

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2198/OF1
2.	Proposed Development:	ERECT TWO STOREY EXTENSION TO SIDE ELEVATION AND PORCH ON FRONT ELEVATION
3.	Location:	23 BOWNESS ROAD, MILLOM
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 23 Bowness Road, a semi-detached property located on an existing housing estate within Millom. The site benefits from an existing driveway, a single-storey attached garage and an existing two-storey extension to the side of the property.</p> PROPOSAL <p>Planning permission is sought for the erection of a two-storey side extension to replace the existing attached garage and the erection of a porch on the front elevation. The two-storey extension will provide an enlarged kitchen-dining room on the ground floor and an additional bedroom on the first floor.</p> <p>The two-storey extension will project 1.8 metres from the side elevation and it will be 4.35 metres in</p>	

depth. It has been designed to continue the pitched roof with an overall eaves height to match the existing property. The front elevation will include two windows, the rear elevation will include a ground floor window and the side will be blank.

The proposed front porch will project 1.2 metres from the principal elevation and it will be 2.5 metres in width. It has been designed to include a lean-to roof with an overall height of 3.5 metres and an eaves height of 2.5 metres. It will include a front door and two floor to ceiling windows on the front elevation and the two side elevations will be blank.

The side extension and porch will be finished in white spar render, cement roof tiles and white UPVC windows to match the existing property. The new porch front door will be anthracite grey UPVC.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Millom Town Council – No comments received.

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

Policy ENV3 – Biodiversity and Geodiversity

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Wildlife and Countryside Act 1981

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 N1PU – Conserving and Enhancing Biodiversity and Geodiversity

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, highway safety and ecology.

Principle of Development

The proposed application relates to a residential dwelling within Millom and it will provide an enlarged kitchen-dining room and porch on the ground floor and an additional bedroom 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 two-storey 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 and the design is considered to respect the character and appearance of the existing two-storey side extension. The proposed porch will also be modest in scale and design.

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 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.

Whilst overshadowing and overlooking issues between the proposed extension and the neighbouring properties were considered, the side extension and porch are considered to be relatively modest in scale and it will be suitably located in front of the existing two-storey side extension.

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

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

On balance, taking into account the siting of the existing side 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 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 existing driveway to the front of the property will be widened to accommodate two off-street parking spaces and therefore it is considered that the proposed driveway will provide adequate off-street parking to meet the needs of the property. This can be secured by the use of a planning condition.

On this basis of the above, 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

	<p>Cumbria Development Design Guide.</p> <p><u>Ecology</u></p> <p>Policy ST1, ENV3 and DM25 and section 15 of the NPPF outline how the Council will protect and enhance the biodiversity and geodiversity within the Borough. These policies set out the approach towards managing development proposals that are likely to have an effect on nature conservation sites, habitats and protected species.</p> <p>The application site is identified as a potential area for natterjack toads. The application is not supported by any ecology details as the site is not located within 200m of a watercourse (as indicated within the ALGE trigger list) and is located on an existing housing estate. On this basis, it is considered that this is not a habitat that is likely to contain natterjack toads and so it would not be necessary to seek an ecological survey for this minor application.</p> <p>It is therefore considered that the development complies with Policies ST1, EV3 and DM25 of the Copeland Local Plan and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a two-storey side extension and front porch 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 existing two-storey side extension and the orientation of the existing property, the proposed scale and design are considered to be acceptable and it will not adversely harm the neighbouring amenity, highway safety or ecology.</p> <p>On balance, the proposed extension and porch represent 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</p>

	<p>dates and development must be carried out in accordance with them: -</p> <p>Application Form, received 4th May 2022; Site Plan, scale 1:1250, drawing no. 1751 Sheet 2, received 4th May 2022; Block Plan, scale 1:300, drawing no. 1751 Sheet 2, received 4th May 2022; Existing and Proposed Elevations, scale 1:100, drawing no. 1751 Sheet 2, received 4th May 2022; Existing and Proposed Floor Plan, scale 1:50, drawing no. 1751 Sheet 1, received 4th May 2022; Proposed Section AA, scale 1:50, drawing no. 1751 Sheet 1, received 4th 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. Prior to the first use of the extension, the proposed off-street parking must be installed in accordance with the details set out in the approved Block Plan, drawing no. 1751 sheet 2, received by the Local Planning Authority on 4th May 2022. The driveway must be maintained at all times thereafter.</p> <p>Reason</p> <p>To ensure that adequate off-street parking is provided in accordance with Policy DM22 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>
Case Officer: C. Unsworth	Date : 20/06/2022
Authorising Officer: N.J. Hayhurst	Date : 21/06/2022
Dedicated responses to:- N/A	