

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/22/2207/0F1
2.	<b>Proposed Development:</b>	PROPOSED ALTERATIONS TO PORCH, REPLACEMENT OF WINDOWS, DEMOLITION OF UTILITY AND A TWO STOREY REAR EXTENSION
3.	<b>Location:</b>	BROOKLYN PLACE, BECKERMET
4.	<b>Parish:</b>	Beckermet with Thornhill
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>	<p><b>SITE AND LOCATION</b></p> <p>This application relates to Brooklyn Place, a detached property located within Beckermet.</p> <p>The property is set back from the street-scene and benefits from off-street parking to the front of the property. The property also benefits from an existing front porch and a side conservatory extension.</p> <p>The site falls within Beckermet Conservation Area and part of the rear garden falls within Flood Zone 2 and 3. Although the property is elevated above the sloping rear garden.</p>

## **PROPOSAL**

Planning Permission is sought for the erection of a two-storey rear extension and replacement front porch and side extension. The works will provide an enlarged kitchen-dining-sun room, a new utility, master bedroom with en-suite, first-floor gallery living area and an external rear terrace.

The two-storey rear extension will project 3.9 metres from the side elevation and it will be 5.7 metres in width. It has been designed to include a pitched roof with an overall height of 7.2 metres, 0.2 metres below the existing ridge line and the eaves will match the existing property. It will include a glazed gable on the rear elevation and one window on the side elevation facing the terrace. The side elevation facing the boundary will be blank.

The single-storey side extension will project 2.4 metres from the side elevation and it will be 4.1 metres in depth. It has been designed with a pitched roof with an overall height of 4.1 metres. It will include a window on the front and rear elevations and the side elevation will be blank. The front elevation will be finished with anthracite composite cladding and the side and rear elevation will be finished in K render.

The single-storey front porch alterations will include the installation of a pitched roof with an overall height of 3.2 metres. It has been designed to include a new front door and floor to ceiling window on the front elevation and the side elevations will be blank.

The works will be finished in K-render, Zstone cladding, roof tiles and anthracite grey UPVC windows and doors materials.

The rear terrace will project 3 metres from the rear elevation of the dwelling and it will extend beyond the full width of the house. It will include 1.8-metre-high screening walls along the side elevations and a 1-metre-high balustrade along the rear elevation facing the garden. It will also include steps to the lower garden level.

## **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications at this property.

## **CONSULTATION RESPONSES**

### Beckermet Parish Council

No objections.

### Highway Authority

Standing advice.

### Lead Local Flood Authority

Standing advice.

Copeland's Conservation and Design Officer

No objections.

Copeland's Flood Engineer

Requested additional information and then confirmed no objections.

Environment Agency

No comments received.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 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 ENV4 – Heritage Assets

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 DM27 – Built Heritage and Archaeology

**Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

Planning (Listed Building and Conservation Areas) Act 1990 (LBCA)

Conservation Area Design Guide

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

Policy H14PU – Domestic Extensions and Alterations

Policy BE1PU – Heritage Assets

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 the heritage asset, residential amenity, highway safety and flood risk.

### Principle of Development

The proposed application relates to a residential dwelling within Beckermest and it will provide an enlarged kitchen-dining-sun room, a new utility, master bedroom with en-suite, first-floor gallery living area and an external rear 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, DM22 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 scale and design of the two-storey rear extension and replacement side extension and porch are considered to be relatively modest while respecting the character of the existing dwelling. The two-storey rear extension will be located behind the main element of the existing dwelling and it will sit below the ridge line of the existing dwelling. This will ensure that the proposal appears subservient to the main dwelling and it will not be excessively prominent within the locality. The replacement side extension and porch are also considered to be suitable for their use as a porch and utility room.

The proposed materials will modernise the appearance of the existing dwelling and this will ensure that the proposal does not appear prominent within the locality.

Overall, the development is considered to suitably reflect the character and appearance of the existing property and therefore it is considered to meet Policy DM18(A) and NPPF guidance.

#### Heritage Assets

Policy ENV4 and DM27 seek to protect the built heritage and maximise the value. DM27 supports development proposals which protect, conserve and where possible enhance the historic and cultural architectural character of the Borough's historic sites and their settings.

The Listed Building and Conservation Areas Act sets out a clear presumption that gives considerable importance and weight to the desirability of preserving a heritage asset and its setting.

Section 72 of the LBCA requires that in considering whether to grant planning permission for development which affects a conservation area, the Local Planning Authority shall pay "special attention... to the desirability of preserving or enhancing the character of appearance" of the conservation area.

Paragraphs 189 – 208 of the NPPF in respect of heritage include a requirement that when considering the impact of development proposals on designated heritage assets such as a conservation area, great weight should be given to the conservation of the asset's significance; however, less than significant harm should be weighed against the public benefits of a development.

The application site is located within Beckermat Conservation Area but relates to a post-war bungalow. It is set back from the street and it currently fails to make a positive contribution to the character and distinctiveness of the locality. The application is supported by a Heritage Statement.

The Conservation Officer in his assessment considered that the proposals are likely to bring improvement to the appearance of the property from the street-scene. The choice of materials do not exactly conform to the Conservation Area Design Guide but are supported due to the improvements over the materials being replaced.

