

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/22/2083/OF1
2.	<b>Proposed Development:</b>	DEMOLITION OF EXISTING STORE AND THE CONTRUCTION OF A SINGLE STOREY REAR EXTENSION, NEW ENTRANCE CANOPY
3.	<b>Location:</b>	HILL BROW COTTAGE, THE HILL, MILLOM
4.	<b>Parish:</b>	Millom Without
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  This application relates to Hill Brow Cottage, a detached property located within The Hill, Millom. The site benefits from a large rear garden.  <b>PROPOSAL</b>  Planning Permission is sought for the erection of a single-storey rear extension to provide an enlarged kitchen-dining room and a new entrance canopy.  The proposed extension will project 3.8 metres from the rear elevation and the width will match the existing dwelling. It has been designed to include a pitched roof with an overall height of 4.2 metres to match the existing. The rear elevation will include a glazed gable, the side elevation facing the rear boundary wall will be blank and the side elevation facing the garden will include a patio door.  The entrance canopy will project 0.6 metres from the side elevation and it will be 2 metres in width. It	

has been designed to include a pitched roof with an overall height of 3 metres and it will have an open design supported on two oak posts.

The extensions will be finished with stone, oak framed glazing, slate roof tiles and brown UPVC windows and doors to match the existing property.

#### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications at this site.

#### **CONSULTATION RESPONSES**

##### Millom Without Parish Council

Support the application.

##### Public Representations

The application has been advertised by way of neighbour notification letters issued to 1 property - 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

##### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

##### **Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

##### 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 and the potential impacts on residential amenity.

### Principle of Development

The proposed application relates to a residential dwelling within The Hill, Millom and the extension will provide an enlarged kitchen-dining room and new entrance canopy. 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 of the Local Plan 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 extensions will be appropriately located to the side and rear of the property and are considered to be modest in scale. The rear extension will be located behind the main element of the existing dwelling and this will ensure that the proposal appears subservient to the main dwelling. It will not be excessively prominent within the locality and the proposal will not be overbearing for the neighbouring properties. 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 balance, the proposal is considered to reflect the character and appearance of the existing dwelling and there it complies with Policies DM10 and 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.

Whilst overlooking and overshadowing issues between the proposed extensions and the neighbouring properties were considered the extensions will be modest in scale and appropriately located within the site. In addition, due to the significant separation distances with the neighbouring properties, the proposal is not considered cause unacceptable harm to residential amenity.

	<p>On this basis, the proposal will satisfy Policies DM18(B), DM18(C) and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed rear extension and entrance canopy are of an appropriate scale and design and would not have any detrimental impact on the amenities of the adjoining properties. 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><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li> <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> </li> <li> <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 17<sup>th</sup> February 2022;  Location Plan, scale 1:1250, drawing ref 22-03-P-L, received 17<sup>th</sup> February 2022;  Block Plan, scale 1:500, drawing ref 22-03-P-L, received 17<sup>th</sup> February 2022;  Proposed Site Plan, scale 1:200, drawing ref 22-03-P-01A, received 17<sup>th</sup> February 2022;  Existing Floor Plans, scale 1:100, drawing ref 22-03-P-02, received 17<sup>th</sup> February 2022;  Existing Roof Plan, scale 1:100, drawing ref 22-03-P-03, received 17<sup>th</sup> February 2022;  Existing Elevations, scale 1:100, drawing ref 22-03-P-04, received 17<sup>th</sup> February 2022;  Existing 3D Sketches, drawing ref 22-03-P-05, received 17<sup>th</sup> February 2022;  Proposed Floor Plans, scale 1:100, drawing ref 22-03-P-06B, received 17<sup>th</sup> February 2022;  Proposed Roof Plan, scale 1:100, drawing ref 22-03-P-07B, received 17<sup>th</sup> February 2022;  Proposed Elevations, scale 1:100, drawing ref 22-03-P-08B, received 17<sup>th</sup> February 2022;  Proposed 3D Sketches, drawing ref 22-03-P-09B, received 17<sup>th</sup> February 2022;  Flood Map for Planning, received 17<sup>th</sup> February 2022.</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990,</p> </li> </ol>

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. Unsworth**

**Date : 12/04/2022**

**Authorising Officer: N.J. Hayhurst**

**Date : 12/04/2022**

**Dedicated responses to:- N/A**