

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2214/OF1
2.	Proposed Development:	PROPOSED SINGLE STOREY REAR EXTENSION
3.	Location:	10 MUSEUM VILLAS, DISTINGTON
4.	Parish:	Distington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
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>LOCATION</p> <p>This application relates to 10 Museum Villas, a semi-detached property located within Distington. The site benefits from an existing single-storey lean-to extension and a large side garden with off-street parking.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a single-storey rear extension to provide an enlarged kitchen and a new ground floor shower room and dining room. The extension will project 10 metres from the rear elevation of the dwelling and it will be 5.6 metres in width. It has been designed to include a pitched roof with an overall height of 3.7 metres and an eaves height of 2.5 metres.</p> <p>The design includes a high-level shower room window on the side elevation facing the adjoining neighbour and one long high-level horizontal window on the rear elevation. The side elevation facing</p>

the driveway and garden will include a window, an access door and a patio door. It will also be lit by 6 skylights and it will be finished with render, concrete roof tiles and white UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the erection of a single-storey rear extension with a flat roof (ref: 4/21/2522/0F1).

CONSULTATION RESPONSES

Consultees

Distington Parish Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 1 property - 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

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

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

ASSESSMENT

The key issues raised by this proposed are the principle of development, its scale and design and the potential impacts on residential amenity.

Principle of Development

The proposed application relates to a residential dwelling within Distington and it will provide an enlarged kitchen and a new ground floor shower room and dining room. 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 rear extension will be relatively modest in scale and appropriately located within the site, behind the main element 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 pitched roof design is considered to be an improvement compared to the previously approved application for a flat roofed extension (ref: 4/21/2522/0F1) and is not considered to be overbearing for the neighbouring properties. It is considered to be suitable for its use.

In addition, the choice of materials will match the existing property and therefore it will reflect the character and appearance of the property.

On this basis, the proposal is considered to meet Policy DM18(A) and the NPPF guidance.

Residential Amenity

	<p>Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of both the parent property and adjacent dwellings.</p> <p>Whilst potential amenity issues between the proposed extension and the neighbouring properties were considered, the extension will be relatively modest in scale and design. It will be appropriately located to the rear of the parent property and to the north of the adjoined neighbour and this orientation will reduce potential overshadowing issues.</p> <p>In addition, the window included on the side elevation facing the neighbouring property will be high-level and relate to a non-habitable room.</p> <p>No concerns have been raised as part of the neighbour consultation process.</p> <p>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.</p> <p><u>Planning Balance and Conclusion</u></p> <p>Overall, the rear extension is considered to be of an appropriate scale and design and will not have any detrimental impact on the amenities of the adjoining properties. The application therefore 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 16th May 2022; Location Plan, scale 1:1250, drawing no. 003A, received 16th May 2022; Existing Block Plan, scale 1:200, drawing no. 003A, received 16th May 2022; Proposed Block Plan, scale 1:200, drawing no. 003A, received 16th May 2022; Existing Floor Plan and Elevations, scale 1:100, drawing no. drawing no. 001A, received 16th

May 2022;
Proposed Floor Plan and Elevations, scale 1:100, drawing no. 002C, received 16th 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.

Informative Note

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

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 : 28/06/2022

Authorising Officer: N.J. Hayhurst

Date : 29/06/2022

Dedicated responses to:- N/A