

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2012/OF1
2.	Proposed Development:	ERECT TWO STOREY EXTENSION TO REAR ELEVATION
3.	Location:	MARRON HOUSE, POOLSIDE, HAVERIGG
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads
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>LOCATION</p> <p>This application relates to Marron House, a semi-detached property located within Haverigg. The site benefits from an existing front driveway, detached garage and a rear garden.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a two-storey rear extension to provide an enlarged kitchen-dining room and an enlarged bedroom on the first floor.</p> <p>The two-storey extension will project 2.97 metres from the rear elevation and be 5.3 metres in width. It has been designed to include a cross gable with an eaves height to match the existing property and</p>

an overall height of 7.2 metres, which is lower than the existing ridge height. The extension has been designed to include a window and patio doors at ground floor and two windows at first floor level on the rear elevation. The side elevations will be blank.

Both the extension and the existing house will be finished with white plain cement render at the ground floor level and it will include dark blue horizontal composite board cladding down to 2.1 metres above the ground floor. It will also be finished with flat grey cement roof tiles and white UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a garage (ref: 4/06/2162/0).

CONSULTATION RESPONSES

Millom Town Council

No objections.

Highway Authority

Standing advice.

Lead Local Flood Authority

Standing advice.

Copeland's Coastal Defence and Flood Engineer

No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 no. properties.

One letter of objection was received which raised the following concerns:

- Semi-detached properties currently symmetrical;
- Concerns regarding the proximity of the extension and the neighbouring property;
- Loss of light on both ground and first floor windows of the neighbouring property;
- Feeling of enclosure and claustrophobic effect;
- Loss of view across playing field;
- Detrimental impact on the property value.

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

Policy ENV1 – Flood Risk and Risk Management

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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, the potential impacts on residential amenity and flood risk.

Principle of Development

The proposed application relates to a residential dwelling within Haverigg and it will provide an enlarged kitchen-dining room and an enlarged bedroom 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.

The proposed two-storey extension will be appropriately located to the rear of the property, behind the main element of the existing dwelling and it will be relatively modest in scale. The design is considered to be appropriate and as it is located within the rear garden, adjacent to the detached garage, it is not considered to significantly disrupt the symmetry of the semi-detached house design in terms of the street-scene.

It will also be stepped away from the adjoined neighbouring boundary by approximately 3.5 metres and the reduced ridge height below the existing property will ensure that the extension appear subservient to the main dwelling and it will not be excessively prominent within the locality.

One objection letter was received raising concerns regarding the proximity to the shared boundary but due to the design and orientation, it is not considered to be excessively overbearing for the neighbouring property.

In addition, the roof tiles, windows and doors will match the existing property and the replacement wall finish to entire house and extension is considered to be acceptable. Overall, 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) policy 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 both the parent property and adjacent dwellings.

One objection letter was received which raised concerns with the loss of light and privacy. Overlooking and overshadowing issues between the proposed extensions and the neighbouring properties have been taken into account in the assessment.

However, the rear projection is considered to be relatively modest and the overall height, below the existing ridge line is considered to reduce potential overshadowing issues and dominance. In addition, due to the siting to the rear and the orientation to the east of the adjoining property, it is not considered that the proposal will cause any significant adverse impact on the light entering the neighbouring property.

In addition, no windows have been included on the side elevation and this will ensure neighbouring amenity and privacy is maintained. The existing boundary fence will also screen the development and help to reduce privacy concerns.

Concerns regarding the loss of view and property value were raised, although these are not material

	<p>planning considerations and therefore cannot be taken into account in the application assessment.</p> <p>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.</p> <p><u>Flood Risk</u></p> <p>The NPPF and Policy DM24 requires proposed developments in Flood Zones 2 and 3 to be accompanied by a Flood Risk Assessment (FRA). Policy DM24 seeks to protect developments against risks of flooding.</p> <p>The application is accompanied by a Householder and Other Minor Extensions in Flood Zones 2 and 3 form and a Flood Risk Assessment which included flood resilience measures. It is considered that the rear extension within Flood Zones 2 and 3 would be an acceptable form of development, based on the guidance set out in the NPPG.</p> <p>The details submitted as part of the application confirmed that the floor level of the extension will be the same level as the existing ground floor and the extension will not increase the impermeable surface, as the additional footprint will be located on the existing paved area to the rear of the property.</p> <p>In addition, all sockets and switches will be installed at a minimum level of 450mm above floor level and there will be no new drains entering the property. The flood risk measures proposed are therefore considered to be appropriate and as the extension will not increase the impermeable surface area draining into the combined sewer, the development should not generate additional run off.</p> <p>On this basis, the Councils Coastal Defence and Flood Engineer raised no objection to the proposal and it is considered that the proposal will comply Policies ENV1, DM24 and the NPPG guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed extension is of an appropriate scale and design and will not have any significant detrimental impact on the amenities of the adjoining properties or flood risk. 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>Recommendation:</p> <p>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. <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the</p>

	<p>Planning and Compulsory Purchase Act 2004.</p> <p>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: -</p> <p>Site Plan, scale 1:1250, drawing reference 1733 sheet 1, received 10th January 2022; Block Plan, scale 1:300, drawing reference 1733 sheet 1, received 10th January 2022; Existing and Proposed Floor Plan, scale 1:50, drawing reference 1733 sheet 1, received 10th January 2022; Existing and Proposed Elevations, scale 1:100, drawing reference 1733 sheet 2, received 10th January 2022; Householder and Other Minor Extensions in Flood Zones 2 and 3 Form, received 10th 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> <p>3. Before the extension is occupied, the flood resilience and mitigation measures must be carried out in accordance with the Householder and Other Minor Extensions in Flood Zones 2 and 3 Form received by the Local Planning Authority on 10th January 2022. The flood resilience and mitigation measures must be maintained thereafter.</p> <p>Reason</p> <p>To protect the property against flood damage in accordance with Policy DM24 of the Copeland Local Plan.</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 : 02/03/2022
Authorising Officer: N.J. Hayhurst		Date : 07/03/2022
Dedicated responses to:- N/A		