

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/22/2149/OF1
2.	<b>Proposed Development:</b>	ERECT TWO STOREY EXTENSION ON NORTH EAST ELEVATION
3.	<b>Location:</b>	11 FESTIVAL ROAD, MILLOM
4.	<b>Parish:</b>	Millom
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  <p>This application relates to 11 Festival Road, a semi-detached property located on an existing housing estate within Millom. The site lies adjacent to the highway junction with Festival Road and Settle Street and it benefits from an existing driveway, a single-storey detached garage and a large garden.</p> <b>PROPOSAL</b>  <p>Planning permission is sought for the erection of a two-storey side extension to provide an enlarged kitchen-dining room and utility on the ground floor and an additional bedroom with en-suite on the first floor.</p> <p>The extension will project 3.15 metres from the side elevation and it will be 6.1 metres in depth. It will include a pitched roof with an eaves height of 5.6 metres and an overall height of 7.9 metres to</p>	

match the existing property. The front elevation will include a ground floor and first floor window, the side elevation will include two ground floor windows and the rear elevation will include two first floor windows.

The entire property including the extension will be re-rendered in roughcast and the extension will be finished in natural slate and white UPVC windows and doors to match the existing property.

#### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications at this property.

#### **CONSULTATION RESPONSES**

##### Millom Town Council

No objections.

##### Highway Authority

Standing Advice.

##### Lead Local Flood Authority

Standing Advice.

##### Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 no. properties - No objections have been received as a result of this consultation process.

#### **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

##### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM12 – Standards for New Residential Developments

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

**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 DS6PU – Design and Development Standards

Policy H14PU – Domestic Extensions and Alterations

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 potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling within Millom and it will provide an enlarged kitchen-dining room and utility on the ground floor and an additional bedroom with en-suite on the first floor. Policy DM18 supports extensions 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 and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. 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 extension will be appropriately located to the side of the property and it will be relatively modest in scale. The design includes a continuation of the existing eaves and ridge height to match the existing property. As a result, the proposed extension will not be excessively prominent in the street scene.

In addition, the whole property will be re-faced with roughcast render and the roof slates, windows and doors will match the existing property. Therefore, the materials are considered to be appropriate and reflect the existing property and this will reduce the impact on the street scene.

On this basis, the extension is considered to respect the character and appearance of the existing property and therefore the proposal is considered to comply with Policy DM18(A) and the 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. Policy DM12 requires a separation distance between directly facing habitable room windows of 21 metres to maintain privacy and overlooking standards.

Whilst overshadowing and overlooking issues between the proposed extension and the neighbouring properties were considered, the side extension is considered to be relatively modest in scale. It will be suitably located within the site, stepped away from the front, side and rear boundary and it will be off-set at an angle to the neighbouring property, no. 36 Settle Street which will help mitigate potential issues.

No concerns were raised as a result of the neighbour consultation process and due to the orientation of the extension, to the north of the neighbouring property, it is considered that the proposed two-storey extension will not cause a significant loss of light or dominance on the neighbouring property.

In addition, the two additional rear windows facing no. 36 Settle Street relate to the family bathroom and en-suite and therefore the obscure glazing mitigates overlooking concerns to the rear and due to the significant separation distances across the junction with Festival Road and Settle Street, it is not considered that the extension will cause unacceptable overlooking or loss of privacy issues.

On balance, the proposal is considered to be acceptable. Taking into account the siting of the extension and the orientation of the existing property, the proposed extension design is acceptable and it will not adversely harm the neighbouring amenity. It is therefore considered that the proposal satisfies Policies DM12, DM18(B), DM18(C) 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 side of the property and therefore it is considered that the existing driveway will provide adequate off-street

	<p>parking to meet the needs of the property.</p> <p>On this basis, the side extension 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.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a two-storey side extension to a semi-detached property within Millom. The main issue raised by the application was the scale and the potential impact on neighbouring amenity.</p> <p>Taking into account the siting of the extension and the orientation of the existing property, the proposed scale and design are acceptable and it will not adversely harm the neighbouring amenity or highway safety.</p> <p>On balance, the proposed extension 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><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li> <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> <li> <p>The 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 29<sup>th</sup> March 2022;  Site Plan, scale 1:1250, drawing no. 1748 Sheet 1, received 29<sup>th</sup> March 2022;  Block Plan, scale 1:300, drawing no. 1748 Sheet 1, received 29<sup>th</sup> March 2022;  Existing and Proposed Floor Plans, scale 1:50, drawing no. 1748 Sheet 1, received 29<sup>th</sup> March 2022;  Existing and Proposed Elevations, scale 1:100, drawing no. 1748 Sheet 2, received 29<sup>th</sup> March 2022.</p> </li> </ol>

	<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><b>Statement</b></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><b>Case Officer: C. Unsworth</b></p>	<p><b>Date : 23/05/2022</b></p>
<p><b>Authorising Officer: N.J. Hayhurst</b></p>	<p><b>Date : 23/05/2022</b></p>
<p><b>Dedicated responses to:- N/A</b></p>	