

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2067/OF1	
2.	Proposed Development:	DOUBLE STOREY EXTENSION TO SIDE OF DWELLING	
3.	Location:	1 GARTH BANK, EGREMONT	
4.	Parish:	Egremont	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - 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 semi-detached property, known as 1 Garth Bank, a corner plot located within the centre of Egremont.	
	Proposal		
		This application seeks planning permission for the erection of a double storey side extension at this property. The main body of this extension measures 3.9m x 5.2m with an eaves height of 3.5m and an overall height of 5.5m. The proposed extension will benefit from a front single storey projection measuring 1.95m x 1.5m to align with the existing front elevation of the property. This element of the	

extension will have an eaves height of 2.2m, with the roof linking to the main body of the proposal.

Internally the proposed extension will create a fourth bedroom at first floor level. The proposed ground floor will incorporate a new kitchen to allow for the internal reconfiguration of the main dwelling providing a living room, utility room, store and toilet.

Externally, the proposal will be finished with painted wet dash render, plain roof tiles and white UPVC windows and doors all to match the existing dwelling.

Consultation Responses

Egremont Town Council

No objection, as long as there is neighbourhood consultation.

Cumbria County Council – Cumbria Highways & LLFA

No comments received.

Public Representation

This application has been advertised by way of a neighbour notification letters issued to three 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.

Assessment

This 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 within Egremont and will provide additional 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 the design of the proposed extension, particularly with regard to the lack of openings within the front elevation of the development. Based on these concerns a small opening is now proposed within the single storey front projection, however the agent has confirmed that the internal layout of the ground floor means that an additional window cannot be placed within the main body of the extension. He also raised concerns with regard to overlooking for additional windows therefore only the small single front window has been proposed. Based on these amended plans the overall design of the extension has been improved and it considered to relate better to the character of the main dwelling. Whilst there is no window within the front of the main body of the extension this is set back and is therefore will not be read as part of the principal view/elevation of the dwelling. The development is therefore not considered to have a significant impact on the character of the dwelling or the overall streetscene.

The overall scale and design of the proposed development is considered to be appropriate with

	<p>regard to the parent property and is unlikely to cause any demonstrable harm. The proposal will be finished with materials to match the parent property therefore the development is considered to be in keeping with the character of the dwelling and surrounding estate. Due to the orientation of the dwelling within this corner plot the development is not considered to result in significant loss of light or amenity for neighbouring dwellings. Although a side facing window is proposed this is not considered to create overlooking concerns given the properties relationship with adjacent neighbouring properties. The property also benefits from adequate parking to serve the extended dwelling.</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 will not have any detrimental impact on the amenities of the adjoining properties. 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> <ol style="list-style-type: none"> 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:- <ul style="list-style-type: none"> - Site Location Plan, received by the Local Planning Authority on the 15th February 2022. - Block Plan, Scale 1:500, received by the Local Planning Authority on the 15th February

2022.

- Existing Front Elevation & Existing Ground Floor Plan, Scale 1:50 & 1:100, received by the Local Planning Authority on the 15th February 2022.
- Existing Side and Back Elevations & Existing First Floor Plan, Scale 1:50 & 1:100, received by the Local Planning Authority on the 15th February 2022.
- Proposed Ground Floor Plan (Amended), Scale 1:50, received by the Local Planning Authority on the 21st March 2022.
- Proposed First Floor Plan (Amended), Scale 1:50, received by the Local Planning Authority on the 21st March 2022.
- Proposed Elevations (Amended), Scale 1:100, received by the Local Planning Authority on the 21st March 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.

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 : 04.04.2022

Authorising Officer: N. J. Hayhurst

Date : 05.04.2022

Dedicated responses to:- N/A