



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2179/OF1
2.	Proposed Development:	REMOVAL OF AN EXISTING SINGLE STOREY SIDE PROJECTION AND THE CONSTRUCTION OF A TWO-STOREY AND SINGLE-STOREY REAR EXTENSION WITH NEW FRONT ENTRANCE CANOPY AND OAK POST TO AN EXISTING DWELLING WITH INTERNAL AND EXTERNAL ALTERATIONS
3.	Location:	46 TOWN HEAD, HAVERIGG, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, 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 This application relates to 46 Town Head, a semi-detached property located within Haverigg, Millom. The site benefits from an existing an existing access and driveway and part of the site lies within Flood Zone 2. PROPOSAL Planning Permission is sought for the erection of a two-storey and single-storey rear extension. The proposal will provide an enlarged kitchen-dining room, office and shower bathroom on the ground	

floor and it an additional bedroom on the first floor.

The two-storey rear extension will project 4.5 metres from the rear elevation and it will be 4.8 metres in width. It will include a cross-gable pitched roof with an overall height of 6.5 metres and an eaves height that will match the existing property. It has been designed to include a window on the rear elevation and the side elevations will be blank. It will also be lit by 2 skylights.

The single-storey rear extension will also project 4.5 metres from the rear elevation and it will have an overall width of 8.5 metres. It will have an overall height of 3 metres and it will include a flat roof and roof lantern. It has been designed to include two windows and bi-fold doors on the rear elevation and the side elevations will be blank.

The proposed extensions will be finished in dashed render, slate roof tiles, white UPVC windows and door materials to match the existing dwelling. The rear elevation will also include aluminium sliding doors.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Millom Town Council

No objections.

Highway Authority and Lead Local Flood Authority

Standing advice.

United Utilities

No comments received.

Environment Agency

No comments received.

Copeland's Flood Engineer

Initially requested a flood risk assessment as part of the site located within Flood Zone 2 and commented regarding the increase in impermeable area and surface water increasing into the UU combined system.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 5 no.

properties.

No objections have been received as a result of this consultation.

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)

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 DS8PU – Reducing Flood Risk

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 impacts on residential amenity, highway safety and drainage and flood risk.

Principle of Development

The proposed application relates to a residential dwelling within Haverigg and it will provide an enlarged kitchen-dining room, office and shower bathroom on the ground floor and it an additional bedroom on the first floor. 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 of the Local Plan and the NPPF guidance.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to safeguard good levels of quality and attractiveness. 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 two-storey and single storey rear extension will be relatively modest in scale and appropriately located to the rear of the property. They will be located behind the main element of the existing dwelling and this will ensure that the extensions appear subservient to the main dwelling and they will not be excessively prominent within the locality.

In addition, the design is considered to be suitable for its use and reflects similar extensions within the residential area. The choice of materials will match the existing property and therefore the proposal is considered to respect the character and appearance of the existing property.

The removal of the existing single-storey flat roof side extension is also considered to be modest in scale and design and therefore is also considered to be acceptable.

On this basis, the proposal is considered to meet Policy DM18(A) and 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 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 and it

will be suitably located.

No neighbour concerns have been received as part of the consultation process and, due to the proposed orientation of the extension to the north of the adjoining property no. 45 Town Head, it is considered that the proposed extension will not cause a significant loss of light or dominance on the neighbouring property.

In addition, the side elevation will be blank and therefore the design mitigates overlooking concerns and therefore it is not considered that the extension will cause unacceptable overlooking or loss of privacy issues.

On this basis, it was considered that the proposal will not have any adverse impacts on the neighbours and therefore the proposal is considered to meet 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 off-street parking for two vehicles will remain unchanged to the front of the property and therefore it is considered that the driveway will provide 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 comply with Policy DM22 and the standards set out in 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.

Part of the application site is located within Flood Zone 2 and therefore the Flood Engineer requested a flood risk assessment with details of the flood resilience measures. The Householder and Other Minor Extensions in Flood Zones 2 and 3 Form was provided by the agent as part of the application process.

The Flood Zone 2 is located towards the front of the site and therefore the majority of the rear garden and proposed extension would be located outside of the defined flood risk area. In addition, under the current prior notification for larger home extensions, an extension could project 6 metres from the rear elevation without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the proposed rear projection is not larger than what is possible under the prior notification process, the proposal is considered to be satisfactory and it will not have a detrimental impact on flood risk.

The statutory consultees, Environment Agency and United Utilities were also consulted but no comments have been received.

Overall, the proposal is not considered to significantly increase the surface water run-off and

	<p>therefore the proposal will not increase flood risk within the site or elsewhere and the proposal complies with Policy ENV1 and DM24.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The application seeks planning permission for the erection of a two-storey and single-storey rear extension to provide an enlarged kitchen-dining room, office and shower bathroom on the ground floor and it an additional bedroom on the first floor.</p> <p>The proposed extensions are considered to be of an appropriate scale and design and will not have any detrimental impact on the amenities of the adjoining properties, highway safety or drainage and flood risk.</p> <p>Overall, 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: 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>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: -</p> <p>Application Form, received 22nd April 2022; Location Plan, scale 1:1250, drawing no. 22-20-P-L, received 22nd April 2022; Block Plan, scale 1:500, drawing no. 22-17-P-L, received 22nd April 2022; Proposed Site Plan, scale 1:200, drawing no. 22-20-P-01, received 22nd April 2022; Existing Floor Plan, scale 1:100, drawing no. 22-20-P-02, received 22nd April 2022; Proposed Floor Plan, scale 1:100, drawing no. 22-20-P-04 Rev A, received 22nd April 2022; Existing Elevations and 3D Sketches, scale 1:100, drawing no. 22-20-P-03, received 22nd April 2022; Proposed Elevations, scale 1:100, drawing no. 22-20-P-05 Rev A, received 22nd April 2022; Proposed 3D Sketches, drawing no. 22-20-P-06 Rev A, received 22nd April 2022; Householder and Other Minor Extensions in Flood Zones 2 and 3 Form, received 11th May 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>3. Before the extension is occupied, the flood resilience and mitigation measures must be carried out in accordance with the Householder and Other Minor Extensions in Flood Zones 2 and 3 Form received by the Local Planning Authority on 11th May 2022. The flood resilience and mitigation measures must be maintained thereafter.</p> <p>Reason</p> <p>To protect the property against flood damage in accordance with Policy DM24 of the Copeland Local Plan.</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. Unsworth</p>	<p>Date : 17/06/2022</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 17/06/2022</p>
<p>Dedicated responses to:- N/A</p>	