

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2066/OF1	
2.	Proposed Development:	FIRST FLOOR EXTENSION CREATING A GABLE ON THE FRONT OF THE PROPERTY	
3.	Location:	53 THE CROFTS, ST BEES	
4.	Parish:	St. Bees	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations &Policy	Neighbour Notification Letter	Yes
		Site Notice	No
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report: Site and Location This application relates to a detached property, located within the residential estate known as The Crofts. The site is located at the end of the cul-de-sac within the east of St Bees. Relevant Planning History No relevant planning history. Proposal This application seeks permission for a first floor extension to create a gable on the front of the		

property. This proposed development does not create any additional floor space within the dwelling but creates a pitched gable roof over the existing master bedroom. The property currently benefits from a front gable which has a roof sloping towards the adjacent highway. The proposed development will create a gabled pitched roof within this element of the property including the eaves height to 4.4m and ridge height to 6.2m to match the main dwelling.

Externally the proposal will be finished with render whilst retaining the existing brickwork to the rest of the dwelling, concrete roof tiles and UPVC windows to match the main dwelling. A large floor to ceiling windows is proposed within the front elevation, and a small north east facing side window is also included within the extension.

Consultation Responses

St Bees Parish Council

No objections.

Public Representation

This application has been advertised by way of neighbour notification letters issued to five properties. No comments have been received in relation to the statutory notification procedure.

Planning Policy

Planning law requires that 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 – Strategic Development Principles

Development Management Policies (DMP)

Policy DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

National Planning Policy Framework (2021)

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.

Strategic Policy DS1PU: Presumption in favour of Sustainable Development

Strategic Policy DS3PU: Settlement Hierarchy

Strategic Policy DS4PU: Settlement Boundaries

Policy H14PU: Domestic Extensions and Alterations

Assessment

The main issues raised by this application relate to the principle of the development; and scale, design and impact on amenity.

Principle of Development

The proposed application relates to a residential dwelling located to the east of St Bees and will provide improved living space for the residents. 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, and the NPPF guidance.

Scale, Design and Impact on Amenity

Policy ST1 and section 12 of the NPPF seek to safeguard good levels of residential amenity. Policy DM18 seeks 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 were originally raised with this application in relation to the large floor to roof window to be used within the proposed gable on the principal elevation of this dwelling, as this was not considered to be in keeping with the overall character of the existing property or surrounding area. After extensive discussions with the agent for this application it was confirmed that the applicant would not amend the design of this proposal and therefore additional justification was submitted to support this application and its compliance with Policy DM18 of the Copeland Local Plan.

Although the proposed windows is large in scale and will alter the character of the principal elevation

	<p>of this property, the development is not considered to have an adverse impact on the dwelling and will create additional light and headroom within the master bedroom of the property. Furthermore, given the overall mix of dwelling types within the estate it is not considered that the development will have an adverse impact on the character of the area or overall streetscene.</p> <p>The overall scale and design of the proposed development is considered to be appropriate with regard to the parent property and is unlikely to cause any demonstrable harm. The proposal will be finished with materials to reflect the parent property therefore the development is considered to be in keeping with the character of the dwelling and surrounding estate. Whilst the proposed extension is located on the principal elevation of the dwelling no additional floor space will be created and therefore it will not have an adverse impact on neighbouring properties as existing separation distances will be retained. The development does however include a small side facing window which will overlook the front garden of the adjoining property. An appropriately worded planning condition will therefore be included within any decision notice to ensure this opening is fitted with obscuring glazing and retained as such thereafter.</p> <p>On this basis the development is considered to comply with the requirements of Policy DM18 of the Copeland Local Plan and the provisions of the NPPF.</p> <p><u>Planning Balance & Conclusion</u></p> <p>The proposed extension is of an appropriate scale and design and, subject to the insertion of obscure glazing on the side elevation, will not have any detrimental impact on the amenities of the adjoining properties.</p> <p>The proposal 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> <p><u>Standard Conditions:</u></p> <ol style="list-style-type: none"> 1. The development hereby permitted must be commenced 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>

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:-

- Existing Block Plan, Scale 1:500, Drawing No 03, received by the Local Planning Authority on the 14th February 2022.
- Proposed Block Plan, Scale 1:500, Drawing No 04, received by the Local Planning Authority on the 14th February 2022.
- Existing Plans, Sections and Elevations, Scale 1:100, Drawing No 01, Rev A, received by the Local Planning Authority on the 14th February 2022.
- Proposed Plans, Sections and Elevations, Scale 1:100, Drawing No 02, Rev B, received by the Local Planning Authority on the 14th February 2022.
- Architect's Planning Statement, received by the Local Planning Authority on the 29th April 2022.

Reason

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.

Prior to Occupation Conditions:

3. Prior to the first occupation of the extension hereby approved, the first floor north east side facing window must be fitted with grade 5 obscuring glazing. Once installed the obscure glazing must be permanently retained at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties

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: C. Burns**Date :** 16.05.2022**Authorising Officer:** N.J. Hayhurst**Date :** 19.05.2022**Dedicated responses to:-** N/A