

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2014/OF1
2.	Proposed Development:	GROUND FLOOR EXTENSION TO SIDE & FRONT TO PROVIDE AN ACCESSIBLE BEDROOM & SHOWER ROOM WITH WHEELCHAIR ACCESSIBLE RAMP TO THE FRONT DOOR & SIDE TERRACE FROM NEW BEDROOM
3.	Location:	56 BARFS ROAD, DISTINGTON
4.	Parish:	Distington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Outer Consultation Zone - Cycliffe 3KM
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 <p>This application relates to 56 Barfs Road, a semi-detached property located on an existing housing estate within Distington. The site occupies a large corner plot and it benefits from an existing vehicle access and boundary hedge. The site also slopes towards the western boundary</p> PROPOSAL <p>Planning Permission is sought for the erection of a single-storey side extension to provide an accessible bedroom and shower room with a wheelchair accessible ramp to the front door and side terrace from the bedroom.</p> <p>The proposed extension will project 5 metres from the side elevation and it will have an overall depth of 6 metres. It has been designed to include a flat roof with an overall height of 4 metres. The front</p>	

elevation will include two windows, the side elevation will include patio doors to provide an access onto the side terrace and the rear elevation will be blank. It will be finished with painted render, a grey single ply roofing membrane and white UPVC windows and doors to match the existing property.

The proposed raised terrace will project a further 2.8 metres from the side elevation of the extension and it will measure 5.7 metres in width. It will be parallel with the front boundary, measuring 4 metres and it will be raised by 1.7 metres from the ground level to provide a level access from the ground floor bedroom. It will be constructed out of timber and it will include a 1 metre high timber balustrade.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at the site.

CONSULTATION RESPONSES

Distington Parish Council

No objections.

Highway Authority

No objections.

Lead Local Flood Authority

No objections.

Cumbria County Council Resilience Unit

No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 property - 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 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 and the potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling on an existing housing estate within Distington and it will provide a ground floor bedroom and accessible bathroom required to facilitate a disabled person. 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.

Concerns were raised with the original proposal which projected forward of the principal elevation

and therefore amended plans were provided. The amended extension is considered to be modest in scale and appropriately located within the side garden. The flat roof design will reflect the existing property and the side projection will reflect the adjoining neighbor's side extension. The reduced scale will ensure the building line is maintained and the design ensures that the proposal appears subservient to the main dwelling and it will not be excessively prominent within the locality.

In addition, the raised platform will provide a level access from the accessible bedroom and therefore the benefits to the disabled person in terms of amenity are considered to be appropriately justification for the proposal. Due to its siting, it will not be overbearing for the neighbouring properties and it will be suitably screened by the existing boundary to the front of the property. This can be secured by a planning condition to ensure the boundary hedge is maintained.

Overall, the design is therefore considered to be suitable for its use to facilitate a disabled person and the choice of materials will match the existing property.

On balance, the proposal is considered to reflect the character and appearance of the existing dwelling and there it complies 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. Policy DM12 requires a separation distance between directly facing habitable room windows of 21 metres to maintain privacy and overlooking standards.

Overlooking and overshadowing issues between the proposed extension, raised platform and the neighbouring properties were considered, although the extension and raised platform will be modest in scale and appropriately located within the site.

The proposal will be off-set within the site and therefore it will not directly face a neighbouring property and the separation distance will be approximately 18 metres from the edge of the raised platform to the nearest neighbouring property, 6 Ennerdale View. In addition, the existing boundary fences will screen the development and the design is considered to mitigate potential overlooking issues.

On this basis, the proposal is not considered to cause unacceptable harm to residential amenity and therefore it will satisfy Policies DM18(B), DM18(C) 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 site benefits from an existing dropped kerb and vehicle access and hard standing for two off-street parking spaces. This off-street parking provision is supported by Policy DM22 and the Highway Authority and therefore it is considered that the application site will provide adequate off-street parking to meet the needs of the property.

	<p>On this basis, the proposal will not have a detrimental effect on the existing highway conditions and therefore it is considered to satisfy Policy DM22 and the Cumbria Development Design Guide standards.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposal is of an appropriate scale and design and would not have any significant detrimental impacts 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>Recommendation: 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 10th January 2022; Location Plan, scale 1:1250, drawing ref 21/03141/01, received 10th January 2022; Existing Block Plan, scale 1:100, drawing ref 21/03141/01, received 10th January 2022; Existing Floor Plan, scale 1:50, drawing ref 21/03141/02, received 10th January 2022; Existing Elevations, scale 1:100, drawing ref drawing ref 21/03141/03, received 10th January 2022; Proposed Floor Plan, scale 1:50, drawing ref 21/03141/04 Rev A, received 17th February 2022; Proposed Elevations, scale 1:100, drawing ref 21/03141/06 Rev A, received 17th February 2022; Proposed Block Plan, scale 1:100, drawing ref 21/03141/09 Rev A, received 17th 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>3. The boundary hedge must be retained as part of the development in accordance with the approved plan, 'Proposed Block Plan, scale 1:100, drawing ref 21/03141/09 Rev A, received 17th February 2022' and the hedge must be maintained at all times thereafter.</p> <p>Reason</p> <p>The provide suitable screening in accordance with Policy DM18 of the Local Plan.</p> <p>Informative</p> <p>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.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</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 : 07/03/2022
Authorising Officer: N.J Hayhurst	Date : 07/03/2022
Dedicated responses to:- N/A	