

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2069/OF1	
2.	Proposed Development:	PROPOSED STORE EXTENSION WITH EXTERNAL TERRACE TO EXISTING DETACHED GARAGE BLOCK	
3.	Location:	PALLAFLAT FARM, BIGRIGG, EGREMONT	
4.	Parish:	Egremont, 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:	<p>Site and Location</p> <p>This application relates to detached property, known as Pallaflat Farm, located to the south west of Bigrigg. The property is located within a small group of dwelling detached from the main built form of the village, and is set within its own large grounds with private access from the highway.</p> <p>The property currently benefits from a large detached garage/garden room located to the north west of the main dwelling, which was granted planning permission in 1991.</p> <p>Relevant Planning History</p> <p>4/91/0199/0 – Garage, Garden Room and Greenhouse – Approved</p>	

Proposal

This application seeks planning permission to erect an extension with an external terrace to the existing detached garage block. The existing detached garage is large in scale, with the ground floor used as garage space and the first floor used as a kitchen/dining/living room. The building also benefits from two external terraces which will be removed as part of the proposed works.

The proposed L-shaped extension will wrap around the west and north elevation of the garage structure. The proposed extension will be set back 2.2m from the existing front elevation of the garage and will project 6.2m from the north elevation and will extend along this side by 11.7m. The development will project 4.6m beyond the existing rear elevation and will extend 14m along the west elevation of the existing garage. The development will be constructed on sloping land, therefore the maximum height of the proposed extension will be 2.6m.

Internally the proposed extension will accommodate an additional storage area. The flat roof of the extension which will be utilised as a terrace finished with PCC paving flags and will be enclosed by a 1m black steel balustrade. Externally the proposed extension will be finished with white roughcast render and timber store doors to match the existing garage.

Consultation Responses

St Bees Parish Council

No objections.

Public Representation

This application has been advertised by way of neighbour notification letters issued to two 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 application seeks permission to erect an extension onto an existing detached garage. The main issues the application raises relates to the principle of the development, and scale, design and impact on amenity.

Principle of Development

This application seeks permission to extend an existing detached garage associated with an existing residential property. The large garage and garden room was previously granted planning permission in 1991. This application seeks to create an additional storage area, and external terrace area. Policy DM18 of the Copeland Local Plan 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.

The proposal seeks to extend a large detached garage at this residential property. The proposed extension will be set back from the main elevation therefore ensuring the development is screened from view and ensuring the development is subservient to the main garage building. Although the extension is large in scale, the sloping nature of the land surrounding the existing garage will ensure the development has minimal impact on the rear of the site and the surrounding area. The sloping nature of the land also limits the impact of the proposed raised terrace as the development is only full height to the northern side of the extension. The rear height is significantly reduced to the existing ground levels. The development is also not considered to have a detrimental impact on

	<p>residential properties as these are located a significant distance from the applicant site meaning there are no issues of overlooking. The existing boundary treatment also ensures the development is well screened.</p> <p>Given the scale of the development it is deemed appropriate and necessary to include an appropriately worded planning condition on any decision notice to ensure the development is used for domestic purposes only.</p> <p>Overall the scale and design of the development is therefore acceptable in relation to the parent property, and will not have a detrimental impact on either residential amenity or the overall streetscene.</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 to the existing detached garage is of an appropriate scale and design and will not have any detrimental impact on the overall streetscene. A condition will be attached to the decision notice to restrict the use of the development to further safeguard amenity.</p> <p>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> <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:-

- Location Plan, Scale 1:1250, Drawing No: 21/09/1004-01, received by the Local Planning Authority on the 16th February 2022.
- Existing Topographical Survey, Scale 1:200, Drawing No: 21/09/1004-02, received by the Local Planning Authority on the 16th February 2022.
- Proposed Details, Scale 1:100, Drawing No: 21/09/1004-02, received by the Local Planning Authority on the 16th February 2022.
- Proposed Site Plan, Scale 1:200, Drawing No: 21/09/1004-03, received by the Local Planning Authority on the 16th February 2022.
- Existing Details, Scale 1:50, Drawing No: 21/09/1004-04, received by the Local Planning Authority on the 16th February 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.

Other Conditions:

3. The extension hereby permitted must be used for the housing of private vehicles and domestic equipment only, and must not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Pallaflat Farm, Bigrigg, Egremont.

Reason

To ensure that non conforming uses are not introduced into the area.

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

	<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>
<p>Case Officer: C. Burns</p>	<p>Date : 04.04.2022</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 05/04/2022</p>
<p>Dedicated responses to:- N/A</p>	