



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2202/OF1
2.	Proposed Development:	DEMOLISH AND REPLACE BATHROOM, EXTEND KITCHEN AND PROPOSED SIDE PORCH AT GROUND FLOOR LEVEL, EXTEND BATHROOM AT FIRST FLOOR LEVEL
3.	Location:	51 MAIN STREET, HAVERIGG
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, 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 51 Main Street, an end of terraced property located within Haverigg, Millom. The site benefits from a small rear yard/garden, bound by a 2-metre fence and a small driveway to the side of the property. The site also lies within Flood Zone 2 and 3.</p> PROPOSAL <p>Planning Permission is sought for the erection of a two-storey and single-storey rear extension and a new side porch. The proposal will provide an enlarged kitchen and new utility and shower room on the ground floor and an enlarged third bedroom on the first floor.</p>	

The two-storey rear extension will project 1.5 metres from the first-floor rear elevation and it will have an overall width of 3 metres. It will include a continuation of the pitched roof at the same height as the existing property> It has been designed to include a window on the rear elevation and the side elevations will be blank.

The single-storey wrap-around rear extension will have an overall projection of 6.05 metres from the rear elevation and a 1-metre projection from the two-storey extension and it will have an overall width of 4.666 metres. It will have an overall height of 2.8 metres and it will include a flat roof lit by two roof lights. It has been designed to include two windows on the rear elevation and the side elevation facing the garden will include patio doors. The side elevation along the boundary will be blank.

The porch will extend 1.5 metres from the side elevation and it will be 3.479 metres in width. It will have a flat roof and an overall height of 2.8 metres. It has been designed to include an access door and window on the side elevation. The front and rear elevations will be blank.

The proposed extensions will be finished in spar dashed render, slate roof tiles, white UPVC windows and door materials to match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Millom Town Council

No objections.

Copeland's Flood Engineer

Initial comments:

Requested additional information regarding the increase in impermeable surface area and resistance/resilience measures.

Final comments:

On the basis of the information provided, no objections raised.

Highway Authority and Lead Local Flood Authority

Standing advice.

Environment Agency

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.

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

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 DM24 – Development Proposals and Flood Risk

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

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

Principle of Development

The proposed application relates to a residential dwelling within Haverigg and it will provide an enlarged kitchen and new side porch, utility and shower room on the ground floor and an enlarged third 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 and side porch will be relatively modest in scale and appropriately located to the rear and side of the property. The rear extensions 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 the choice of materials will match the existing property. The proposal is therefore considered to respect the character and appearance of the existing property.

On this basis, the proposal is considered to meet Policy DM18 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 amenity issues between the proposed extension and the neighbouring properties were considered, the rear extensions and porch are considered to be relatively modest in scale and suitably located.

No neighbour concerns have been received as part of the consultation process and, due to the character of the terraced property which includes an existing first floor projection to the north of the existing property, it is considered that the proposed extensions will not cause a significant loss of light or dominance on the neighbouring properties.

In addition, the side elevations along the boundary 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.

Despite the proposed porch being located within the side garden, which forms part of an existing off-street parking space, it is considered to be suitably located. Under current Permitted Development rights, a porch measuring 3 square metres could be erected along the side elevation of the house without planning permission. This fall-back position is a material planning consideration in the application assessment. As the proposed porch is not significantly larger than what is possible under Permitted Development, the proposal is considered to be acceptable.

Due to the Permitted Development fall-back position and the nature of the terraced street with adequate on-street parking, it is considered that the proposal will not have a detrimental effect on the existing highway conditions.

On this basis, the proposal 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.

The application site is located within Flood Zones 2 and 3 and the application is accompanied by a Householder and Other Minor Extensions in Flood Zones 2 and 3 form.

The details submitted as part of the application confirm that the floor level of the extension will be

	<p>the same level as the existing ground floor and there will be no increase in drained surface water as the existing back yard is already concreted.</p> <p>In addition, no air bricks will be included in the extension and the property is of a solid concrete floor construction. All floors and walls will have a tanking system applied to at least 1 metre above the floor level and the DPM will be applied to the new floor and over the cavity to create full cavity closure. The flood resilience and resistance measures are therefore considered to be appropriate to reduce flood damage and they can be secured by the use of a planning condition.</p> <p>The Council's Flooding Engineer confirmed no objections based on the flood mitigation and resilience measures. The statutory consultee, the Environment Agency, were also consulted but no comments have been received.</p> <p>Overall, the proposal is not considered to significantly increase the surface water run-off and therefore the proposal will not increase flood risk on the site or elsewhere and the proposal complies with Policy ENV1 and DM24.</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 relates to an existing terraced house located within a residential area. 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 extension 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>The application seeks planning permission for the erection of a two-storey and single-storey rear extension and a side porch to provide an enlarged kitchen and new utility and shower room on the ground floor and an enlarged third 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, flood risk or ecology.</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:</p> <p>Approve (commence within 3 years)</p>

9.	<p>Conditions:</p> <p>1. 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>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: -</p> <p>Application Form, received 9th May 2022; Location Plan, scale 1:1250, received 9th May 2022; Existing Block Plan, scale 1:20, drawing no. CA-Block Plan 1, received 9th May 2022 Proposed Block Plan, scale 1:20, drawing no. CA-Block Plan 2, received 9th May 2022 Existing Ground Floor Plan, scale 1:50, drawing no. 1-CA-12, received 9th May 2022; Proposed Ground Floor Plan, scale 1:50, drawing no. 2-CA-12, received 9th May 2022; Existing First Floor Plan, scale 1:50, drawing no. 3-CA-12, received 9th May 2022; Proposed First Floor Plan, scale 1:50, drawing no. 4-CA-12, received 9th May 2022; Existing Rear Elevation A-A, scale 1:50, drawing no. 5-CA-12, received 9th May 2022; Proposed Rear Elevation A-A, scale 1:50, drawing no. 6-CA-12, received 9th May 2022; Existing Side Elevation B-B, scale 1:50, drawing no. 7-CA-12, received 9th May 2022; Proposed Side Elevation B-B, scale 1:50, drawing no. 8-CA-12, received 9th May 2022; Existing Side Elevation C-C, scale 1:50, drawing no. 9-CA-12, received 9th May 2022; Proposed Side Elevation C-C, scale 1:50, drawing no. 10-CA-12, received 9th May 2022; Existing Front Elevation D-D, scale 1:50, drawing no. 11-CA-12, received 9th May 2022; Proposed Front Elevation D-D, scale 1:50, drawing no. 12-CA-12, received 9th May 2022; Householder and Other Minor Extensions in Flood Zones 2 and 3 Form, received 9th May 2022; Email from agent including flood resilience and mitigation measures, received 6th June 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 9th May 2022 and the email from the agent received on 6th June 2022. The flood resilience and mitigation measures must be</p>
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	<p>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>	
Case Officer: C. Unsworth		Date : 28/06/2022
Authorising Officer: N.J. Hayhurst		Date : 29/06/2022
Dedicated responses to:- N/A		