

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2150/OF1	
2.	Proposed Development:	CONSTRUCTION OF A SUN LOUNGE EXTENSION; EXTENSION OF RAISED WALKWAY; REPLACEMENT AND EXTENSION OF EXISTING RAISED DECKING AND FENCING	
3.	Location:	WINDER LEA, WILTON	
4.	Parish:	Haile	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM	
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 Winder Lea, located within the south west of Wilton.		
	Relevant Planning History		
	4/00/0731/0 – Single storey extension – Approved		
	4/14/2050/OF1 – Storm porch on front of property – Approved		
	Proposal		
	This application seeks planning permission for the construction of a sun lounge extension. The		

proposed extension will be located along the south gable elevation of the dwelling at first floor level upon the existing raised walkway. The proposed development will measure 2.9m x 4m, with an eaves height of 2.6m and an overall height of 4.9m. Externally the development will be finished with materials to match the existing dwelling, including render and UPVC timber effect windows.

The application also seeks planning permission to extend the raised walkway around the proposed sunroom to allow for access to the decking to the rear of the site. The walkway will be extended by 2m and will be bounded by a glass balustrade. Permission is also sought to replace and extend the existing raised decking to the side/rear of the dwelling. The proposed wrap around decking area will join the extended walkway and the proposed fencing will match the height of the glass balustrade.

Consultation Responses

Haile Parish Council

No comments received.

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.

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

Assessment

This main issues raised by this application relate to the principle of the development; and scale, design and impact on amenity.

Principle of Development

The proposed application relates to a residential dwelling located with Haile 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 at first floor level, 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. Furthermore the development is small in scale and has been designed with a roof pitch to match that of the main dwelling, again limiting the impacts of the development upon the character of the property. 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 area.

	<p>Whilst the development is at first floor level and will include the extension to both a raised walkway and raised decking area, the development is not considered to adversely impact on any residential amenity given its existing relationship with neighbouring properties which are located a significant distance from the development.</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> <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"> - Location Plan, Existing Site Plan & Existing Elevations and Floor Plans, Scale 1:100, 1:200 & 1:2500, Ref NF-PSL-002, received by the Local Planning Authority on the 28th March 2022. - Proposed Site Plan, Proposed Elevations, Proposed Floor Plans, Sun Lounge Sections, & Suggested Structural Layout (Amended), Scale 1:50, 1:100 & 1:200, Ref: NF-PSL-003, Revision D, received by the Local Planning Authority on the 8th April 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>
<p>Case Officer: C. Burns</p>	<p>Date : 16.05.2022</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 23.05.2022</p>
<p>Dedicated responses to:- N/A</p>	