

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2001/OF1
2.	Proposed Development:	PROPOSED EXTENSIONS TO EXISTING DWELLING INCLUDING AN INCREASE IN THE HEIGHT OF THE ROOF
3.	Location:	WHINCROFT, WOODEND, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	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.	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 Whincroft, a detached dormer bungalow situated within the village of Woodend, Egremont. The site occupies an elevated position above the street and benefits from an existing driveway, a large garden and a boundary hedge to the front of the property.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the erection of a side and rear extension with alterations to the roof height. The works will provide an enlarged kitchen-dining room, a new utility, storeroom, playroom and WC with two bedrooms on the ground floor and two additional bedrooms with an ensuite, family bathroom, living room and balcony on the first floor.</p>

The overall dwelling will measure 15 metres in width and 10.8 metres in depth. The roof alterations include raising the ridge height to 6.8 metres and it will include an eaves height of 3.4 metres.

The extension has been designed to include two cross-gables on the front elevation. The left-hand side front gable will project forward by 1 metre and it will include a ground floor window with a glazed gable above. The right-hand side gable will be level with the principal elevation and include a ground floor window with patio doors and a recessed raised balcony above. The balcony will recessed by 1.8 metres and it will include a 1-metre high glazed balustrade. The front gables have been lowered in height to ensure they sit below the main dwelling ridge line and the front elevation will also include the front door and a ground floor window. The rear elevation will include a window, bi-fold doors, an access door on the ground floor and two dormers and a cross-gable on the first floor. The left-hand side elevation will include two obscure glazed bathroom windows and the right-hand side elevation will include 4 windows. It will also be lit by two skylights on the front elevation.

The extension will be finished in render and roof tiles to match the existing property. The proposal also includes the replacement of all windows and doors with grey UPVC.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Consultees

Egremont Town Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 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 Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft 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.

The following policies are relevant to this proposal:

Policy DS1PU – Presumption in favour of Sustainable Development

Policy DS6PU – Design and Development Standards

Policy H14PU – Domestic Extensions and Alterations

Policy CO7PU – Parking Standards and Electric Vehicle Charging Infrastructure

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 Woodend, Egremont and it will provide an enlarged kitchen-dining room, a new utility, storeroom, playroom and WC with two bedrooms on the ground floor and two additional bedrooms with an ensuite, family bathroom, living room and balcony 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.

Concerns regarding the scale and design of the two cross gable extensions along the front elevation were initially raised as they were considered to be excessively dominant and overbearing on the principal elevation, especially due to the existing elevated site and, therefore, the proposal was not considered to respect the character of the existing dwelling. Amendments were secured to reduce the cross-gables ridge height to sit below the main ridge height of the dwelling. On this basis, the amended proposal is considered to be relatively modest in scale and it will appear more subservient to the main dwelling. In addition, due to the recessed balcony adjacent to the site entrance, the proposal will not appear excessively overbearing or have a detrimental harm on the street scene.

Additional justification was also provided by the agent and photographs of surrounding dormer/gable extensions were provided to support the application.

The proposal is also considered to be appropriately sited within the large garden and the design of the pitched roof reflects the character and appearance of the existing property. In addition, the proposed materials will match the existing property and therefore the overall extension will not be excessively prominent in the street scene.

On balance, the proposal is considered to comply with Policies DM10 and 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.

Whilst amenity issues were considered as part of the application, the proposal is considered to be suitably located within the site and the existing boundary walls and planting will provide adequate screening and mitigation against potential issues.

Despite the side extension projecting towards the neighbouring property, Wythburn, it will be set back from the boundary by approximately 3 metres and it will only include two obscure glazed bathroom windows on the elevation. This will ensure the proposal does not appear overbearing or cause privacy issues for this property. In addition, there are no neighbours to the rear of the application site and there will not be an increase in windows on the side elevation facing the neighbouring property, Briarfield.

No neighbour concerns have been received as part of the consultation.

On this basis, it is considered that the proposal will not create any adverse amenity issues and therefore, it is considered to meet Policies DM18(B), DM18(C) and the NPPF guidance.

Highway Safety

	<p>Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The off-street parking provision and turning area is to be extended as part of the works and therefore it is considered that the proposed arrangements as illustrated on the site plan will provide adequate off-street parking to meet the needs of the proposed four-bedroom property. The parking provision can be secured by the use of a planning condition.</p> <p>On this basis, the extension will not have a detrimental effect on the existing highway conditions and it 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 add a side and rear extension and increase the roof height of an existing dwelling. The main issue raised by the application was the scale and design. Concerns were raised regarding the roof alterations as the proposal originally included two dominant cross-gables with a ridge height matching the existing ridge height of the dwelling. Amendments were secured to provide a reduction in scale and the proposed front cross-gable extensions will sit below the main ridge line. These changes will ensure the development appears subservient to the main dwelling and respects the character of the existing property. Overall, the amended proposal is considered to be acceptable.</p> <p>In the context of the above, the proposed extension 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: 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. 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 7th January 2022;
Location Plan, scale 1:1250, drawing reference CJW137-003 Rev B, received 23rd June 2022;
Existing and Proposed Site Plan, scale 1:500, drawing reference CJW137-003 Rev B, received 23rd June 2022;
Existing Floor Plans and Elevations, scale 1:100, drawing reference CJW137-001 Rev A, received 7th January 2022;
Proposed Floor Plans and Elevations, scale 1:100, drawing reference CJW137-002 Rev F, received 23rd June 2022.

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 hereby approved the proposed driveway must be installed in accordance with the details set out on the approved Proposed Site Plan, reference CJW137-003 Rev B, received by the Local Planning Authority on 23rd June 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 Note

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 : 13/07/2022
Authorising Officer: N.J. Hayhurst	Date : 13/07/2022
Dedicated responses to:- N/A	