

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2204/OF1
2.	Proposed Development:	EXTENSION TO SOUTHERN SIDE OF EXISTING ANNEXE TO CREATE A NEW SUNROOM, UTILITY/PORCH AND EXTERNAL TERRACE
3.	Location:	ROTHERSYKE HOUSE ANNEXE, EGREMONT
4.	Parish:	Lowside Quarter
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION The application relates to Rothertsyke House Annexe, an annexe attached to Rotherstye House, a detached property located within the open countryside close to Thornhill, Egremont. The site benefits from an existing vehicle access and large garden. PROPOSAL Planning Permission is sought for the erection of an extension to the southern side elevation of the annexe to provide a new sunroom and utility/porch. The annexe extension will project 6.29 metres from the side elevation and 3 metres from the rear	

elevation and it will have an overall depth of 7.18 metres. The has been designed to include a pitched roof with an overall height of 5.935 metres and an eaves height of 2.375 metres. It will include three windows and an access door on the north-west front elevation, a patio door on the south-west side elevation and three windows on the south-east rear elevation. It will be finished with render, artstone quoins, grey cement roof tiles and anthracite UPVC windows and doors to match the existing annexe.

The proposal will also create an external raised terrace and off-street parking for two vehicles. The terrace will wrap-around the extension with an overall height of 1.75 metres and a 1.1 metre high artstone balustrade and handrail. It has also been designed to include steps from the parking area to the terrace.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission was previously granted for the construction of a pitched roof to annexe at rear of property (reference 4/11/2518/0F1).

CONSULTATION RESPONSES

Consultees

Lowside Quarter Parish Council – No comments received.

Public Representation

The application has been advertised by way of site notice and neighbour notification letters issued to 1 property.

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

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

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 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, the potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential annexe and it will provide a side extension to provide a new sunroom, utility, porch and external terrace. 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 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.

Whilst the proposed extension will increase the size of the annexe, it will still remain ancillary to the main dwelling. The proposal is considered to be modest in scale and appropriately located within the rear garden. The single-storey design will ensure that the proposal appears subservient to the existing annexe and main dwelling and it will not be excessively prominent within the locality.

Due to its siting, it will not be overbearing for the main residential dwelling, Rothersyke House and the design is considered to be suitable for its use. In addition, the choice of materials will reflect the existing property and this will reduce the impact of the development upon the overall character of the area.

Overall, the proposal is considered to meet Policies DM10 and DM18 of the Local Plan.

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 extension and raised terrace will be modest in scale and appropriately located within the site. Due to the orientation of the proposed annexe extension to the south-east of the existing property, it is considered that the proposal will not cause a significant loss of light or dominance on the closest neighbouring property, Rothersyke House.

In addition, the north-east side elevation facing Rothersyke House will be blank and therefore overlooking concerns are mitigated.

No concerns were raised as a result of the neighbour consultation process.

On balance, it is considered that the proposal will have minimal impacts on neighbouring amenity and therefore it is considered to comply with Policy DM18 and the NPPF guidance.

Highway Safety

Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking.

The proposal will create two additional parking spaces to the rear of the property, adjacent to the raised terrace and extension. This will ensure adequate off-street parking to meet the needs of the property is provided and this can be secured by the use of a planning condition.

On this basis of the above, the 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 Cumbria Development Design Guide.

Planning Balance and Conclusion

This application seeks to erect a single-storey side extension to an existing annexe and the main issue with the proposal was the potential impact on the neighbouring dwellings. Although the extension

	<p>will increase the size of the annexe, it will remain ancillary to the main dwelling. A planning condition to restrict the accommodation would not be reasonable due to the existing annexe use, although due to the modest scale and use of the extension as a sunroom and utility/porch, I am satisfied the whole site will be retained as one planning unit.</p> <p>The proposal is also considered to be of an appropriate scale and design and it will not have any detrimental impact on neighbouring amenity or highway safety.</p> <p>On balance, subject to the imposition of the planning conditions proposed, the application is considered to be 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>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 10th May 2022; Location Plan, scale 1:1250, drawing reference 2129-05, received 10th May 2022; Block Plan, scale 1:500, drawing reference 2129-06, received 10th May 2022; Existing Floor Plans and Elevations, scale 1:50 and 1:100, drawing reference 2129-01A, received 10th May 2022; Proposed Floor Plans, scale 1:50, drawing reference 2129-03, received 10th May 2022; Proposed Elevations, scale 1:100, drawing reference 2129-03, received 10th May 2022; Proposed Site Plan/Roof Plan, scale 1:100, drawing reference 2129-04, received 10th May 2022; Design and Access Statement, date March 2022 Revision A, received 10th May 2022.</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990,</p>

as amended by the Planning and Compulsory Purchase Act 2004.

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 Proposed Site Plan, drawing reference 2129-04, received by the Local Planning Authority on 10th May 2022. The driveway must be maintained at all times thereafter.

Reason

To ensure that adequate off-street parking is provided in accordance with Policy DM22 of the Copeland Local Plan.

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: C. Unsworth

Date : 01/07/2022

Authorising Officer: N.J. Hayhurst

Date : 05/07/2022

Dedicated responses to:- N/A