

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2141/OF1	
2.	Proposed Development:	SINGLE STOREY SIDE EXTENSION FOR LOUNGE AND UTILITY	
3.	Location:	7 SEACOTE GARDENS, 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:	<p>Site and Location</p> <p>This application relates to a semi-detached property located within the residential estate known as Seacote Gardens, sited within the west of St Bees. The property is located at the entrance to the site and is adjacent to the boundary of Adams Recreation Ground and its existing pavilion building.</p> <p>Relevant Planning History</p> <p>4/12/2541/OF1 – Improved vehicle access & proposed alterations to car park, plus construction of 8 new houses – Approve (S106 commence within 3 years)</p>	

Proposal

This application seeks planning permission for a single storey side extension. The proposed extension will measure 3.5m x 7.3m, befitting from a 3m high flat roof with a glazed roof lantern taking the overall height to 3.6m. The proposal will be set back from the front elevation of the dwelling by 2.8m and from the side boundary by 0.2m.

Internally the proposal will create a hall, utility room, and lounge. Externally the development will be finished with off white k-rend, white UPVC windows and doors to match the existing dwelling, and a grey specialist applied rubberised layer finish to the flat roof.

Consultation Responses

St Bees Parish Council

No objections to this application.

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

The 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 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.

Although the extension is located to the side of the property, it is significantly set back from the principal elevation of the dwelling and therefore 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.

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.

Whilst the proposed extension is located within close proximity of the eastern boundary of the site and the adjacent building, the development is not considered to adversely impact on the pavilion building as the use is only for recreation purposes and windows facing the residential property are

	<p>high level.</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 extension is 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.	<p>Conditions:</p> <p><u>Standard Conditions:</u></p> <ol style="list-style-type: none"> 1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission. <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"> 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:- <ul style="list-style-type: none"> - Site Location Plan, Scale 1:500, received by the Local Planning Authority on the 23rd March 2022. - Block Plan, Scale 1:500, received by the Local Planning Authority on the 23rd March 2022. - Existing Plan & Elevations, Scale 1:50 & 1:100, JK/1, received by the Local Planning Authority on the 23rd March 2022. - Proposed Plan & Elevations, Scale 1:50 & 1:100, JK/2, received by the Local Planning Authority on the 23rd March 2022.

	<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 Burns	Date : 03.05.2022
Authorising Officer: N.J. Hayhurst	Date : 03.05.2022
Dedicated responses to:- N/A	