it is considered that the proposal will meet Policies DM12, DM18 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 includes the creation of an additional bedroom and therefore three off-street parking space are proposed to the front and rear of the property to satisfy the highway parking standards. The parking can be secured through a condition and this will ensure adequate off-street parking to meet the needs of the dwelling is maintained.</p> <p>On this basis, the proposal is considered to comply with Policy DM22 and standards set out in the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed extension and enlarged dormer are of an appropriate scale and design and will not have any detrimental impact on the amenities of the adjoining properties or highway safety. It therefore 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</p>

Planning and Compulsory Purchase Act 2004.

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: -

Site Location Plan, scale 1:1250, received 26<sup>th</sup> November 2021;  
Site Plan, scale 1:200, drawing no 1121-002-007A, received 18<sup>th</sup> January 2022;  
Existing Floor Plans, scale 1:100, drawing no 1121-002-001A, received 26<sup>th</sup> November 2021;  
Existing Elevations, scale 1:100, drawing no 1121-002-003A, received 26<sup>th</sup> November 2021;  
Existing Roof Plan, scale 1:100, drawing no 1121-002-002A, received 26<sup>th</sup> November 2021;  
Proposed Floor Plans, scale 1:100, drawing no 1121-002-004A, received 26<sup>th</sup> November 2021;  
Proposed Elevations, scale 1:100, drawing no 1121-002-006A, received 26<sup>th</sup> November 2021;  
Proposed Roof Plans scale 1:100, drawing no 1121-002-005A, received 26<sup>th</sup> 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.

3. Prior to the first use of the extension, the proposed driveway must be installed in accordance with the details set out in approved Site Plan with Three Off-Street Parking Spaces, drawing reference 1121-002-007A received by the Local Planning Authority on 18<sup>th</sup> January 2022. The driveway must be maintained at all times thereafter.

Reason

To ensure that adequate off-street parking is provided in accordance with Policy DM22 of the Copeland Local Plan.

### **Informative**

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](http://www.gov.uk/government/organisations/the-coal-authority)

	<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>
<p><b>Case Officer: C. Unsworth</b></p>	<p><b>Date : 20/01/2022</b></p>
<p><b>Authorising Officer: N.J. Hayhurst</b></p>	<p><b>Date : 20/01/2022</b></p>
<p><b>Dedicated responses to:- N/A</b></p>	