

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2024/OF1
2.	Proposed Development:	FORMATION OF NEW MODIFIED/ENLARGED BAY WINDOW TO REPLACE EXISTING
3.	Location:	106 TARNSIDE, BRAYSTONES
4.	Parish:	Lowside Quarter
5.	Constraints:	<p>ASC;Adverts - ASC;Adverts,</p> <p>Safeguard Zone - Safeguard Zone,</p> <p>Coal - Off Coalfield - Data Subject To Change,</p> <p>Key Species - Potential areas for Natterjack Toads,</p> <p>DEPZ Zone - DEPZ Zone,</p> <p>Outer Consultation Zone - Sellafield 10KM</p>
6.	Publicity Representations &Policy	<p>Neighbour Notification Letter: YES</p> <p>Site Notice: NO</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	<p>Report:</p> <p>SITE AND LOCATION</p> <p>This application relates to 106 Tarnside, a detached property located within Braystones.</p> <p>PROPOSAL</p> <p>Planning Permission is sought to erect a single-storey front extension to replace the existing bay window. The overall structure will project 1.25 metres from the front elevation and it will be 5.7 metres in width. It will have a lean-to roof with an overall height of 3.5 metres and an eaves height of</p>	

2.5 metres. The design will reflect the previous bay window with windows on the front and two side elevations with a brick wall below. It will be finished in facing bricks, roof tiles and white UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this site.

CONSULTATION RESPONSES

Lowside Quarter Parish Council

No comments received.

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 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, the impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling and it will provide a replacement bay window. 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 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 replacement bay window will be very modest in scale and appropriately sited within front garden. The design will reflect other bay windows along the row of dwellings and the choice of materials will match the existing dwelling. The extension will therefore not be excessively prominent within the locality and it is not considered to be overbearing on the neighbouring properties.

On this basis, the proposal will respect the character and appearance of the existing property and therefore it 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 extension will have little impact on the residential amenity due to its modest scale and siting. The proposed window are not considered to be materially different to the existing windows on the side elevation of the bay window and therefore potential overlooking issues are considered to be minimal. In addition, overshadowing will not be excessive due to the proposal being stepped away

	<p>from the boundary.</p> <p>On this basis, there will be little impact on amenity of occupiers of the adjacent properties and the proposal is considered to comply with Policy DM18(C).</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 extension will be located within the front garden and it will not interfere with the off-street parking provision. On this basis, the site access and off-street parking for two vehicles will remain unchanged to the side 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 replacement bay window 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 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"> <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>Location Plan, scale 1:2500, drawing no. 21/0323/01, received 13th January 2022; Existing Block Plan, scale 1:200, drawing no. 21/0323/01, received 13th January 2022; Existing Floor Plan and Elevations, scale 1:50, drawing no. 21/0323/02, received 13th January</p>

	<p>2022; Proposed Floor Plan and Elevations, scale 1:50, drawing no. 21/0323/03 Rev A, received 10th March 2022; Proposed Sectional Elevation, scale 1:50, drawing no. 21/0323/04 Rev A, received 10th March 2022; Proposed Block Plan, scale 1:200, drawing no. 21/0323/07 Rev A, received 10th March 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 : 11/03/2022
Authorising Officer: N.J. Hayhurst		Date : 16/03/2022
Dedicated responses to:- N/A		