

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2134/OF1	
2.	Proposed Development:	DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION; ERECTION OF NEW TWO STOREY EXTENSION AND CANOPY TO REAR; CONSTRUCTION OF NEW CHIMNEY STACK TO NORTH EAST GABLE; ERECTION OF DETACHED STORE; ALTERATIONS TO FRONT ELEVATION OF EXISTING DWELLING INCLUDING ERECTION OF A CANOPY	
3.	Location:	1-2 PECKMILL, ST BEES	
4.	Parish:	St. Bees	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change	
6.	Publicity Representations &Policy	Neighbour Notification Letter	Yes
		Site Notice	No
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report:		
	Site and Location		
	This application relates to 1-2 Peckmill, a detached property which fronts onto Abbey Road located within the west of St Bees. The site has previously been two dwellings, however the Council’s Ratings Department has confirmed that this is registered as a single dwelling. The dwelling benefits from a pedestrian access to the front of the site and a vehicle access to the rear.		
	Proposal		
	This application seeks planning permission to demolish the existing single storey rear extension, and the erection of a replacement two storey rear extension. The proposed extension will project from the rear of the dwelling by 5.5m and will extend along this elevation by 8.95m. The extension will benefit from two rear facing gables which will have an eaves height of 5.1m and an overall height of		

6.3m. The development will also benefit from a single storey lean to side extension measuring 2m x 3.05m, with an eaves height of 2.15m and an overall height of 3.3m. A rear timber finished canopy is also proposed measuring 1m x 2.5m, with an eaves height of 1.9m and an overall height of 3.3m.

Permission is also sought for alterations to the front elevation of the dwelling. The development seeks to alter the existing first floor flat roof dormers to a pitched roof, which will project from the existing roof slope by 1m. It is also proposed to erect a timber finished canopy to the front door of the site, measuring 1.9m x 1m with an eaves height of 1.9m and an overall height of 3.3m. A new chimney stack is also proposed along the north east gable of the dwelling which will extend beyond the existing ridge height of the dwelling by 1.3m

Internally, the development will create within the ground floor of the dwelling a living room, open plan kitchen/dining room, utility room, toilet, and pantry. The first floor of the dwelling will accommodate a master bedroom, three double bedrooms, and a bathroom. Externally, the extensions will be finished with render, slate, and UPVC windows and doors to match the existing dwelling.

This application also seeks permission for the erection of a detached store. The proposed store will be located within the rear garden of the property along the south west boundary of the site. The proposed store will measure 5.3m x 3.6m, with an eaves height of 2.1m and an overall height of 3m. Externally, the development will be finished with a timber clad and a single ply roof.

Consultation Responses

St Bees Parish Council

The Parish Council has no objections to the work proposed in this application. The property has been empty and in a derelict state for a number of years and the Parish Council is pleased that the property is being brought back into use as a family home.

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 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 main issues raised by this application relate to the principle of the development and its scale, design and impact on amenity.

Principle of Development

The proposed application relates to a residential dwelling within St Bees 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

	<p>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.</p> <p>Although the proposed rear extension is large in scale, the majority of the footprint of the development will be upon the existing single storey extension which is to be demolished as part of this application. Whilst the proposed extension will be two storey in height the development will not be visible from the main road. The development will be visible from the access road to the rear of the site, however as the development will be constructed from materials to match the main dwelling and will be of a height to reflect the existing ridge height of the property, the development is not considered to have a significant impact on the character of the dwelling or the overall streetscene. 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. Furthermore, given the orientation of the property and its detached relationship from the properties' to the rear of the site, the development is not considered to create adverse amenity issues for existing residential properties.</p> <p>The proposed alterations to the front of the dwelling are also considered acceptable in terms of scale and design as they reflect existing features within the principal elevation of the property and are not considered to adversely impact on the adjacent residential properties.</p> <p>The proposed store will be located to the rear of the dwelling, along the south west boundary of the site. Although the store will be visible from the adjacent highway the development is small in scale and would be viewed against existing similar structures within the adjacent properties garden. The proposed store is therefore considered to be of an acceptable scale and design 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 extensions and alterations to the property are of an appropriate scale and design and will not have any detrimental impact on the amenities of the adjoining properties. 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>Recommendation:</p> <p>Approve (commence within 3 years)</p>

9. **Conditions:**

Standard Conditions:

1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission.

Reason

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:-

- Plan2: Location Plan & Site Plan (Amended), Scale 1:500 & 1:1250, Dwg No: 5, Rev: A, received by the Local Planning Authority on the 5th April 2022.
- Plan1: Existing Floor Plans, Scale 1:100, Dwg No: 3, Rev A, received by the Local Planning Authority on the 21st March 2022.
- Plan2: Proposed Floor Plans, Scale 1:100, Dwg No: 4, Rev A, received by the Local Planning Authority on the 21st March 2022.
- Elev2: Existing Elevations, Scale 1:100, Dwg No: 2, Rev A, received by the Local Planning Authority on the 21st March 2022.
- Elev1: Proposed Elevations, Scale 1:100, Dwg No: 1, Rev A, received by the Local Planning Authority on the 21st March 2022.
- Store, Scale 1:100, Dwg No: 5, Rev A, received by the Local Planning Authority on the 21st 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.

	<p>Informative:</p> <p>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.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p> <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>
Case Officer: C. Burns	Date : 03.05.2022
Authorising Officer: N.J. Hayhurst	Date : 03.05.2022
Dedicated responses to:- N/A	