

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2142/OF1	
2.	Proposed Development:	PROPOSED SIDE EXTENSION TO PROVIDE GARAGE AND UTILITY ROOM WITH DRESSING ROOM AT FIRST FLOOR LEVEL AND NEW DORMER WINDOWS TO EXISTING FRONT ROOF FACE	
3.	Location:	ROSE LODGE, SPRINGFIELD FARM, BIGRIGG	
4.	Parish:	Egremont	
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 a detached property, known as Rose Lodge, located to the north of Bigrigg. The large residential dwelling is located on a single access road from the A595, which serves a small number of properties and a farm. Relevant Planning History 4/12/2445/001 – Outline application for erection of single dwelling for occupancy by a farm worker – Refused 4/13/2509/OR1 – Proposed four bedroomed detached dwelling - Approved		

4/21/2315/0F1 – Proposed double garage with loft space over – Approved

Proposal

This application seeks planning permission for the erection of a side extension. The proposed extension will project from the north east gable of the dwelling by 7.3m and will extend along this elevation by 11.7m, projecting 2.9m beyond the rear of the property. The extension will be set back from the principal elevation of the dwelling by 0.95m, and will benefit from a new eaves height of 3.3m and an overall height of 6.5m. The development will benefit from a single dormer window within the proposed roof which will extend from the roof slope by 2.9m and will have a height of 1.6m. Internally the development will create a large garage, utility and plant room within the ground floor and a dressing room within the roof space.

Externally the development will be finished with render and stone features, roof slates and UPVC windows and doors to match the existing dwelling.

This application also seeks planning permission for the erection of two dormer windows within the existing principal roof slope of the existing dwelling. The two proposed dormer windows will project from the main roof slope by 2.9m and will be 1.1m in height. The proposed additional dormer windows will serve the existing bedroom and dressing room within the roofspace of the main dwelling.

Consultation Responses

Egremont Town Council

No objections.

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 one property. 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.

Strategic Policy DS1PU: Presumption in favour of Sustainable Development

Strategic Policy DS3PU: Settlement Hierarchy

Strategic Policy DS4PU: Settlement Boundaries

Policy H14PU: Domestic Extensions and Alterations

Policy CO7PU: Parking Standards and Electric Vehicle Charging Infrastructure

Assessment

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

Principle of Development

The proposed application relates to a residential dwelling located to the north of Bigrigg 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.

The site has previously been granted planning permission for a similar side extension, however the current proposal is slightly larger in scale. Although larger in scale and located to the side of the existing property, the extension is set back from the principal elevation of the dwelling and therefore is not considered to have a significant impact on the character of the dwelling or the overall streetscene. Whilst the site can be viewed from the adjacent highway the development is subservient in height to the main dwelling and will therefore be viewed in the context of the existing property. Concerns were originally raised with regard to the size of the dormer windows but these have been designed to reflect the width of the openings within the front elevation of the main dwelling. The overall scale and design of the proposed development is therefore 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. The site is located a significant distance from any nearby residential property and is therefore not considered to have an adverse impact on residential amenity.

Whilst the development is large in scale, the use of the proposal is for additional living space for the existing property. An appropriately worded planning condition is proposed to ensure that the development will only be used as ancillary accommodation to the main property.

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.

Parking/Highways issues

Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted car parking standards, which reflect the needs of the Borough in its rural context.

The proposed extension will not increase the number of bedrooms within this property and, whilst

	<p>some on-site parking will be lost as part of the development, adequate provision is still available within the site. The ground floor of the extension will also be used as a double garage which could be used for additional parking at this site.</p> <p>As adequate parking within the site is retained and the development will not produce the need for additional parking, the development is considered to be consistent with parking standards set out within the Cumbria Development Design Guide. No comments have been received on this application from Cumbria Highways.</p> <p>The proposal is therefore considered to comply with policies ENV1 and DM24 of the Copeland Local Plan 2013 – 2028 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"> - Proposed Location Plan, Scale 1:1250, Drwg No: 01003, Rev: 01, received by the Local Planning Authority on the 23rd March 2022. - Block Plan, Scale 1:500, Drwg No 01004, Rev 01, received by the Local Planning Authority

on the 23rd March 2022.

- Proposed Block Plan, Scale 1:500, Drwg No 01004, Rev 02, received by the Local Planning Authority on the 23rd March 2022.
- Existing Ground & First Floor Plan (Amended), Scale 1:100, Drwg No: 01101, Rev: 02, received by the Local Planning Authority on the 21st April 2022.
- Proposed Ground Floor Plan (Amended), Scale 1:100, Drwg No: 05001, Rev: 04, received by the Local Planning Authority on the 21st April 2022.
- Proposed First Floor Plan, Scale 1:100, Drwg No 04002, Rev: 02, received by the Local Planning Authority on the 23rd March 2022.
- Existing Elevations (Amended), Scale 1:100, Drwg No: 02001, Rev: 02, received by the Local Planning Authority on the 21st April 2022.
- Proposed Elevations (Amended), Scale 1:100, Drwg No: 05001, Rev: 04, received by the Local Planning Authority on the 21st April 2022.
- Existing and Proposed Loft Plans, Scale 1:100, Drwg No: 04003, Rev: 01, received by the Local Planning Authority on the 21st April 2022.
- Proposed Roof Plan, Scale 1:100, Drwg No: 04004, Rev: 01, received by the Local Planning Authority on the 21st April 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.

Other Conditions:

3. The extension hereby permitted must not be occupied at any time other than for purposes ancillary to the residential use of the dwelling, known as Rose Lodge, and must not be independently occupied let or sold as a separate permanent dwelling, or used for any business purposes whatsoever.

Reason

For the avoidance of doubt and to ensure a satisfactory form of development that is appropriate for its location.

	<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>
<p>Case Officer: C. Burns</p>	<p>Date : 16.05.2022</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 16.05.2022</p>
<p>Dedicated responses to:- N/A</p>	