

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2210/OF1
2.	Proposed Development:	CONSTRUCTION OF A SINGLE STOREY SIDE EXTENSION TO AN EXISTING DWELLING
3.	Location:	44 SALTHOUSE ROAD, MILLOM
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:	<p>SITE AND LOCATION</p> <p>This application relates to 44 Salthouse Road, a semi-detached property located within Millom. The site benefits from a large garden and existing driveway to the front of the dwelling. The site also falls within Flood Zone 2 and 3.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a single-storey side extension to provide a garage/utility room and a ground floor WC. It will project 5.6 metres from the side elevation and the depth will 6.4 metres to match the existing property. It has also been designed to include a pitch roof with an overall height of 3.743 metres and an eaves height of 2.405 metres. The front elevation will</p>

include garage door, the side elevation will include an access door and the rear elevation will include a WC window.

The extension will be finished in red facing bricks, Marley Eternit Rivendale Fibre cement slate roof tiles and white UPVC windows and doors to reflect the existing property. The garage door will be a roller shutter.

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.

Copeland's Flood Engineer

No objections.

Environment Agency

No comments received.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 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 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 DS6PU – Design and Development Standards

Policy DS8PU – Reducing Flood Risk

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

Principle of Development

The proposed application relates to a residential dwelling within Millom and it will provide a garage/utility room and a ground floor WC. 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 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 extension is considered to be relatively modest in scale and appropriately located within the site. The single-storey design will ensure the proposal appears subservient to the main dwelling and it will not be overbearing for the neighbouring properties. In addition, the choice of materials will reflect the existing property and therefore the extension will not be excessively prominent within the locality.

On balance, the proposal is considered to reflect the character and appearance of the existing dwelling and there it complies with Policies DM10 and 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 potential amenity issues between the proposed extension and the neighbouring properties were considered, the extension will be relatively modest in scale and appropriately located within the site. It will be stepped away from the side boundary by approximately 5.816 metres along the front elevation and 1.831 metres along the rear elevation. On this basis, the modest scale and siting will ensure the proposal does not overshadow or appear overbearing to the neighbouring property, no. 46 Salthouse Road.

In addition, the proposal does not include any habitable room windows and therefore the design mitigates possible overlooking or privacy issues and no concerns have been received as part of the neighbour consultation process.

On this basis, the proposal is not considered to cause unacceptable harm to residential amenity and therefore it will satisfy Policies DM18(B), DM18(C) 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 site visit confirmed the existing off-street parking to the front of the property and the proposed garage will satisfy the needs of the dwelling and the Highway Authority requirements. The proposal is not considered to have a material effect on the existing highway conditions and therefore the proposal is acceptable.

On this basis, the proposal is considered to comply with Policy DM22 and the Cumbria Development Design Guide.

Flood Risk

	<p>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.</p> <p>The application is supported by a Householder and Other Minor Extensions within Flood Zones 2 and 3 form and a flood map. The area is highlighted as having a high probability of flooding that benefits from flood defences.</p> <p>Due to the nature of the garage/utility extension use, the modest scale and the existing flood defences, the Council’s Flood Engineer confirmed that the proposal is acceptable and won’t have a detrimental effect on flood risk. The flood resilience measures outlined on the form can be secured by the use of a planning condition.</p> <p>Overall, the proposal is not considered to significantly increase the surface water run-off and therefore the proposal will not have a detrimental effect on flood risk on the site or elsewhere and complies with Policy ENV1 and DM24.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a single-storey side extension to provide a garage/utility and ground floor WC. The proposed extension is considered to be of an appropriate scale and design and would not have any detrimental impact on the amenities of the adjoining properties, highway safety or 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"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission. Reason To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. 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 12th May 2022; Location Plan, scale 1:1250, drawing ref 22-23-P-L, received 12th May 2022;

Existing Block Plan, scale 1:500, drawing ref 22-23-P-L, received 12th May 2022;
Proposed Site Plan, scale 1:200, drawing ref 22-23-P-01, received 12th May 2022;
Existing Floor Plan, scale 1:100, drawing ref 22-23-P-02, received 12th May 2022;
Existing Elevations, scale 1:100, drawing ref 22-23-P-03, received 12th May 2022;
Proposed Floor Plan, scale 1:100, drawing ref 22-23-P-05, received 12th May 2022;
Proposed Elevations, scale 1:100, drawing ref 22-23-P-06, received 12th May 2022;
Existing 3D Sketches, drawing ref 22-23-P-04, received 12th May 2022;
Proposed 3D Sketches, drawing ref 22-23-P-07, received 12th May 2022;
Flood Map, ref 21-23, received 12th May 2022;
Householder and Other Minor Extensions in Flood Zones 2 and 3 Form, received 6th June 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. 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 6th June 2022. The flood resilience and mitigation measures must be maintained thereafter.

Reason

To protect the property against flood damage in accordance with Policy DM24 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 : 23/06/2022

Authorising Officer: N.J. Hayhurst

Date : 29/06/2022

Dedicated responses to:- N/A