

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2544/OF1
2.	Proposed Development:	INCREASE IN HEIGHT AND INSTALLATION OF NEW ROOF ON EXISTING INTEGRATED GARAGE AND UTILITY ROOM AND INSTALLATION OF PERGOLA & DECKING AT THE FRONT DOOR ENTRANCE.
3.	Location:	SNAEFELL, SEA MILL LANE, ST BEES
4.	Parish:	St. Bees
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM
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:	<p>SITE AND LOCATION</p> <p>This application relates to Snaefell, a detached property situated on Sea Mill Lane within St Bees. The site benefits from off-street parking, a front garden bound by a hedge and an existing side garage.</p> <p>PROPOSAL</p> <p>Planning Permission is sought to increase the height of the existing integrated garage and install a replacement roof. The proposal also includes the installation of a pergola and decking along the front elevation adjacent to the front door entrance.</p> <p>The garage alterations will increase the flat roof height to 3.3 metres along the front elevation and 2.9 metres along the rear, as the garden level is slightly raised towards the rear. This will ensure the</p>

floor level in the utility reflects the existing dwelling. The works include installing windows above the existing garage door on the front elevation and utility windows and an access door on the rear elevation. The side elevation will remain blank and it will be finished in dashed render, a GRP roof coating and white UPVC windows and doors to match the existing dwelling.

The pergola and raised decking will project 2.4 metres from the front elevation and it will measure 5.5 metres in width. The overall pergola height will match the eaves height of the dwelling and the decking will be raised approximately 0.45 metres from ground level. The decking and pergola will be constructed out of composite decking and light wood grain finish and it will include two steps on the front elevation to the existing garden level.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for an extension and bay window (ref: 4/95/0183/0) and an extension and improved hard standing and turning area (ref: 4/91/0014/0).

CONSULTATION RESPONSES

Consultees

St Bees Parish Council – No objections.

Public Representation

The application has been advertised by way of neighbour notification letters issued to 5 no. properties. No objections have been received as a result of this consultation.

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 DM12 – Standards for New Residential Developments

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 within St Bees and it will raise the roof level of the existing garage and provide a new pergola and raised decking area to the front of the property. 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 proposed garage alterations and front pergola and decking will be appropriately located to the side and front of the property. They are considered to be relatively modest in scale to ensure that the works appears subservient to the main dwelling. They will not be excessively prominent within the locality and will not be overbearing for the neighbouring properties due to the existing boundary treatments. The design is considered to be suitable for its use. In addition, the choice of materials are considered to respect the existing character and appearance of the existing property.

On this basis, the proposal is considered to meet 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. Policy DM12 requires a separation distance between directly facing habitable room windows of 21 metres to maintain privacy and overlooking standards.

Overlooking and overshadowing concerns were considered, especially due to the raised garage height and proposed decking. However, the garage alterations will be suitably located adjacent to the neighbouring garage and therefore it is not considered that the proposal will cause unacceptable overshadowing on the neighbouring property. The garage alterations will not include the installation of windows on the side elevation and therefore overlooking issues are mitigated.

In addition, given the decking and pergola will be suitably located to the front of the site and stepped away from the side boundaries it is not considered that the proposal will cause significant harm to neighbouring amenity. Due to the character of the residential area, the closest neighbouring property to the front of the decking will be approximately 24 metres and therefore the separation distances are acceptable. In addition, the existing boundary hedge and planting will provide suitable screening.

On this basis, the proposal will not have a detrimental impact on the neighbouring amenity and it is considered to comply with Policies DM12, DM18 and the NPPF guidance.

Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

The proposed pergola and decking will be located within the front garden and the alteration to the garage height will not increase the garage floor area so the proposal will not interfere with the off-street parking provision. On this basis, 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.

On this basis, the proposal is considered to meet Policy DM22 and the Cumbria Development Design Guide standards.

Planning Balance and Conclusion

The proposed raised garage height and front pergola and decking are of an appropriate scale and design and it will not have any detrimental impact on the amenities of the adjoining properties or highway safety. On this basis, the application is considered to be acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.

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

9. **Conditions:**

1. The development hereby permitted must commence before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the 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: -

Application Form, received 9th December 2021;

Location Plan, scale 1:1250, drawing ref 2021.08.102, received 9th December 2021;

Existing Floor Plan and Elevations, scale 1:50 and 1:100, drawing ref 2021.08.101, received 9th December 2021;

Proposed Floor Plan and Elevations, scale 1:50, drawing ref 2021.08.201A, received 9th December 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 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

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 : 01/02/2022
Authorising Officer: N.J. Hayhurst	Date : 01/02/2022
Dedicated responses to:- N/A	