The proposed side extension will have little-to-no visibility from the street-scene and it will replace an

existing conservatory. This is therefore considered to constitute a slight improvement.

The rear extension and terrace are likely to be visible from the land to the north within the Conservation Area, although it is considered to entail less-than-substantial harm to the setting of the conservation area on account of the increased visual mass, offset and justified by the improvement in the overall architectural quality.

On this basis, the Conservation Officer raised no objections to the proposal and therefore it is considered to meet Policy DM27(A) and DM27(C), thereby satisfying the duties set out in the LBCA.

#### 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 possible amenity concerns between the proposed extensions and the neighbouring properties must be considered, the scale and siting of the development is considered to be suitable.

The two-storey rear extension will be located within the large rear garden, to the north of the existing property and it will sit below the existing ridge line. On this basis, due to the siting and orientation of the existing dwelling, the proposal is unlikely to cause significant overshadowing or appear excessively overbearing. The blank side elevation facing the boundary is also considered to mitigate possible overlooking and loss of privacy issues.

In addition, the replacement side elevation will not include any windows on the side elevation and therefore overlooking concerns are reduced, compared to the existing conservatory. In addition, the proposal includes a 1.8-metre-high screening wall on the two side elevations of the rear terrace. The installation and maintenance of the 1.8-metre-high screening walls can be secured by a condition. The design is therefore considered to mitigate overlooking concerns to the side and there are no neighbours directly behind the rear elevation.

On this basis, the proposal will have little impact on the residential amenity and it is considered to comply with Policy DM18 and 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 will remain unchanged to the front and side of the property. The site visit confirmed the site benefits from two off-street parking spaces and therefore the existing driveway will provide adequate off-street parking to meet the needs of the proposed three-bedroom 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.

#### Flood Risk

	<p>The NPPF and Policy DM24 requires proposed developments in Flood Zones 2 and 3 to be accompanied by a Flood Risk Assessment (FRA). Policy DM24 seeks to protect developments against risks of flooding.</p> <p>The site lies adjacent to Flood Zone 2 and 3 and the application is accompanied by a Householder and Other Minor Extensions in Flood Zones 2 and 3 form. The Flood Engineer requested some additional details regarding the flood resilience measures and the proximity to the United Utilities combined sewer.</p> <p>An additional site plan was provided by the agent confirmed the extension will be located at the raised garden level, outside of flood zones 2 and 3. The elevated proposal is therefore considered to be acceptable in terms of flood risk. The Flood Engineer also confirmed flood resilience measures are not required due to the elevation.</p> <p>The agent also provided confirmed he has been in touch with United Utilities and the build-over-agreement with United Utilities will be completed at Building Regulations stage. Following this, the Flood Engineer confirmed he had no objections to the proposal.</p> <p>Overall, the proposal will not have a detrimental effect on flood risk on the site or elsewhere and therefore the proposal complies with Policy ENV1 and DM24.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a two-storey rear extension and a replacement single-storey side extension and front porch to a detached property within Beckermat.</p> <p>The proposal is considered to be acceptable in terms of scale and design and it will not cause unacceptable harm to the conservation area, neighbouring amenity, highway safety and flood risk.</p> <p>The planning condition proposed will control the installation of the screening wall to safeguard neighbouring amenity.</p> <p>On balance, 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><b>Recommendation:</b> Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</li> </ol> <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>

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: -

Application Form, received 11<sup>th</sup> May 2022;  
Location Plan, scale 1:1250, Drawing no. 4A, received 11<sup>th</sup> May 2022;  
Proposed Site Plan, scale 1:250, Drawing no. 1A, received 11<sup>th</sup> May 2022;  
Existing Floor Plans, scale 1:100, Drawing no. 4A, received 11<sup>th</sup> May 2022;  
Existing Elevations, scale 1:100, Drawing no. 6A, received 11<sup>th</sup> May 2022;  
Proposed Floor Plans, scale 1:100, Drawing no. 2A, received 11<sup>th</sup> May 2022;  
Proposed Elevations, scale 1:100, Drawing no. 3A, received 11<sup>th</sup> May 2022;  
Flood Risk Assessment, received 11<sup>th</sup> May 2022;  
Site Plan with Flood Map, scale 1:250, Drawing no. 10A, received 26<sup>th</sup> July 2022;  
Heritage Statement, received 11<sup>th</sup> May 2022.

**Reason**

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.

3. Prior to the first occupation of the extension hereby approved, the 1.8 metre high screening walls must be installed on the two side elevations of the rear terrace, in accordance with the approved plan 'Proposed Elevations', drawing no. 3A, received by the Local Planning Authority on the 11<sup>th</sup> May 2022. These screens must be permanently maintained at all times thereafter.

**Reason**

To safeguard the amenity of nearby residents in respect of overlooking and loss of privacy in accordance with Policies ST1, DM10 and DM18 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



<b>Case Officer: C. Unsworth</b>	<b>Date : 26/08/2022</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 01/09/2022</b>
<b>Dedicated responses to:- N/A</b>	