

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2137/OF1
2.	Proposed Development:	SINGLE STOREY REAR EXTENSION WITH FLAT ROOF ABOVE PROVIDING BALCONY AREA TO PROPOSED BEDROOM; TWO STOREY REAR EXTENSION WITH ROOFLIGHT PLUS INTERNAL AND EXTERNAL ALTERATIONS TO AN EXISTING DWELLING
3.	Location:	MOUNT GREEN, KIRKSANTON
4.	Parish:	Whicham
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads
6.	Publicity Representations & Policy	Neighbour Notification Letter: YES Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION This application relates to Mount Green, a detached property located within Kirksanton, Millom. The property is bound by the railway line, the public right of way 416061 and agricultural fields. PROPOSAL Planning Permission is sought for the erection of a two-storey and single-storey rear extension. The proposal will provide an enlarged kitchen-dining room, utility and shower bathroom on the ground floor and an additional bedroom, shower room and balcony on the first floor. The two-storey rear extension will project 3.95 metres from the rear elevation and it will be 4.725 metres in width. It will include a cross-gable pitched roof with an overall height and eaves height that	

match the existing property. It has been designed to include a window on the rear elevation and patio doors on the side elevation providing an access onto the rear balcony. The side elevation facing the boundary will be blank and it will also be lit by 1 skylight.

The single-storey rear extension will also project 3.95 metres from the rear elevation and it will have an overall width of 7.964 metres. It will have an overall height of 3 metres and it will include a flat roof to provide a balcony space above the kitchen. It will include a 1-metre-high balustrade along the side and rear elevation and the extension has been designed to include a kitchen window on the rear elevation and an access door on the side elevation facing the garage and a bathroom window and access door on the side elevation facing the boundary.

The proposed extensions will be finished in a white render, slate roof tiles, white UPVC windows and door materials to match the existing dwelling.

The proposal also includes a new driveway and AstroTurf and paving slabs within garden.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Whicham Parish Council

Overall resolved to support the application with the following reservations:

- Queried the possible future use as a holiday let due to the alterations and AstroTurf installation;
- Concerns regarding the drainage exit point.

Public Representations

The application has been advertised by way of site notice and 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

Policy ENV1 – Flood Risk and Risk Management

Policy ENV6 – Access to the Countryside

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

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.

The following policies are relevant to this proposal:

Policy DS1PU – Presumption in favour of Sustainable Development

Policy DS8PU – Reducing Flood Risk

Policy DS6PU – Design and Development Standards

Policy H14PU – Domestic Extensions and Alterations

Policy CO6PU – Countryside Access

Policy CO7PU – Parking Standards and Electric Vehicle Charging Infrastructure

ASSESSMENT

The key issues raised by this proposal are the principle of development, its scale and design and the

impacts on residential amenity, highway safety, the public right of way and drainage and flood risk.

Principle of Development

The proposed application relates to a residential dwelling within Kirksanton and it will provide an enlarged kitchen-dining room, utility and shower bathroom on the ground floor and it an additional bedroom, shower room and balcony on the first floor. 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 safeguard good levels of quality and attractiveness. 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 two-storey and single-storey rear extension and rear balcony will be relatively modest in scale and appropriately located to the rear of the property. They will be located behind the main element of the existing dwelling, and this will ensure that the extensions appear subservient to the main dwelling and they will not be excessively prominent within the locality.

In addition, the design is considered to be suitable for its use and the choice of materials are considered to respect the existing character and appearance of the existing property.

The garden landscaping with AstroTurf and paving is also considered to be of a suitable design and the agent confirmed the dwelling will not be used as a holiday let in response to the concerns raised by the Parish Council. This is not a material planning consideration and therefore the development is considered to be of a suitable scale and design.

On this basis, the proposal is considered to meet Policy DM18(A) and 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.

Due to the proposed siting and orientation within the site, it is considered that the proposed extensions and rear balcony will not be excessively overbearing on the neighbouring properties.

In addition, due to the siting adjacent to an agricultural field, there are no neighbours located directly behind the rear or side elevation and therefore the proposal is considered to mitigate overlooking issues to the rear.

No neighbour concerns have been received as part of the consultation process.

On this basis, it was considered that the proposal will not have any adverse impacts on the

neighbours and therefore the proposal is considered to meet Policy DM18 and the NPPF guidance.

Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

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 driveway will provide adequate off-street parking to meet the needs of the property.

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.

Impact on Public Right of Way

Public Right of Way 416061 runs adjacent to the application site. Whilst the proposed extension will be visible from a small section of the Public Right of Way, it will be modest in scale and it will be viewed in the context of the existing building. As such, it will not have a detrimental impact on the Public Right of Way.

Overall, the proposal will not harm the physical footpath or the amenity of the footpath user and therefore the proposal is considered to satisfy Policies ENV6, DM10 and the NPPF guidance.

Drainage and Flood Risk

Policy ENV1 and DM24 seeks to protect developments against risks of flooding and ensure that new developments do not contribute to increased surface water run-off.

The proposal is not considered to significantly increase the surface water run-off and therefore the proposal will not increase flood risk on the site or elsewhere.

The Parish Council noted the application drainage details, although as this is a householder planning application, the drainage is covered under the Building Regulations process.

On this basis, the proposal is considered to comply with Policy ENV1 and DM24.

Planning Balance and Conclusion

The application seeks planning permission for the erection of a two-storey and single-storey rear extension to provide an enlarged kitchen-dining room, utility and shower bathroom on the ground floor and it an additional bedroom, shower room and balcony on the first floor.

The proposed extensions are considered to be of an appropriate scale and design and will not have any detrimental impact on the amenities of the adjoining properties, highway safety, the public right of way or flood risk.

Overall, 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.

8.	<p>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> <li data-bbox="183 394 1503 657"> <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 data-bbox="183 741 1503 1476"> <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 22nd March 2022; Location Plan, scale 1:1250, drawing no. 22-17-P-L, received 22nd March 2022; Block Plan, scale 1:500, drawing no. 22-17-P-L, received 22nd March 2022; Proposed Site Plan, scale 1:200, drawing no. 22-17-P-01, received 22nd March 2022; Existing Floor Plan, scale 1:100, drawing no. 22-17-P-02, received 22nd March 2022; Proposed Floor Plan, scale 1:100, drawing no. 22-17-P-05, received 22nd March 2022; Existing Elevations, scale 1:100, drawing no. 22-17-P-03, received 22nd March 2022; Proposed Elevations, scale 1:100, drawing no. 22-17-P-06, received 22nd March 2022; Existing 3D Sketches, drawing no. 22-17-P-04, received 22nd March 2022; Proposed 3D Sketches, drawing no. 22-17-P-07, received 22nd March 2022; Flood Map, received 22nd March 2022.</p> <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>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. Unsworth	Date : 18/05/2022
Authorising Officer: N.J. Hayhurst	Date : 19/05/2022
Dedicated responses to:- N/A	