

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2231/OF1
2.	Proposed Development:	CONSTRUCTION OF A SIDE AND REAR EXTENSION TO AN EXISTING BUNGALOW WITH INTERNAL AND EXTERNAL ALTERATIONS
3.	Location:	43 THE MILLFIELDS, BECKERMET
4.	Parish:	Beckermest with Thornhill
5.	Constraints:	<p>ASC;Adverts - ASC;Adverts,</p> <p>Flood Area - Flood Zone 2,</p> <p>Safeguard Zone - Safeguard Zone,</p> <p>Coal - Off Coalfield - Data Subject To Change,</p> <p>DEPZ Zone - DEPZ Zone,</p> <p>Outer Consultation Zone - Sellafield 10KM</p>
6.	Publicity Representations &Policy	<p>Neighbour Notification Letter: YES</p> <p>Site Notice: NO</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	<p>Report:</p> <p>SITE AND LOCATION</p> <p>This application relates to 43 The Millfields, a detached bungalow located on an existing housing estate within Beckermest. The site benefits from a large garden and existing driveway to the front and side of the dwelling. The site also falls within Flood Zone 2.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a single-storey side extension to provide an enlarged</p>	

kitchen-dining-living room, an additional bedroom and a new utility room.

The extension will project 6.11 metres from the side elevation and it will have an overall depth of 11.585 metres to match the existing property. It has also been designed to include a pitch roof on the front elevation to match the existing property design and it will also include a flat roof design along the rear of the extension. The flat roof design will have an overall height of 2.8 metres and it will include a roof lantern. The front elevation will include sliding patio doors and an access door, the side elevation will include a floor to ceiling window and two high-level horizontal windows and the rear elevation will include sliding patio doors.

It will be finished in dashed render with red facing bricks below DPC, concrete roof tiles and white UPVC windows and doors to reflect the existing property. The flat roof extension will also include a single ply membrane and the extension will also be lit by 2 skylights.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Millom Town Council

No objections.

Copeland's Flood Engineer

No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 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)

National Planning Practice Guidance (NPPG)

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 Beckermeth and it will provide an enlarged kitchen-dining-living room, an additional bedroom and a new utility room. 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 side garden. The continuation of the roof pitch and design will ensure the extension reflects the character and appearance of the existing 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 comply 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, stepped away from the side boundary by approximately 3.42 metres. On this basis, the modest scale and siting will ensure the proposal does not overshadow or appear overbearing to the neighbouring property no. 16 The Millfields.

In addition, the proposed design with high-level horizontal windows on the side elevation 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 and side of the property 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.

	<p><u>Flood Risk</u></p> <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>In accordance with the Environment Agency's guidance, the householder extension is considered to fall under the minor development standing advice. The site falls within flood zone 2 with medium probability of flood risk with the land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.</p> <p>The Council's Flood Engineer confirmed there was no flooding at The Millfields in 2012, following the thunderstorms which caused widespread flooding in Beckermest and this would indicate that the work previously undertaken in the wider area had reduced the flood risk to the Millfields estate.</p> <p>Under current permitted development rights, a side extension could project up to half the width of the existing property, 6 metres in this case, without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the side extension is not significantly larger than what is possible under permitted development, the proposal is considered to be satisfactory and it is not considered to have a detrimental effect on flood risk or significantly increase the surface water run-off.</p> <p>In addition, the application is supported by a Householder and other minor extensions within flood zones 2 and 3 form and a flood map. Despite the Flood Engineer's query, the flood resilience measures are considered to be suitable for the modest extension proposed and this minor development is not considered to raise significant flood risk issues. The flood resilience and mitigation measures outlined on the form can be secured by the use of a planning condition.</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 single-storey side extension to provide an enlarged kitchen-dining-living room, an additional bedroom and a new utility room.</p> <p>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> <p>1. 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>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: -</p> <p>Application Form, received 26th May 2022; Location Plan, scale 1:1250, drawing ref 22-10-P-L, received 26th May 2022; Existing Block Plan, scale 1:500, drawing ref 22-10-P-L, received 26th May 2022; Proposed Site Plan, scale 1:250, drawing ref 22-10-P-01, received 26th May 2022; Existing Floor Plan and Roof Plan, scale 1:100, drawing ref 22-10-P-02, received 26th May 2022; Existing Elevations, scale 1:100, drawing ref 22-10-P-03, received 26th May 2022; Existing 3D Sketches, drawing ref 22-10-P-04, received 26th May 2022; Proposed Floor Plan, scale 1:100, drawing ref 22-10-P-05 Rev B, received 26th May 2022; Proposed Roof Plan, scale 1:100, drawing ref 22-10-P-06, received 26th May 2022; Proposed Elevations, scale 1:100, drawing ref 22-10-P-07 Rev B, received 26th May 2022; Proposed 3D Sketches, drawing ref 22-10-P-08 Rev B, received 26th May 2022; Flood Map, ref 22-10, received 26th May 2022; Householder and Other Minor Extensions in Flood Zones 2 and 3 Form, received 10th June 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>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 10th June 2022. The flood resilience and mitigation measures must be maintained thereafter.</p> <p>Reason</p>
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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 : 29/07/2022

Authorising Officer: N.J. Hayhurst

Date : 29/07/2022

Dedicated responses to:- N/A