

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2551/OF1
2.	Proposed Development:	PROPOSED FRONT PORCH
3.	Location:	NORWOOD, NETHERTOWN
4.	Parish:	Lowside Quarter
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, 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: SITE AND LOCATION This application relates to Norwood, a detached property located within Nethertown. The site benefits from a front garden and driveway to the side of the property. PROPOSAL Planning Permission is sought for the erection of a front porch. The proposed porch will project 2.2 metres forward of the principal elevation and it will be 3.5 metres in width. It will have a pitched roof with an overall height of 3.8 metres. It has been designed to include a floor to ceiling window on the front elevation and a glazed side	

elevation with front door facing the neighbouring property, Mountain View. The side elevation facing Lowside Croft will be blank. The porch will be finished in a natural slate facing, pantile roof tiles and UPVC and aluminium windows and doors to match the existing property. It will also be lit by one skylight.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a retrospective garage (ref: 4/02/0303/0).

CONSULTATION RESPONSES

Consultees

Lowside Quarter Parish Council – No comments received.

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.

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 Nethertown and it will provide a front porch. 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 porch will be relatively modest in scale and appropriately sited within front garden. The design is considered to be suitable for its use and the choice of materials will match the existing dwelling and therefore the extension will not be excessively prominent within the locality.

In addition, the proposed porch design and materials will reflect existing front porches within the wider residential area. The proposal is therefore not considered to be overbearing on the neighbouring properties and the design will respect the character and appearance of the existing property and the residential area.

On this basis, the proposal is 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.

The proposed porch will have little impact on the residential amenity due to its modest scale and siting within the front garden. It will be stepped back from the side elevations and therefore given the

	<p>separation distances from the surrounding neighbouring properties, is considered that the extension will not result in a significant loss of light or privacy for the neighbouring properties</p> <p>On this basis, the proposal will have little impact on the residential amenity and therefore it is considered to meet Policy 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 proposed front porch will be located within the front garden and it will not interfere with the off-street parking provision to the side of the property. On this basis, the site access and off-street parking 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 meet Policy DM22 and the Cumbria Development Design Guide standards.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed front porch is of an appropriate scale and design and will not have any detrimental impact on the amenities of the adjoining properties or highway safety. 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>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> <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> <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>Application Form, received 17th December 2021; Site Location Plan, scale 1:1250, drawing no. 21.35.03a, received 17th December 2021;</p>

	<p>Proposed Block Plan, scale 1:200, drawing no. 21.35.03a, received 17th December 2021; Proposed Floor Plan, scale 1:50, drawing no. 21.35.03a, received 17th December 2021; Proposed Front Elevation, scale 1:50, drawing no. 21.35.03a, received 17th December 2021; Email confirming natural slate facing, received 7th February 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>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>
Case Officer: C. Unsworth	Date : 07/02/2022
Authorising Officer: N/J. Hayhurst	Date : 09/02/2022
Dedicated responses to:- N/A	