

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2082/OF1	
2.	Proposed Development:	SINGLE STOREY EXTENSION TO REAR AND SIDE OF A SEMI DETACHED DWELLING	
3.	Location:	5 LINKS CRESCENT, SEASCALE	
4.	Parish:	Seascale	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations &Policy	Neighbour Notification Letter	Yes
		Site Notice	No
		Press Notice	No
		Consultation Letter	See Report
		Relevant Policies	See Report
7.	Report:		
	Site and Location		
		This application relates to a semi-detached property which fronts onto Links Crescent, located within the west of Seascale.	
	Proposal		
		This application seeks permission for the erection of a single storey extension to the rear and side of	

this property. The L-shaped extension will project 2m from the gable of the dwelling and 3.3m from the rear elevation. The extension will be set 0.2m from the boundary of the adjoining property and will extend along the rear elevation of the dwelling by 6.6m. The development will have an eaves height of 2.5m and an overall height of 3.7m.

Internally the extension will create a dining room linked to the existing kitchen, a utility room, an entrance hall and a ground floor toilet.

Externally the proposal will be facing brick, concrete roof tiles and UPVC windows and doors all to match the existing dwelling.

### **Consultation Responses**

#### Seascale Parish Council

No objections.

#### Cumbria County Council – Cumbria Highways & LLFA

As this falls under our Service Level Agreement (SLA) with your Council, this application does not need to be submitted to the Local Highway Authority or Lead Local Flood Authority; subject to the highway and drainage aspects of such applications being considered in accordance with the Agreement. The highway and drainage implications of this application would therefore have to be decided by the Local Planning Authority.

#### Public Representation

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

Policy ENV3 – Biodiversity and Geodiversity

Development Management Policies (DMP)

Policy DM18 – Domestic Extensions and Alterations

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

**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; scale, design and impact on amenity; and ecology.

Principle of Development

The proposed application relates to a residential dwelling within Seascale 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.

The application seeks permission for an L-shaped extension to the side and rear of the property. The side projection of the development will be significantly set back from the principal elevation of the dwelling, therefore the development is not considered to have a significant impact on the character

	<p>of the dwelling or the 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 match the parent property therefore the development is considered to be in keeping with the character of the dwelling and surrounding estate. The proposed extension has been set 0.2m from the boundary of the adjoining neighbouring dwelling. Whilst this means that the development is in close proximity of this dwelling, the proposal is only 0.3m greater than what would be allowed under permitted development rights at this site. The orientation of the dwellings also means that the proposed extension lies to the north of the adjoining neighbour, therefore the development is not considered to result in a significant loss of light or amenity for this 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>Ecology</u></p> <p>Policies ST1, ENV3 and DM25 of the Copeland Local Plan and section 15 of the NPPF outline how the Council will protect and enhance the biodiversity and geodiversity within the Borough. These policies set out the approach towards managing development proposal that are likely to have an effect on nature conservation sites, habitats and protected species.</p> <p>The application site is identified as a potential area for natterjack toads. The application is not supported by any ecology details as the site is not located within 200m of a watercourse (as indicated within the ALGE trigger list), and is located within the centre of a built up residential area. On this basis it is considered that this is not a habitat that is likely to contain natterjack toads and so it would not be necessary to seek an ecological survey for this minor application.</p> <p>It is therefore considered that the development complies with policies ST1, ENV3 and DM25 of the Copeland Local Plan and NPPF.</p> <p><u>Planning Balance &amp; 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 is not considered to have any adverse ecology impacts as the site is not likely to contain natterjack toads.</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><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>

9.	<p><b>Conditions:</b></p> <p><u>Standard Conditions:</u></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission.</li> </ol> <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"> <li>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:-</li> </ol> <ul style="list-style-type: none"> <li>- Proposed Extension: Location Plan, Existing Block Plan, Proposed Block Plan, and Existing Floor Plans &amp; Elevations, Scale 1:100, 1:500, &amp; 1:1250, Ref: GH-PE-001, received by the Local Planning Authority on the 18<sup>th</sup> February 2022.</li> <li>- Proposed Extension: Proposed Floor Plans &amp; Elevations, Scale 1:50 &amp; 1:100, Ref: GH-PH-003, Revision C, received by the Local Planning Authority on the 18<sup>th</sup> February 2022.</li> </ul> <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><b>Statement:</b></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>
Case Officer: C. Burns	Date : 04.04.2022
Authorising Officer: N. J. Hayhurst	Date : 05/04/2022
Dedicated responses to:- N/A	