



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2220/OF1
2.	Proposed Development:	ERECTION OF SIDE EXTENSION AND DETACHED GARAGE
3.	Location:	LYNWOOD, COMMON END, 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: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION <p>This application relates to Lynwood, a detached bungalow situated within Common End, Distington. The site is bound by a large boundary wall along the south-east boundary and residential properties to either side. The site benefits from a large garden and an existing driveway and off-street parking.</p> PROPOSAL <p>Planning Permission is sought for the erection of a single-storey side extension to provide an additional bedroom with en-suite and an enlarged kitchen-dining room and the erection of a detached garage.</p> <p>The extension will project 6 metres from the side elevation and will be 6.906 metres in depth. It has been designed to continue the pitched roof with an overall height of 5.2 metres and an eaves height of 2.4 metres along the rear elevation and 3.1 metres along the front elevation. It will include a</p>	

window on the front elevation, two windows on the rear elevation facing the south-east boundary and the side elevation facing the garage will be blank.

The detached garage will be 8 metre in width and 7 metres in depth. It has been designed with a pitch roof with an overall height of 4.5 metres and an eaves height of 2.7 metres. The front elevation will include two garage doors, the north-west side elevation will include an access door and the rear and south-east side elevation will be blank.

The extension and garage will be finished with white render, Marley modern anthracite roof tiles and UPVC windows and doors to match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Distington Parish Council

No objection.

Highway Authority

Standing advice.

Lead Local Flood Authority

Standing advice.

Public Representations

The application has been advertised by way of site notice and neighbour notification letters issued to 2 no. 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

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 proposed are the principle of development, its scale and design and the potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling within Common End and it will provide an additional bedroom with en-suite, an enlarged kitchen-dining room and a detached garage. 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 side extension and detached garage are relatively modest in scale and appropriately sited within the large garden. The design respects the character and appearance of the existing property and the side extension and detached garage will not be excessively prominent in the street scene, with the existing boundary wall and mature planting providing suitable screening. In addition, the choice of materials match the existing dwelling.

On this basis, the proposal is considered to meet Policy 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 both the parent property and adjacent dwellings.

Whilst amenity issues between the proposed extension and the neighbouring properties were considered, the proposed side extension and detached garage are considered to be suitably located within the large site. Due to the separation distances, it is not considered that the proposals will cause unacceptable harm in terms of overshadowing and overlooking.

In addition, the existing front boundary wall and mature planting will help screen the development and provide suitable mitigation. Notwithstanding this, to ensure the detached garage remains domestic in nature, a planning condition is proposed to control the use.

On this basis, the proposal will not have a detrimental impact on the neighbouring amenity and it is considered that the proposal will 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.

The site visit confirmed that the site access and off-street parking will remain unchanged to the front of the property. 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 side extension and detached garage 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 side extension and detached garage. The main issues raised by the application were the potential amenity issues.

The proposal is considered to be acceptable in terms of scale and design and will not have any

	<p>detrimental impact on the amenities of the adjoining properties or highway safety. The planning condition proposed will ensure the detached garage will remain domestic in use further protecting residential amenity.</p> <p>On this basis, 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 18th May 2022; Location Plan, scale 1:1250, drawing no. DWG01, received 18th May 2022; Block Plan, scale 1:500, drawing no. DWG01, received 18th May 2022; Existing Floor Plan, scale 1:50, drawing no. DWG01, received 18th May 2022; Existing Elevations, scale 1:100, drawing no. DWG02, received 18th May 2022; Proposed Floor Plan, scale 1:50, drawing no. DWG03, received 18th May 2022; Proposed Elevations, scale 1:100, drawing no. DWG04, received 18th May 2022; Proposed Garage Floor Plan, scale 1:50, drawing no. DWG05, received 18th May 2022; Proposed Garage Elevations, scale 1:100, scale 1:50, drawing no. DWG06, received 18th May 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>The garage must be used for the parking of private vehicles and the storage of domestic equipment only in association with the residential property known as Lynwood and for no</p>

commercial or business purposes whatsoever.

Reason

To ensure that non-conforming uses are not introduced into the area in accordance with Policy DM18 of the Copeland Local Plan.

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 : 12/07/2022

Authorising Officer: N.J. Hayhurst

Date : 12/07/2022

Dedicated responses to:- N/A