

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2154/OF1
2.	Proposed Development:	SINGLE STOREY REAR EXTENSION
3.	Location:	MILL HILL COTTAGE, CLEATOR MOOR
4.	Parish:	Weddicar
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: <p>This application relates to Mill Hill Cottage, a detached property located which lies within a small group of buildings to the north west of Cleator Moor. The site benefits from a large wrap around garden to the side/rear with no immediate neighbours overlooking onto the site.</p> Proposal: <p>Planning permission is sought for the demolition of a small rear porch, and the erection of a single-storey rear extension to provide an enlarged kitchen area.</p> <p>The proposed extension will project 3 metres from the rear elevation and will span 4.2 metres width, this being 2.2 metres further than the original porch.</p> <p>The design includes the removal of the existing pitched roof porch structure and the addition of a new tiled lean to roof containing two roof lights. The extension will measure 3.5m at its highest point,</p>	

sloping down to 2m at its lowest point.

The rear elevation will include 2 new glazed windows. The side elevation facing the garden will include a set of opening bifold doors. The side elevation facing the rear boundary wall of numbers 1-3 The Mews will be blank.

The extension will be finished with dry dash rendered stonework to match the existing, slate roof tiles, white UPVC windows and doors to match the existing property.

Relevant planning application history:

No planning application history that is relevant to this site or application.

Consultation responses:

Weddicar Parish Council

No response received.

Public representations

This application has been advertised by way of neighbour notification letters issued to 4 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 DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations:

National Planning Policy Framework (NPPF)

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 key issues raised by this proposal are the principle of development, its scale and design and the potential impacts on residential amenity.

Principle of Development

The proposed application relates to a detached residential dwelling on the outskirts of Cleator Moor and the extension will provide an enlarged kitchen area with glazed bifold doors that open out onto the garden. Policy DM18 supports extensions and alterations to residential properties subject to detailed criteria of design and amenity, 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 of the Local Plan 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 rear of the property and is considered to be modest in scale. The rear extension will be located behind the main element of the existing dwelling, and this will ensure that the proposal appears subservient to the main dwelling. It will not be excessively prominent within the locality and the proposal will not be overbearing or overlook the neighbouring properties. The design, scale and choice of materials involved are considered to be suitable for its use and respect the character and appearance of the parent property.

On balance, the proposal is considered to reflect the character and appearance of the existing dwelling and there it complies with Policies DM10 and 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.

Whilst overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, the extension will be modest in scale, respectful of the current parent property and its surroundings, and will be appropriately located at the rear of the site. In addition,

	<p>the adjacent dwellings to the side/rear have a blank wall facing onto the site and this provides appropriate mitigation for any overlooking.</p> <p>On this basis, the proposal will satisfy Policies DM18(B), DM18(C) and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed rear extension is of an appropriate scale and design and would not have any detrimental impact on the amenities of the adjoining properties. It 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"> <p>The development hereby permitted must be commenced 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> <p>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> <p>Application Form, received 29th March 2022; Location Plan, scale 1:1250, received 29th March 2022; MH COTT BLOCK LOCN Block Plan, scale 1:500, received 29th March 2022; Proposed Floor Plan, scale 1:50, received 29th March 2022; MH COTT DWGa (003) Existing Rear Elevations (amended) scale 1:100, received 29th March 2022; MH COTT DWGa (003) Proposed Rear Elevations (amended), scale 1:100, received 29th March 2022; MH COTT DWGa (003) Proposed Section aa (amended), scale 1:50, received 29th 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>

Informative

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.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Statement

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.

Case Officer: D Crawford

Date : 10/05/2022

Authorising Officer: N.J. Hayhurst

Date : 24/05/2022

Dedicated responses to:- N/A