

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/22/2060/OF1
2.	<b>Proposed Development:</b>	SINGLE STOREY EXTENSION TO REAR AND SIDE OF PROPERTY (WITH ROOM IN ROOF SPACE)
3.	<b>Location:</b>	HILLSIDE, BRISCO ROAD, EGREMONT
4.	<b>Parish:</b>	Egremont
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential Area for Great Crested Newts, Outer Consultation Zone - Sellafield 10KM
6.	<b>Publicity Representations &amp;Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  This application relates to Hillside, a detached property located on Brisco Road within Egremont. The site benefits from an existing driveway to the front of the property, a large rear garden and a single-storey garage to the side of the property.  <b>PROPOSAL</b>  Planning permission is sought for the erection of a side and rear extension to provide an enlarged kitchen-dining room, utility and garage on the ground floor and a workshop on the first floor.  The side extension will project 4.4 metres from the side elevation and it will be 5.7 metres in depth. It	

has been designed to match the existing house with a pitched roof, an overall height of 6.7 metres and an eaves height of 2.7 metres. It will include a garage door and a dormer window the front elevation and an access door on the side elevation.

The single-storey rear extension will project 5 metres from the rear elevation and it will be 12.5 metres in width. It has been designed to include a flat roof with an overall height of 3 metres. It will include two patio doors on the rear elevation and a utility window on the side elevation.

The proposed extensions will be finished in painted dashed render with some slate work, roof tiles and UPVC windows and doors to match the existing property. The dormer will also be finished with UPVC boarding to match the existing.

#### **RELEVANT PLANNING APPLICATION HISTORY**

Planning Permission has previously been granted for:

- Two dormer windows for attic bedroom (ref: 4/89/1007/3);
- Extension (ref: 4/94/0021/3);
- Enlarged dormer window from two smaller dormer windows (ref: 4/10/2077/0F1).

#### **CONSULTATION RESPONSES**

##### Egremont Town Council

No objections.

##### Highway Authority

Standing Advice.

##### Lead Local Flood Authority

Standing Advice.

##### Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 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 Publication Draft Consultation. The Publication Draft Consultation builds upon the completed Issues and Options and Preferred Options consultations. Given the stage of preparation, the emerging 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, the potential impacts on residential amenity and highway safety.

### Principle of Development

The proposed application relates to a residential dwelling within Egremont and it will provide an enlarged kitchen-dining room, utility and garage on the ground floor and a workshop on the first floor. 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 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 and rear of the property. It will replace the existing single-storey side garage and is considered to be relatively modest in scale. The design of the pitched roof, the continuation of the roof height and the front dormer design reflects the character and appearance of the existing property. In addition, the materials will match the existing property and therefore the extension will not be excessively prominent or overbearing on the street scene or on neighbouring properties.

On balance, the proposed scale is considered to be acceptable and the design reflects the existing property. The proposal is therefore 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.

Overshadowing and overlooking issues between the proposed extension and the neighbouring properties were considered, especially due to the side extension projecting towards the shared boundary with Ehen House. However, due to the orientation of the existing property to the north of Ehen House, it is considered that the proposed extension will not cause a significant loss of light or dominance on the neighbouring property.

Under current permitted development rights, an extension could project 4 metres from the rear elevation without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the single-storey rear extension is not significantly larger than what is possible under permitted development, the proposal is considered to be satisfactory and therefore it will not cause a detrimental impact on the neighbouring property. The flat roof design of the rear extension will also reduce the impact on the neighbouring property.

The only windows included on the side elevation will include a ground floor utility window and an access door to the garage. The windows do not relate to habitable rooms and the existing boundary treatments will provide suitable screening. On this basis, the proposal is not considered to cause harmful overlooking issues.

No concerns have been received as part of the neighbour consultation, although it is appropriate to attach a planning condition to ensure the garage/store/workshop use remains domestic in nature and that non-conforming uses are not introduced into the area.

On balance, the proposal is considered to be acceptable. Taking into account the orientation of the existing property, the proposed extension design is acceptable and it will not adversely harm the neighbouring amenity. It is therefore considered that the proposal satisfies 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 access and off-street parking for two vehicles will remain unchanged to the front of the

	<p>property and therefore it is considered the proposal will not have a detrimental effect on the existing highway conditions. The Highway Authority raised no objections to the proposal, as the existing driveway will provide adequate off-street parking to meet the needs of the property.</p> <p>On this basis, the proposal is considered to comply with Policy DM22 and the standards set out in the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a side and rear extension to a detached property within Egremont. The main issue raised by the application was the scale and the potential impact on neighbouring amenity. Taking into account the orientation of the existing property, the design of the proposed extension is considered to be acceptable and it will not adversely harm the neighbouring amenity or highway safety.</p> <p>On balance, the proposed extension 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><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li> <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> </li> <li> <p>The 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 10<sup>th</sup> February 2022;  Location Plan, scale 1:1250, received 10<sup>th</sup> February 2022;  Block Plan, scale 1:500, received 10<sup>th</sup> February 2022;  Existing Ground Floor Plan and Elevation, scale 1:100, received 10<sup>th</sup> February 2022;  Existing First Floor Plan and Elevation, scale 1:100, received 10<sup>th</sup> February 2022;  Proposed Ground Floor Plan, scale 1:100, received 10<sup>th</sup> February 2022;  Proposed First Floor Plan, scale 1:100, received 10<sup>th</sup> February 2022;  Proposed Elevations, scale 1:100, received 10<sup>th</sup> February 2022.</p> </li> </ol>

	<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 garage/workshop must be used for the parking of private vehicles and the storage of domestic equipment only and for no commercial or business purposes whatsoever.</p> <p>Reason</p> <p>To ensure that non-conforming uses are not introduced into the area.</p> <p><b>Statement</b></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>	
<p><b>Case Officer: C. Unsworth</b></p>	<p><b>Date : 29/03/2022</b></p>	
<p><b>Authorising Officer: N.J. Hayhurst</b></p>	<p><b>Date : 04/04/2022</b></p>	
<p><b>Dedicated responses to:- N/A</b></p>		