



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2079/OF1
2.	Proposed Development:	PROPOSED TWO STOREY SIDE EXTENSION & SINGLE STOREY REAR EXTENSION
3.	Location:	8 MURTON PARK, ARLECDON
4.	Parish:	Arlecdon and Frizington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Key Species - Bounds of Sensitive Area for Hen Harriers
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: SITE AND LOCATION <p>This application relates to 8 Murton Park, a semi-detached property located on an existing housing estate within Arlecdon. The site benefits from an existing driveway to the front of the property and a large rear garden.</p> PROPOSAL <p>Planning Permission is sought for the erection of a two-storey side extension and a single-storey rear extension to provide enlarged utility, WC and garage on the ground floor and an additional bedroom with en-suite and shower room on the first floor.</p> <p>The two-storey side extension will project 4 metres from the side elevation and it will be 5.85 metres in depth. It has been designed to match the existing house with a pitched roof, an overall height of 6.9 metres and an eaves height of 4.8 metres. It will include a garage door on the front elevation and</p>	

a garage access door on the side elevation.

The single-storey rear extension will project 3 metres from the rear elevation and it will be 4 metres in width. It has been designed to include a lean-to roof with an overall height of 3.6 metres and an eaves height of 2.3 metres. It will include a bi-fold doors on the rear elevation and a small WC window on the side elevation.

The proposed extensions will be finished in render, roof tiles and white UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

A previous planning application for the demolition of the existing garage and the replacement with a 1.5 storey garage to be used as a store with gym above was withdrawn (ref: 4/21/2265/0F1).

CONSULTATION RESPONSES

Arlecdon and Frizington Parish Council

No comments received.

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.

One neighbour raised concerns due to the proximity to the boundary and therefore amended plans were provided.

No objections have been received as a result of the re-consultation with the amended plans.

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 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 highway safety.

Principle of Development

The proposed application relates to a residential dwelling within Arlecdon and it will provide enlarged utility, WC and garage on the ground floor and an additional bedroom with en-suite and shower room 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.

Following initial concerns regarding the proximity to the side boundary, amended plans were provided. On this basis, the amended proposal will be appropriately located to the side and rear of the property and the reduced scale is considered to be appropriate for the site. The two-storey side extension will also be stepped back behind the principal elevation and this will ensure the extension appear subservient to the main dwelling.

The design of the pitched roof and the continuation of the roof height 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 two-storey side extension projecting towards the boundary with no. 9 Murton Park. Following initial concerns regarding the proximity to the side boundary, amended plans were provided. The reduced scale is considered to be acceptable and due to the orientation of the proposed extension to the north of the existing property, it is considered that the proposed extension will not cause a significant loss of light or dominance on the neighbouring property. No further objections have been received regarding the reduced proposal.

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 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 lean-to 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 WC window and an access door to the garage. The windows do not relate to habitable rooms and therefore the proposal is not considered to cause harmful overlooking issues.

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

	<p>vehicles dominating the street scene.</p> <p>The site access and off-street parking for two vehicles will remain unchanged to the front of the property and therefore it is considered that the existing driveway will provide adequate off-street parking to meet the needs of the property.</p> <p>On this basis, the proposal will not have a detrimental effect on the existing highway conditions and it 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 two-storey side and a single-storey rear extension to a semi-detached property within Arlecdon. The main issue raised by the application was the scale and the potential impact on neighbouring amenity.</p> <p>Taking into account the orientation of the existing property, the proposed extension, as amended, is of an acceptable design 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>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> 1. The development hereby permitted must commence 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. 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>Application Form, received 17th February 2022; Location Plan, scale 1:1250, drawing reference 0122-003-005A, received 17th February 2022; Existing Site Plan, scale 1:200, drawing reference 0122-003-006A, received 17th February 2022; Proposed Site Plan, scale 1:200, drawing reference 0122-003-007B, received 14th March 2022; Existing Floor Plan, scale 1:100, drawing reference 0122-003-001A, received 17th February 2022;</p>

Existing Elevation, scale 1:100, drawing reference 0122-003-002A, received 17th February 2022;
Proposed Floor Plans, scale 1:100, drawing reference 0122-003-003B, received 14th March 2022;
Proposed Elevations, scale 1:100, drawing reference 0122-003-004B, received 14th 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.

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. Unsworth

Date : 14/04/2022

Authorising Officer: N.J. Hayhurst

Date : 14/04/2022

Dedicated responses to:- N/A