

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2037/OF1
2.	Proposed Development:	SINGLE STOREY EXTENSION TO SIDE & REAR OF DWELLING
3.	Location:	2 BRIDGESTONES COTTAGES, DRIGG
4.	Parish:	Drigg and Carleton
5.	Constraints:	<p>ASC;Adverts - ASC;Adverts,</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 - Drigg 3KM,</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 2 Bridgestones Cottages, a semi-detached property located within Drigg.</p> <p>The site benefits from a large garden and it is bound by the B5344, the adjoining neighbouring property and an access track to the field behind. The site is currently in a dilapidated state and in need of repair works and renovations.</p> <p>PROPOSAL</p>	

Planning Permission is sought for the erection of a single-storey side extension to provide an enlarged kitchen-living area, an additional bedroom and a ground floor shower room.

The proposed extension will project 3.4 metres from the side elevation and it will have an overall depth of 9.5 metres. It has been designed to include a pitched roof with an overall height of 3.9 metres and an eaves height of 1.4 metres along the front elevation and 2.1 metres along the rear elevation. The front elevation will include an access door, the side elevation will include one shower room window and the rear elevation will include a two windows and an access door. It will be finished with wet dash finish, plain modern grey roof tiles and white UPVC windows and doors to match the existing property and it will also be lit by two skylights.

The proposal also includes the creation of two off-street parking spaces to the front of the property. It will be surfaced in self-draining pavers and includes a new dropped kerb to create a new highway access.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Drigg and Carleton Parish Council

No objections.

Highway Authority and Lead Local Flood Authority

Requested that adequate parking is shown on a plan, in line with the Highway Authority's requirements.

CCC Resilience Unit

No objections and included informative.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 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 and the potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling within Drigg and it will provide an enlarged kitchen-living area, an additional bedroom and a ground floor shower room. 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.

The proposed extension will be appropriately located to the side of the property and it will be

relatively modest in scale within the site. The design is considered to be suitable for its use and the materials will match the existing property. This will ensure the extension will not be excessively prominent or overbearing on the street scene or on neighbouring properties.

On this basis, the proposal is considered to reflect the character and appearance of the existing dwelling and therefore 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.

Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered. The extension will be relatively modest in scale and appropriately located within the site to the west of the existing dwelling. It will be stepped back from the side boundary by approximately 1 metre and it is located adjacent to a track which provides access to the field behind. In addition, the one proposed side elevation window relates to a shower room and therefore, due to the siting, orientation and the nature of the bathroom window, it is considered that the extension will not cause significant overshadowing or overlooking to the neighbouring property. In addition, the existing boundary treatments will screen the development and mitigate potential harm.

On this basis, the proposal is not considered to cause significant 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 proposal includes the creation of two off-street parking space to the front of the property. It will be surfaced in permeable self-draining pavers and therefore it will not increase surface water run-off onto the highway. This can be secured through a condition to ensure the driveway is installed prior to the first use of the extension. This will ensure adequate off-street parking to meet the needs of the dwelling is provided and it is therefore considered that the proposal will not affect the highway conditions.

As the proposal includes the creation of a new highway access, the applicant will be required to apply for a permit from the Cumbria County Council Streetworks department to alter the driveway access and dropped kerb. It is therefore appropriate to include these details as an informative note.

It is also appropriate to include a condition regarding the maximum height of the front wall as the proposed plans include alterations to the front wall to provide the vehicle access.

On this basis, the proposal is considered to comply with Policy DM22 and the standards set out in the Cumbria Development Design Guide.

	<p><u>Planning Balance and Conclusion</u></p> <p>The proposed extension is of an appropriate scale and design and would not have any detrimental impact on the amenities of the adjoining properties or highway safety. It 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 1:1250, received 20th January 2022; Proposed Block Plan with Off-street Parking, scale 1:500, received 8th February 2022; Existing Floor Plans, scale 1:100, received 20th January 2022; Existing Elevations, scale 1:100, received 20th January 2022; Proposed Ground Floor Plan, scale 1:50, received 20th January 2022; Proposed First Floor Plan, scale 1:50, received 20th January 2022; Proposed Elevations, scale 1:00, received 20th January 2022; Proposed Section AA, scale 1:00, received 20th January 2022; Notes 2 Bridgestones Cottages, Drigg, received 20th 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>Prior to the first use of the extension, the proposed driveway must be installed in accordance with the details set out in approved Proposed Block Plan received by the Local Planning Authority on 8th February 2022. The driveway must be maintained at all times thereafter.</p>

Reason

To ensure that adequate off-street parking is provided in accordance with Policy DM22 of the Copeland Local Plan.

4. Prior to the first use of the extension and driveway hereby approved, any existing highway fence/wall boundary must be reduced to a height not exceeding 1.05 metres above the carriageway level of the adjacent highway and must not be raised to a height exceeding 1.05 metres thereafter.

Reason

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

Informatives

1. Before any works are commenced, you should contact Cumbria Highway's Street Works team to obtain a permit from the driveway access and dropped kerb.

Enquires should be made to Cumbria County Councils Streetwork's team
streetworks.west@cumbria.gov.uk

2. The site is located within the Detailed Emergency Planning Zone (DEPZ). The Cumbria County Council Resilience Unit therefore advised due to the fact that the application could increase the number of persons in the area (including trade people), the applicant should liaise with Resilience Unit via emergency.planning@cumbria.gov.uk to allow for further discussions to ensure the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

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 : 14/03/2022
Authorising Officer: N.J. Hayhurst	Date : 17/03/2022
Dedicated responses to:- N/A	