



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2035/OF1
2.	Proposed Development:	PROPOSED TWO STOREY EXTENSION TO EXISTING DWELLING TO CREATE FAMILY ANNEXE
3.	Location:	LAND ADJOINING PRIMROSE HILL COTTAGE, SANDWITH
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
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 a semi-detached property known as Primrose Hill Cottage, located in Sandwith. The dwelling is situated to the south of the hamlet on the forked road that leads to Rottington.</p> <p>There is a substantial garden to the front, side and rear of the property and off road parking to the east.</p> PROPOSAL <p>Planning Permission is sought for the erection of a two-storey annex on the northern end of the property to house the parents of the Applicant. This will allow the family to live together in Sandwith.</p> <p>The annex will project from the side of Primrose Hill Cottage by 7m, with a width of 8.4m, an eaves</p>	

height of 4.2m and an overall height of 6.2m.

The extension will provide a living/dining room and galley kitchen on the ground floor and 2 bedrooms and a bathroom on the first floor. The annex will have an internal link into the existing Primrose Hill Cottage on both the ground and first floor level.

The proposed building is to be constructed of similar materials in order to match the main house including rendered walls and a grey tiled roof. The windows will be UPVC.

RELEVANT PLANNING APPLICATION HISTORY

Conservatory/porch, approved in November 2004, application reference 4/04/2679/0 relates;

Lawful development certificate for works to replace undersized roof rafters and addition of rear flat roof dormer extension at first floor, approved in October 2018, application reference 4/18/2340/0E1 relates.

CONSULTATION RESPONSES

Whitehaven Town Council

No objections.

Cumbria Highways

No objections subject to a condition to ensure that any access gates are hung to open inwards away from the highway.

Local Lead Flood Authority

No objections subject to the provision of full surface water discharge details.

Public Representation

The application has been advertised by way of neighbour notification letters issued to 4 no. properties.

One letter of support has been received.

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

Other Material Planning Considerations

National Planning Policy Framework 2021 (NPPF)

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.

Policy DS3PU – Settlement Hierarchy

Policy H14PU – Domestic Extensions and Alterations

ASSESSMENT

Principle of the development

The site is within the curtilage of the existing dwelling at Primrose Hill Cottage in Sandwith. Under Policy ST2 of the Copeland Local Plan, Sandwith is outside any designated settlement boundary, therefore this is not a location whereby new residential development is likely to be supported. The use as ancillary accommodation for a specified need, however, may be acceptable. This is further supported within the ELP whereby paragraph 13.16.2 states that

“where “granny” annexes are considered acceptable, applicants must demonstrate a suitable access between the main house for example a bathroom or kitchen. The occupancy of annexes will be controlled through the use of a suitably worded planning condition to ensure that they are not used as

self-contained residential units.”

The Applicant has specified a need for further accommodation to house their aging parents and allow for a nuclear family. It is considered that provided the accommodation remains ancillary to the existing dwelling, this is satisfactory. A planning condition can be used to ensure that the annex remains as part of the dwelling and is not let out or sold as an independent dwelling.

Overall, it is considered that the provision of further accommodation is acceptable and in accordance with Policies ST1 and ST2 of the Copeland Local Plan and Policy H14PU of the emerging local plan.

Scale and design

Policy DM18 supports extensions to existing dwellings be permitted provided that the scale, design and choice of materials respect the character of the existing dwelling and that it would not have a negative effect on the amenity of the surrounding properties.

The original application was for a large extension that would allow independent living and was considered to be a standalone dwelling. As a result of the policy conflict created by a new dwelling in this location, the Agent reduced the scale of the proposal, created openings from the parent dwelling into the annex and reduced the kitchen to a small galley kitchen. This will ensure that the main house is relied upon for day to day living and therefore the proposal was considered as an extension.

The extension has been designed to be subservient to the existing Primrose Hill Cottage with a reduced overall roof height and modest projection to the north of 7m. The materials have been chosen to match the existing dwelling and the use of a pitched roof will amalgamate the new extension with the parent property.

The proposal will not have an effect on the amenity of any of the surrounding properties. There will be new windows on the north elevation, but the closest property is located more than 60m to the north of these windows and therefore the separation distances are more than adequate.

No objections have been received with regards to the application.

Overall, it is considered the proposal complies with Policies DM10 and DM18 of the Copeland Local Plan.

Access and parking

The existing private driveway for the property will be unaffected by the proposal. It is considered that there is unlikely to be a material increase in vehicle movements to and from the property, as the accommodation will serve the existing household. There is ample parking to the front of the parent dwelling which will be largely unaffected by the proposal. No objections were received from the Highway Authority and it is considered there is unlikely to be a material change to the existing situation.

Planning Balance and Conclusion

	<p>Outside the designated settlement boundaries, Policy ST2 allows for the provision of further accommodation for a specified need. The proposal for an annex complies with Policy DM18 of the Copeland Local Plan, being subservient to the parent property and respecting the amenity of the surrounding properties. With the addition of a suitably worded planning condition to tie the annex to the parent property in perpetuity, it is considered that the proposal complies with Policies ST2 and DM18 of the Copeland Local Plan.</p> <p>There have been no objections received to the proposal.</p> <p>Overall this is considered to be an acceptable form of development which accords with the policies set out in the adopted Local Plan and other material planning considerations.</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 shall be commenced 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>Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -</p> <p>Site Location Plan, scale 1:1250, drawing number 01001 03, received January 2022; Proposed Block Plan, scale 1:200, drawing number 04004 02, received January 2022; Proposed Ground Floor Plan, scale 1:50, drawing number 04001 04, received April 2022; Proposed First Floor/Roof Plan, scale 1:50, drawing number 04002 04, received April 2022; Proposed Elevations, scale 1:100, drawing number 05001 03, received April 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>Prior to the commencement of the development hereby approved, full details of all measures to be taken by the applicant to prevent surface water discharging onto or off the highway</p>

must be submitted to and approved by the Local Planning Authority. Any approved works must be implemented prior to the development being completed and must be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management and in accordance with Policy ST1 of the Copeland Local Plan.

4. The annex extension hereby permitted must not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as “1 Primrose Hill” and must not be let or sold as a separate permanent dwelling.

Reason

The annex is not considered appropriate for use as a separate residential unit in accordance with Policy ST2 of the Copeland Local Plan.

5. Access gates, if provided, must be hung to open inwards only away from the highway.

Reason

In the interests of highway safety and in accordance with Policy DM22 of the Copeland Local Plan.

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

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: Sarah Papaleo		Date : 06/06/2022
Authorising Officer: N.J. Hayhurst		Date : 10/06/2022
Dedicated responses to:- N/A		