

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/22/2228/OF1
2.	<b>Proposed Development:</b>	FIRST FLOOR EXTENSION & PORCH
3.	<b>Location:</b>	18 THE CROFTS, ST BEES
4.	<b>Parish:</b>	St. Bees
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, 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>  <b>SITE AND LOCATION</b>  <p>This application relates to 18 The Crofts, a detached property located on an existing housing estate within St Bees. The site benefits from an existing driveway and a single-storey attached garage to the side of the property.</p> <b>PROPOSAL</b>  <p>Planning Permission is sought for the erection of a two-storey side extension and front porch. The proposal will provide an additional bedroom with en-suite and home office on the first floor and a new entrance porch on the ground floor.</p> <p>The two-storey extension will project 2.8 metres from the side elevation and it will be 8.2 metres in depth to match the existing property. It has been designed to include a cross-gable roof with a roof</p>	

pitch and overall height to match the existing property. The front elevation will include a first-floor window and a covered under-croft area in front of the existing garage, the side elevation will include an en-suite window and the rear elevation will include a first-floor office window.

The front porch will project 1.7 metres from the front elevation and will have a width of 1.9 metres. It has been designed to include a lean-to roof with an overall height of 3.1 metres and an eaves height of 2.2 metres. It will include an access door on the front elevation and a window on the side elevation facing the driveway.

The extensions will be finished in brick, roof tiles and white UPVC windows to match the existing property and it will also include a sun-tunnel on the rear elevation of the roof.

### **RELEVANT PLANNING APPLICATION HISTORY**

Planning Permission has previously been granted for the removal of an existing garage and the erection of a garage/kitchen/sun lounge extension (ref: 4/91/0164/3).

### **CONSULTATION RESPONSES**

#### Consultees

St Bees Parish Council – No objections.

#### Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 no. properties.

One letter has been received as a result of this consultation process, which raised the following concerns:

- Understand applicants desire to extend property;
- Concerns proposal dominate the original property;
- Overshadowing on neighbouring living room window;
- Not in keeping with the flow of the road;
- Consider issues above could be resolved by the alignment of the extension to the existing garage front.

### **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 and the potential impacts on residential amenity and highway safety.

### Principle of Development

The proposed application relates to a residential dwelling within St Bees and it will provide an additional bedroom with en-suite and home office on the first floor and a new entrance porch on the ground floor. 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.

One letter of objection was received as a result of the neighbour consultation process, which raised concerns that the extension dominates the original property, and it will not be in-keeping with the flow of the road. However, the proposed first-floor extension and front porch are considered to be appropriately located to the side and front of the property and they will be relatively modest in scale. The two-storey cross-gable design includes a continuation of the existing eaves and ridge height to match the existing property. In addition, the front porch will be suitable for its use and reflect other porch extensions within the street-scene.

As a result, the proposed extensions will not be excessively prominent in the street scene and the design is considered to respect the character and appearance of the existing property. In addition, the materials will match the existing property and this will therefore reduce the impact on the street scene.

On this basis, the proposal is considered to comply with 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 the parent property or adjacent dwellings.

Whilst potential amenity issues between the proposed extension and the neighbouring properties were considered, the side extension is considered to be relatively modest in scale and it will be suitably located.

The objection letter also raised concerns regarding the potential overshadowing from the two-storey side extension on the neighbouring habitable room window. Significant consideration was given to the first-floor side projection and the potential impact in terms of overshadowing and dominance on the neighbouring property, no. 20 The Crofts. The agent provided an additional Block Plan to show the extension will not be located within 45-degree angle of the neighbours habitable room windows and therefore the rear projection and the siting is considered to be acceptable.

In addition, due to the orientation of the existing dwelling to the north-west of the neighbouring property no. 20 The Crofts, it is considered that the proposed two-storey side extension will not cause a significant loss of light or dominance on the neighbouring property.

Furthermore, the only window included on the side elevation will be an obscure glazed bathroom windows. This can be secured by a condition, which ensures the side elevation obscure glazed windows are installed and maintained thereafter. The design therefore mitigates overlooking concerns and it is not considered that the extension will cause unacceptable overlooking or loss of

	<p>privacy issues.</p> <p>On balance, taking into account the orientation of the existing property, the proposed extension design is acceptable and it will not adversely harm the neighbouring amenity. It is therefore considered that the proposal satisfies Policies DM18(B), DM18(C) and the NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The site access and off-street parking within the front garden and garage will remain unchanged to the side of the property. Given the existing off-street parking provision, it is considered that the proposal will maintain adequate off-street parking to meet the needs of the property. This can be secured by the use of a planning condition.</p> <p>On this basis, the first-floor side extension and front porch 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.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a two-storey side extension to a detached property within St Bees. The main issue raised by the application was the scale and the potential impact on neighbouring amenity.</p> <p>Given the additional supporting Block Plan with the 45-degree angle shown from the neighbouring window and, taking into account the orientation of the existing property, the proposed scale and design are acceptable and it will not adversely harm the neighbouring amenity or highway safety.</p> <p>On balance, the proposed extension 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></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <p><u>Standard Conditions</u></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</p>

Planning and Compulsory Purchase Act 2004.

2. The 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 25<sup>th</sup> May 2022;

Location Plan, scale 1:1250, drawing no. 100 Rev A, received 25<sup>th</sup> May 2022;

Proposed Site Plan, scale 1:500, drawing no. 100 Rev A, received 27<sup>th</sup> July 2022;

Existing Floor Plan and Elevations, scale 1:100, drawing no. 102 Rev A, received 25<sup>th</sup> May 2022;

Proposed Floor Plan and Elevations, scale 1:100, drawing no. 101 Rev A, received 8<sup>th</sup> July 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.

Prior to Occupation

3. Prior to the first occupation of the extension hereby approved, the obscure glazing must be installed within the bathroom window on the side elevation. Once installed the obscure glazing must be permanently maintained at all times thereafter.

Reason

To safeguard the residential amenity in accordance with Policy DM18 of the Copeland Local Plan.

4. The existing off-street parking provision must be maintained in accordance with the approved 'Proposed Site Plan' received by the Local Planning Authority on 27<sup>th</sup> July 2022.

Reason

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

	<p><b>Informative Note</b></p> <p>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.</p> <p>Further information is also available on the Coal Authority website at:  <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a></p> <p><b>Statement</b></p> <p>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.</p>
<p><b>Case Officer: C. Unsworth</b></p>	<p><b>Date : 18/08/2022</b></p>
<p><b>Authorising Officer: N.J. Hayhurst</b></p>	<p><b>Date : 18/08/2022</b></p>
<p><b>Dedicated responses to:- N/A</b></p>	