

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/22/2091/OF1
2.	<b>Proposed Development:</b>	TAKE DOWN EXISTING FRONT PORCH, BUILD NEW PORCH & DOUBLE GARAGE TO FRONT ELEVATION
3.	<b>Location:</b>	6 EHEN ROAD, THORNHILL
4.	<b>Parish:</b>	Beckermest with Thornhill
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM
6.	<b>Publicity Representations &amp; Policy</b>	<p>Neighbour Notification Letter: YES</p> <p>Site Notice: NO</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	<p><b>Report:</b></p> <p><b>SITE AND LOCATION</b></p> <p>This application relates to 6 Ehen Road, a semi-detached property situated on an existing housing estate within Thornhill. The site benefits from an existing access and off-street parking to the front of the property.</p> <p><b>PROPOSAL</b></p> <p>Planning permission is sought for the erection of a single-storey wrap-around extension to the front and side of the property to provide an enlarged porch and double garage.</p> <p>The extension will project 2.5 metres projection from the side elevation and 1.5 metres from the front elevation. It will be 6.1 metres in depth and it will be 12.22 metres in width along the front elevation. It has been designed to include a flat roof with an overall height of 3.4 metres. The front elevation will include a front door, two floor to ceiling windows and two garage doors. The side elevation will be blank and the rear elevation will include a garage access door.</p>	

It will be finished in pebble dash render, fibreglass flat coating, UPVC windows and doors to match the existing property. In addition, the garage doors will be metal and the driveway will be constructed out of brick pavers.

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

There have been no previous planning applications at this property.

#### **CONSULTATION RESPONSES**

##### Beckermest and Thornhill Parish Council

No objections.

##### Highway Authority

Standing Advice.

##### Lead Local Flood Authority

Standing Advice.

##### Public Representation

The application has been advertised by way of neighbour notification letters issued to 2 no. properties - No objections have been received as a result of this consultation.

#### **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 located on an existing housing estate within Thornhill and it will provide an enlarged porch and double garage. 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 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 relatively modest in scale and appropriately sited to the front and side of the property. The flat roof design reflects the character of the existing dwelling and other extensions within the street-scene. The proposal is therefore considered to be acceptable, and it will not be excessively prominent in the street scene. In addition, the proposed materials will match the existing property and therefore the character and appearance of the existing dwelling will be maintained.

On this basis, the proposal is considered to meet 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

	<p>amenity of the parent property or adjacent dwellings.</p> <p>Whilst overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, due to the orientation of the proposed extension to the west of the existing property and the off-set orientation with the neighbouring property, no. 5 Ehen Road, it is considered that the proposal will not cause a significant loss of light or privacy on the neighbouring property. In addition, due to the siting within the garden, the extension will not be excessively dominant within the street scene or for the neighbouring properties.</p> <p>In addition, no concerns were raised as a result of the neighbour consultation process.</p> <p>On this basis, the proposal will not have unacceptable harm on the residential amenity and it is considered to comply with Policies DM18(B), DM18(C) and the NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking.</p> <p>Additional off-street parking has been provided on the Site Plan to ensure the proposal will not have a detrimental effect on the existing highway conditions. This can be secured by the use of a planning condition to ensure adequate off-street parking to meet the needs of the property is provided and maintained thereafter.</p> <p>The applicant might be required to apply for a permit from the Cumbria County Council Streetworks department to alter the driveway access and dropped kerb. It is therefore appropriate to include these details as an informative note.</p> <p>On this basis, the Highway Authority raised no objections to the proposal and it is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed garage and porch extension is of an appropriate scale and design and would not have any detrimental impact on the amenities of the adjoining properties or highway safety. Overall, the proposal 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>1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</li> </ol> <p>Reason</p>

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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: -

Application Form, received 24<sup>th</sup> February 2022;  
Location Plan, scale 1:2500, received 24<sup>th</sup> February 2022;  
Existing and Proposed Front Elevations, scale 1:100, drawing reference 1, received 24<sup>th</sup> February 2022;  
Existing and Proposed Rear Elevations, scale 1:100, drawing reference 2, received 24<sup>th</sup> February 2022;  
Existing and Proposed Gable Elevations, scale 1:100, drawing reference 3, received 24<sup>th</sup> February 2022;  
Existing Floor Plan, scale 1:100, drawing reference 4, received 24<sup>th</sup> February 2022;  
Proposed Floor Plan, scale 1:100, drawing reference 5, received 24<sup>th</sup> February 2022;  
Extension Floor Plan, scale 1:50, drawing reference 6, received 24<sup>th</sup> February 2022;  
Site Plan, scale 1:200, drawing reference 7, received 24<sup>th</sup> February 2022;  
Extension Floor Plan 2, scale 1:50, drawing reference 8, received 24<sup>th</sup> February 2022;  
Proposed Section, scale 1:50, drawing reference 9, received 24<sup>th</sup> February 2022;  
Proposed Section Roof Details, scale 1:50, drawing reference 10, received 24<sup>th</sup> February 2022;  
Proposed Section Construction Details, scale 1:50, drawing reference 11, received 24<sup>th</sup> February 2022;  
Garage Extension Notes, received 24<sup>th</sup> 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.

3. Prior to the first use of the extension hereby permitted, the proposed driveway must be installed in accordance with the details set out in the approved 'Site Plan' drawing reference 7, received by the Local Planning Authority on 24<sup>th</sup> February 2022. The driveway must be maintained at all times thereafter.

Reason

To ensure that adequate off-street parking is provided in accordance with Policy DM22 of the Copeland Local Plan.

	<p><b>Informative Note</b></p> <p>Before any works are commenced, you should contact Cumbria Highway's Street Works team to obtain a permit from the widened driveway access and dropped kerb. Enquires should be made to Cumbria County Councils Streetwork's team <a href="mailto:streetworks.west@cumbria.gov.uk">streetworks.west@cumbria.gov.uk</a></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. Unsworth	Date : 21/04/2022
Authorising Officer: N.J. Hayhurst	Date : 21/04/2022
Dedicated responses to:- N/A	