

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2148/OF1
2.	Proposed Development:	SINGLE STOREY SIDE EXTENSION TO PROVIDE EXTENDED KITCHEN, UTILITY ROOM, WC AND STORE & PART FRONT EXTENSION TO PROVIDE PORCH
3.	Location:	51 JOHN COLLIGAN DRIVE, CLEATOR MOOR
4.	Parish:	Cleator Moor
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 Planning Policies: See report
7.	Report: Site and Location This application relates to a semi-detached property located within the residential street known as John Colligan Drive, sited within Cleator Moor. The property is surrounded by other residential properties to the east, south and west with open fields to the north. Relevant Planning History There have been no previous application on the site. Proposal This application seeks planning permission for a single storey side extension to provide an extended	

kitchen, utility room, WC and store and a porch to the front of the property.

The proposal will be 3.5m in width, 2.5m to the eaves and 4.1m in overall height. The finished floor level of the extension will be approximately 0.5m above ground level due to a change in levels on the site. The covered porch will protrude to the front of the property by 1m.

The proposal will extend towards the boundary with the neighbouring property, leaving a 1m footpath for access and include the demolition of the existing detached garage on the site.

The materials to be used will match the main dwelling with rendered blockwork walls, a concrete tiled roof and white UPVC windows and doors.

Consultation Responses

Cleator Moor Town Council

No objections.

Cumbria Highways

No comments.

Local Lead Flood Authority

No comments.

Public Representation

This application has been advertised by way of neighbour notification letters issued to four 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 DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

National Planning Policy Framework NPPF (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 Cleator Moor 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 the basis of the location within Cleator Moor and the proposal being on an existing residential property, the principle of the development is considered to be acceptable and the principle of the development is acceptable.

Scale, Design and Impact on Amenity

Policy ST1 seeks 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 extension will be located to the side of the property with a modest overhang on the front elevation. It has been designed to be in keeping with the existing dwelling and therefore the development is not considered to have a significant impact on the character of the dwelling or the overall streetscene.

	<p>The overall scale and design of the proposed development is considered to be appropriate with regard to the parent property and due to its subservience, is unlikely to cause any demonstrable harm.</p> <p>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.</p> <p>Whilst the proposed extension is located within close proximity to the western boundary of the site and the adjacent dwelling, the development is not considered to adversely impact on this property due to the siting of the neighbouring detached garage and the lack of windows serving habitable rooms within the side elevations of the proposed extension or adjacent dwelling.</p> <p>On this basis the development is considered to comply with the requirements of Policy DM18 of the Copeland Local Plan.</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> <ol style="list-style-type: none"> 1. The development hereby permitted shall 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. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: - <p>Site Location Plan, scale 1:1250, received 28th March 2022; Existing Block Plan, scale 1:500, received 28th March 2022; Proposed Ground Floor Plan, scale 1:50, drawing number JB/2A, received 28th March 2022; Proposed Elevations, scale 1:100, drawing number JB/3A, received 28th 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>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: Sarah Papaleo	Date : 20/05/2022
Authorising Officer: N.J. Hayhurst	Date : 23/05/2022
Dedicated responses to:- N/A	