

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/22/2009/OF1
2.	<b>Proposed Development:</b>	THE CONVERSION OF TWO ADJACENT TERRACED HOUSES TO FORM A SINGLE DWELLING INCLUDING THE ERECTION OF BOTH A FIRST FLOOR EXTENSION AND A SINGLE STOREY EXTENSION ON THE REAR ELEVATION
3.	<b>Location:</b>	4-5 DALZELL STREET, MOOR ROW
4.	<b>Parish:</b>	Egremont
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
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 4 and 5 Dalzell Street, two terraced properties which are located within Moor Row. The site benefits from an existing single-storey rear extension and a large rear garden.  <b>PROPOSAL</b>  Planning Permission is sought for the conversion of two terraced houses to form a single six-bedroom dwelling and the erection of a two-storey and single-storey rear extension. The proposal will provide an enlarged kitchen-dining room, utility, bathroom and study on the ground floor and it will extend the rear bedrooms and accommodate an upstairs bathroom.  The two-storey rear extension will project 3 metres from the rear elevation and it will be 10.01 metres in width. It will include a cross-gable pitched roof with an overall height and eaves height that	

matches the existing property. It has been designed to include 4 windows on the rear elevation with the side elevations being blank. It will also be lit by 2 skylights.

The single-storey rear extension will project a further 4.5 metres from the rear elevation of the two storey extension and it will match the width of the proposed two-storey extension. It will have a pitched roof with an eaves height of 2.5 metres and an overall height of 4.3 metres. The single-storey extension has been designed to include two windows and bi-fold doors on the rear elevation and it will include a bathroom window and doorway into the utility room on the proposed side elevation. It will also be lit by 3 skylights.

The proposed extensions will be finished in a red sandstone cladding finish, grey roof tiles, white UPVC windows and door materials to match the existing dwelling.

### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications at this site.

### **CONSULTATION RESPONSES**

#### Egremont Town Council

Neighbourhood consultation.

#### Cumbria Highways

No objections.

#### Lead Local Flood Authority

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.

### **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 and the impacts on residential amenity and highway safety.

#### Principle of Development

The proposed application relates to a residential dwelling within Moor Row and it will convert two properties into one dwelling and provide an enlarged open-plan kitchen dining extension on the ground floor and enlarged bedrooms and bathroom on the first floor. Moor Row is listed as a Local Centre under Policy ST2 where small scale development is appropriate within the settlement boundary and 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 safeguard good levels of quality and attractiveness.

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 two-storey and single storey rear extension will be relatively modest in scale and appropriately located within the rear garden. The extensions will be located behind the main element of the existing dwelling and this will ensure that the extensions appear subservient to the main dwelling and they will not be excessively prominent within the locality. The design is considered to be suitable for its use and 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 Policy DM18(A) and 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.

Due to the proposed siting and orientation within the site, it is considered that the proposed extensions will not be excessively overbearing on the neighbouring properties. Two storey and single storey rear extensions are a common feature along the rear of this terraced row and the design is considered to reduce potential overshadowing and overlooking.

In addition, there are no neighbours directly located behind the rear elevation and therefore the proposal is considered to mitigate overlooking issues to the rear. No objections have been received as part of the application consultation.

On this basis, it was considered that the proposal will not have any adverse impacts on the neighbours and therefore the proposal is considered to meet Policy 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 proposal is to convert two properties into one six bedroom property and the Highway Authority noted this development will see a reduced parking requirement. Due to the nature of the terraced street, the two existing properties do not have off-street parking and rely on Dalzell Street's existing on-street parking arrangement.

The Highway Authority confirmed that the details supplied as part of the application will not lead to an increase in vehicular traffic to and from the site and therefore it is considered the proposal will not have a detrimental effect on the existing highway conditions. The Highway Authority raised no objections to the proposal.

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

	<p><u>Planning Balance and Conclusion</u></p> <p>The conversion of two properties to form a single dwelling is considered to be appropriate within Moor Row which is listed as a Local Centre under Policy ST2 of the Local Plan.</p> <p>The proposed extensions are of an appropriate scale and design and would 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> <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> </li> <li> <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 10<sup>th</sup> January 2022;  Location Plan, scale 1:1250, drawing reference DWG01, received 10<sup>th</sup> January 2022;  Block Plan, scale 1:500, drawing reference DWG01, received 10<sup>th</sup> January 2022;  Existing Floor Plan and Elevations, scale 1:50 and 1:100, drawing reference DWG01, received 10<sup>th</sup> January 2022;  Proposed Floor Plan and Elevations, scale 1:50 and 1:100, drawing reference DWG02, received 10<sup>th</sup> January 2022;  Proposed Sections and Specifications, scale 1:75, drawing reference DWG03, received 10<sup>th</sup> January 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> </li> </ol>

**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)

**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 : 04/03/2022**

**Authorising Officer: N.J. Hayhurst**

**Date : 07/03/2022**

**Dedicated responses to:- N/A**