

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2250/OF1
2.	Proposed Development:	FIRST FLOOR EXTENSION TO REAR OVER EXISTING GROUND FLOOR EXTENSION, TWO VELUX WINDOWS ON SECOND FLOOR TO FRONT, FULL WIDTH DORMER WINDOW WITH BI-FOLD ALUMINIUM DOORS & SMALL WINDOW TO REAR OF SECOND FLOOR
3.	Location:	4 LAKE VIEW, KIRKLAND
4.	Parish:	Lamplugh
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - 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: SITE AND LOCATION <p>This application relates to 4 Lake View, a terraced property situated within Kirkland. The site benefits from an existing two-storey flat roof projection and a single-storey lean-to extension along the rear elevation of the terraced property. The site also benefits from an existing garden with off-street parking and a detached garage to the rear of the property, which is separated by a rear access lane along the rear of the terraced row.</p> PROPOSAL <p>Planning Permission is sought for the erection of a first-floor rear extension and a rear dormer with Juliet balcony to provide an enlarged bedroom on the first floor and an additional bedroom and en-</p>	

suite on the second floor.

The first-floor extension will match the existing ground floor projection and the flat roof design will match the existing two-storey rear projection. It will include one window on the rear elevation and the side elevations will be blank.

The rear dormer will extend across the the full width of the property and it will have an overall height to match the existing ridge height. It has been designed to include a bathroom window and bi-fold doors with Juliet balcony on the rear elevation and the side elevations will be blank. The roof alterations also include the installation of two velux windows on the front elevation.

The extensions will be finished in white pebble dashed render, slate roof tiles and UPVC windows to match the existing property. The extensions will also include aluminium bi-fold doors and EPDM rubber roofing membrane on the first-floor flat roof and rear dormer.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Lamplugh Parish Council – No comments received.

Public Representations

The application has been advertised by way of 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

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 proposal 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 Kirkland and it will provide an enlarged bedroom on the first floor and an additional bedroom and en-suite on the second 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.

The proposed first-floor extension and dormer will be appropriately located to the rear of the property, behind the main element of the existing dwelling and they will be relatively modest in scale. This will ensure that the proposal appears subservient to the main dwelling and it will not be excessively prominent within the locality. It will infill the rear corner and therefore it will not be

	<p>overbearing for the neighbouring properties. The design is considered to reflect the character and appearance of the existing property and other extensions along the terraced row. In addition, the materials will match the existing property and this will ensure the appearance of the dwelling is maintained.</p> <p>On this basis, the proposal is considered to comply with Policy DM18 and the NPPF guidance.</p> <p><u>Residential Amenity</u></p> <p>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.</p> <p>Whilst overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, the proposal will have little impact on residential amenity due to its modest scale and siting. It will infill the rear corner between the existing property and the adjoined property and it will not project further than the existing rear elevation of the property. In addition, the dormer will be located adjacent to two existing rear dormers and therefore it is not considered to be overbearing or result in any loss of light. On this basis, the extension and dormer are therefore considered to not cause any overshadowing impacts on the neighbouring properties.</p> <p>Overlooking concerns are also mitigated as there are no residential properties located to the rear of the dwelling and a condition to restrict the use of the flat roof as raised platform will protect neighbouring amenity further.</p> <p>No concerns were raised as a result of the neighbour consultation process.</p> <p>On this basis, it is considered that it will not have a detrimental impact on the neighbouring amenity and therefore the proposal satisfies Policies DM18(B), DM18(C) and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application relates to a residential dwelling within Kirkland and it will provide an enlarged bedroom on the first floor and an additional bedroom and en-suite on the second floor.</p> <p>The proposal is not considered to be excessively prominent within the locality and the design is considered to respect the character and appearance of the existing property and other extensions along the terraced row. In addition, taking into account the orientation of the proposal, the proposed design is acceptable and it will not adversely harm the neighbouring amenity with the inclusion of a planning condition to restrict the use of the flat roof.</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>Recommendation:</p> <p>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. 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: -</p> <p>Application Form, received 6th June 2022; Site Location Plan, scale 1:1250, received 6th June 2022; Block Plan, scale 1:500, received 6th June 2022; Existing Floor Plans, scale 1:50, drawing no. 003 Rev A, received 6th June 2022; Proposed Floor Plans, scale 1:50, drawing no. 004 Rev A, received 6th June 2022; Existing Elevations, scale 1:50, drawing no. 001 Rev A, received 6th June 2022; Proposed Elevations, scale 1:50, drawing no. 002 Rev A, received 6th June 2022; Design Details, Document Version 2.0, received 6th 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. The roof area of the rear first-floor extension hereby permitted must not be used as a balcony, roof garden or similar amenity area.</p> <p>Reason</p> <p>To satisfactorily protect the residential amenity of the nearby occupiers in accordance with Policy DM18 of the Copeland Local Plan.</p>
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	<p>Statement</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>Case Officer: C. Unsworth</p>	<p>Date: 27/07/2022</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 28/07/2022</p>
<p>Dedicated responses to:- N/A</p>	