

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2057/OF1
2.	Proposed Development:	REMOVAL OF EXISTING CONSERVATORY AND DORMER PROJECTION, AND THE CONSTRUCTION OF A FULL WIDTH DORMER PROJECTION WITH STONE EXTERNAL WALLS, NEW EXTERNAL FLAT ROOF CANOPY AND OAK POST WITH STONE BOUNDARY WALL, PLUS THE INSTALLATION OF A NEW ROOF LIGHT TO THE EXISTING STAIRWELL AND JULIETTE BALCONY DOORS & RAILING TO THE REAR ELEVATION
3.	Location:	CORN MILL COTTAGE, KIRKSANTON
4.	Parish:	Whicham
5.	Constraints:	ASC;Adverts - ASC;Adverts, 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: SITE AND LOCATION The application relates to Corn Mill Cottage, a semi-detached property situated within Kirksanton. The property is a mill conversion, which is spread across two levels, higher towards the rear. PROPOSAL Planning permission is sought for the removal of the existing conservatory and dormer projection and the erection of an enlarged dormer window with Juliet balcony and railing on the rear elevation. The proposal also includes a new flat roof canopy extension with oak posts and a stone boundary wall to	

the rear, plus the installation of a new roof light to the existing stairwell.

The dormer extension will have an overall width of 4.3 metres, stepped back from the side elevation by approximately 1 metre. It has been designed with a height of 2.4 metres and the rear elevation includes a Juliet balcony and railings. The side elevations will be blank and it will be finished in materials to match the existing dwelling.

The proposed covered canopy extension will replace the existing rear conservatory. It will project 2.5 metres from the rear elevation and it will be 3.3 metres in width. It has been designed to include a flat roof with an overall height of 2.6 metres and it will include a blank stonewall adjacent to the boundary with the adjoining neighbour, Old Corn Mill and an oak post on the rear corner facing the garden.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for:

- Conversion of mill to dwelling (ref: 4/88/0777/4);
- Provision of cottage form part of existing dwelling (ref: 4/90/0419/4).

CONSULTATION RESPONSES

Whicham Parish Council

Support the application.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 1 no. 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 DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

National Planning Policy Framework (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.

ASSESSMENT

The key issues raised by this proposal are the principle of development, its scale and design and the potential impacts on residential amenity.

Principle of Development

The proposed application relates to a residential dwelling within Kirksanton and it will provide an enlarged bedroom with dormer window and Juliet balcony, a new flat roof canopy with oak posts and a stone boundary wall on the rear elevation and the installation of a new roof light to the existing stairwell. Policy DM18 supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.

On this basis, the proposal is considered to satisfy 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.

Concerns with regards to the original scale and design of the dormer were raised with the agent and amendments were sought. The dormer was reduced in width and this will ensure that the proposed development would respect the character of the existing property by appearing subservient and would not be overbearing on either the parent property or the adjacent dwellings. Overall, the amended proposal will be relatively modest in scale and appropriately located on roof of the dwelling. The amendments also ensure that the existing roofline and pitch will still be visible to respect the character and appearance of the property.

The rear covered canopy and rear skylight are also considered to be modest in scale and have been

	<p>designed to meet the needs of the dwelling.</p> <p>In addition, the proposed materials and window design will match the existing dwelling and this will ensure the proposal does not appear excessively prominent from the street scene.</p> <p>On balance, the proposal is considered to be acceptable in relation to the parent property and the surrounding dwellings which satisfies Policy DM18(A) and the NPPF guidance.</p> <p><u>Residential Amenity</u></p> <p>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.</p> <p>The proposals are located to the rear of the dwelling and the enlarged dormer and covered canopy will replace an existing dormer and conservatory. On this basis, it is unlikely that the proposal will cause any demonstrable harm for the parent property or the neighbouring properties. The proposal will also reduce overlooking as the side elevation windows on the conservatory will be replaced with a solid stone wall.</p> <p>No objections have been received to the proposal.</p> <p>On this basis, the proposal is considered to satisfy Policy DM18 and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The application seeks permission for the installation of an enlarged dormer with Juliet balcony on the rear elevation, the erection of a rear covered canopy and a skylight. The main issue raised by the proposal was the scale and design.</p> <p>Amendments were sought to ensure the scale and design respects the character and appearance of the existing property. The reduced dormer extension will ensure that the existing roof pitch will remain visible and the development will appear subservient to the existing dwelling. Overall, the amended proposal is of an appropriate scale and design and would not have any detrimental impact on the amenities of the adjoining properties.</p> <p>On balance, 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"> 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 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>Application Form, received 9th February 2022; Location Plan, scale 1:1250, drawing reference 22-04-P-L, received 9th February 2022; Block Plan, scale 1:500, drawing reference 22-04-P-L, received 9th February 2022; Proposed Site Plan, scale 1:200, drawing reference 22-04-P-01A, received 22nd March 2022; Existing Floor Plan, scale 1:100, drawing reference 22-04-P-02, received 9th February 2022; Proposed Floor Plan, scale 1:100, drawing reference 22-04-P-05A, received 22nd March 2022; Existing Elevations, scale 1:100, drawing reference 22-04-P-03, received 9th February 2022; Proposed Elevations, scale 1:100, drawing reference 22-04-P-06A, received 22nd March 2022; Existing 3D Sketches, drawing reference 22-04-P-04, received 9th February 2022; Proposed 3D Sketched, drawing reference 22-04-P-07A, received 22nd March 2022; Flood Map, received 9th 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>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 : 30/03/2022
Authorising Officer: N.J. Hayhurst	Date : 04/04/2022
Dedicated responses to:- N/A	