

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2172/OF1
2.	Proposed Development:	ERECT TWO STOREY EXTENSION ON FRONT ELEVATION AND SINGLE STOREY EXTENSION ON REAR ELEVATION
3.	Location:	3 BANK HEAD, HAVERIGG
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads
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 3 Bank Head, a semi-detached property located on an existing housing estate within Haverigg. The site benefits from a large garden and an existing driveway to the front of the property.</p> PROPOSAL <p>Planning permission is sought for the erection of a two-storey front extension and single-storey rear extension to provide a front porch and sunroom on the ground floor and an enlarged family bathroom on the first floor.</p> <p>The front extension will project 2 metres from the principal elevation and it will be 4.03 metres in width. It will include a cross-gable roof design with an eaves height to match the existing property</p>	

and an overall height of 6.3 metres. The front elevation will include a front door and a first-floor bathroom window. The side elevations will be blank.

The rear extension will project 3.02 metres from the rear elevation and it will be 4.5 metres in width. It has been designed to include a lean to roof with an eaves height of 2.5 metres and an overall height of 3.6 metres. The rear elevation will include a window and the side elevation facing the garden will include patio doors. It will also be lit by 2 skylights.

The extensions will be finished in brown spar render, grey roof tiles and white UPVC doors and windows 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 3 no. properties.

One objection has been received which raised the following concerns:

- Similar neighbouring front extension application previously refused;
- Consider where the drains are as the sewers have been in a poor state and excess building will not improve them.

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

Policy ENV1 – Flood Risk and Risk Management

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

National Planning Practice Guidance

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 DS8PU – Reducing Flood Risk

Policy DS9PU – Sustainable Drainage

ASSESSMENT

The key issues raised by this proposal are the principle of development, its scale and design and the potential impacts on residential amenity, highway safety, drainage and flood risk.

Principle of Development

The proposed application relates to a residential dwelling within Haverigg and it will provide a porch and sunroom on the ground floor and an enlarged family bathroom 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.

One objection was received regarding the two-storey front extension as a neighbouring front extension was previously rejected. This application relates to 2008 and the Local Plan policies have since changed. On this basis, the proposed two-storey front extension and single-storey rear extension are considered to be appropriately located within the site. The front extension will sit above the existing front porch and the rear extension will replace an existing conservatory and as a result, the proposals will be relatively modest in scale.

The front cross-gable design will reflect a number of similar extensions within the wider Bank Head estate and the single-storey lean-to roof design within the rear garden is considered to be suitable for its use. As a result, the proposed extensions will not be excessively prominent in the street scene. In addition, the materials will match the existing property and this will therefore reduce the impact on the street scene.

On this basis, the proposal is considered to comply with Policies DM10 and DM18 of the Local Plan 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.

Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, although no windows will be included on the side elevation along the boundary and therefore the design mitigates overlooking and privacy concerns.

Due to the orientation of the proposed two-storey extension to the north of the existing property, it is considered that the proposal will not cause a significant loss of light or dominance on the parent or neighbouring properties.

In addition, under current permitted development rights, a single-storey rear extension could project 3 metres from the rear elevation with an overall height of 4 metres without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the rear extension is not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory and therefore it will not have a

detrimental impact on the neighbouring amenity.

On this basis, it is considered that the two-storey front and single-storey rear extensions will not have a detrimental impact on the neighbouring amenity and therefore the proposal is considered to satisfy Policy DM18 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 existing driveway will remain unchanged to the front of the property. The proposal will not increase the number of bedrooms and therefore it is considered that the existing driveway provides adequate off-street parking to meet the needs of the property.

On this basis, the proposal will not have a detrimental effect on the existing highway conditions and it is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.

Drainage and Flood Risk

Policy ENV1 and DM24 seeks to protect developments against risks of flooding and ensure that new developments do not contribute to increased surface water run-off.

The two-storey front extension will sit above the existing porch and the rear extension will replace an existing conservatory. On this basis, the proposal will not significantly increase the surface water run-off and therefore the proposal will not increase flood risk on the site or elsewhere.

The objection requested that the drainage location be taken into account due to concerns that the sewers are in a poor state and excess building will not improve them. Following a review of the Council's GIS mapping system, it was noted that a United Utilities foul sewer runs along the boundary of the site, adjacent to no. 2 Bank Head. However, as the extension will not project further than the existing side elevation of the dwelling, it will not interfere with the drains.

In addition, the proposal only includes the enlargement of an existing bathroom, rather than the creation of an additional bathroom so the proposal is considered to be acceptable in scale. Due to the nature of the householder development, the drainage will be dealt with by the Building Regulations process.

Overall, the proposal satisfies Policies ENV1, DM24 and the NPPG guidance.

Planning Balance and Conclusion

This application seeks to erect a two-storey front extension and single-storey rear extension to a semi-detached property within Haverigg.

The proposal is not considered to be excessively prominent within the locality and the design is considered to respect the character and appearance of the existing property and other extended properties within the street-scene. In addition, taking into account the orientation of the proposal and what is possible under current Permitted Development Rights, the proposed design is acceptable

	<p>and it will not adversely harm the neighbouring amenity, highway safety, drainage or flood risk.</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>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 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> <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 19th April 2022; Site Plan, scale 1:1250, drawing no 1735 Sheet 2, received 19th April 2022; Block Plan, scale 1:500, drawing no 1735 Sheet 2, received 26th January 2022; Existing and Proposed Elevations, scale 1:100, drawing no 1735 Sheet 2, received 19th April 2022; Existing and Proposed Floor Plans, scale 1:50, drawing no 1735 Sheet 1, received 19th April 2022; Proposed Section AA and BB, scale 1:50, drawing no 1735 Sheet 1, received 19th April 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>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: C. Unsworth	Date : 13/06/2022
Authorising Officer: N.J. Hayhurst	Date : 13/06/2022
Dedicated responses to:- N/A	