

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2068/OF1
2.	Proposed Development:	ERECT SINGLE STOREY EXTENSION TO REAR
3.	Location:	13 WILLOWSIDE PARK, HAVERIGG
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, 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: LOCATION This application relates to 13 Willowside Park, a semi-detached property located on an existing housing estate within Haverigg. The application site falls within Flood Zone 2 and 3. PROPOSAL Planning Permission is sought for the erection of a single-storey rear extension to provide an enlarged kitchen-dining room. The extension will project 2.5 metres from the rear elevation and it will have a width of 6.2 metres. It has been designed to include a lean-to roof with an overall height of 4 metres, an eaves height of 2.8 metres and it will be lit by 2 skylights. The design includes bi-fold doors on the	

rear elevation and the side elevations will be blank.

The extension will be finished with render and flat grey concrete roof tiles to match the existing property and anthracite grey aluminium bi-fold doors.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a utility room/sun lounge/bedroom extension (ref: 4/94/0347/4).

CONSULTATION RESPONSES

Millom Town Council

No objections.

Highway Authority and Lead Local Flood Authority

Standing Advice.

Copeland's Flood and Drainage Engineer

No objections.

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

Policy ENV1 – Flood Risk and Risk Management

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM24 – Development Proposals and Flood Risk

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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, the potential impacts on residential amenity and flood risk.

Principle of Development

The proposed application relates to a residential dwelling within Haverigg and it will provide an enlarged kitchen-dining room. 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 rear of the property, behind the main element of the existing dwelling and it will be modest in scale. This will ensure that the proposal appears subservient to the main dwelling and it will not be excessively prominent within the locality. It will not be overbearing for the neighbouring properties and the design is considered to be suitable for its use. In addition, the choice of materials are considered to respect the existing character and appearance of the existing property.

On this basis, the proposal is considered to meet Policy DM18 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 both the parent property and adjacent dwellings.

Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered. The extension will be modest in scale and the lean-to roof design will reduce potential overshadowing issues. The existing boundary fence will also screen the development and reduce potential amenity issues.

In addition, under current permitted development rights, an extension could project 3 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 projection is not larger than what is possible under permitted development, this proposal is considered to be satisfactory and therefore the proposal will not have a detrimental impact on the neighbouring amenity.

On this basis, it was considered that the proposal will not have any adverse impacts on the neighbours and therefore the proposal is considered to meet Policy DM18 and the NPPF guidance.

Flood Risk

The NPPF and Policy DM24 requires proposed developments in Flood Zones 2 and 3 to be accompanied by a Flood Risk Assessment (FRA). Policy DM24 seeks to protect developments against risks of flooding.

The application is accompanied by a Householder and Other Minor Extensions in Flood Zones 2 and 3 form. It is considered that the rear extension within Flood Zones 2 and 3 would be an acceptable form of development, based on the guidance set out in the NPPG.

The details submitted as part of the application confirmed that the floor level of the extension will be set at the same level as the existing ground floor and the extension will not increase the impermeable surface, as the additional footprint will be located on the existing paved area to the rear of the property.

In addition, all sockets and switches will be installed at a minimum level of 450mm above floor level and there will be no new drains entering the property. The flood risk measures proposed are therefore considered to be appropriate and as the extension will not increase the impermeable surface area draining into the combined sewer, the development should not generate additional run off.

On this basis, the Flood Engineer raised no objection to the proposal and it is considered that the proposal will comply Policies ENV1, DM24 and the NPPG guidance.

Planning Balance and Conclusion

The proposed single-storey rear extension is of an appropriate scale and design and will not have any detrimental impact on the amenities of the adjoining properties or flood risk. It 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.
8.	Recommendation: Approve (commence within 3 years)
9.	Conditions: <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>Application Form, received 15th February 2022; Location Plan, scale 1:1250, reference 1732, received 15th February 2022; Block Plan, scale 1:300, reference 1732, received 15th February 2022; Existing and Proposed Floor Plans, scale 1:50, reference 1732, received 15th February 2022; Proposed Elevations, scale 1:100, reference 1732, received 15th February 2022; Proposed Section AA, scale 1:50, reference 1732, received 15th February 2022; Householder and Other Minor Extensions in Flood Zones 2 and 3 Form, received 15th 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>The flood resilience and mitigation measures must be implemented as part of the development hereby permitted in accordance with the details set out in the 'Householder and Other Minor Extensions in Flood Zones 2 and 3 Form' received by the Local Planning Authority on 15th February 2022. The flood resilience and mitigation measures must be maintained thereafter.</p> <p>Reason</p> <p>To protect the property against flood damage in accordance with Policy DM24 of the</p>

Copeland Local Plan.

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 : 11/04/2022

Authorising Officer: N.J. Hayhurst

Date : 11/04/2022

Dedicated responses to:- N/A