

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2252/OF1	
2.	Proposed Development:	PROPOSED SINGLE STOREY SIDE & REAR EXTENSIONS, DEMOLITION OF EXISTING REAR CONSERVATORY & FRONT PORCH, AND REPLACEMENT REAR EXTENSION & FRONT EXTENSION TO CREATE NEW ENTRANCE HALL, KITCHEN, BEDROOM AND STUDY	
3.	Location:	8 THE CROFTS, ST BEES	
4.	Parish:	St. Bees	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Coal - Standing Advice - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations & Policy	Neighbour Notification Letter	Yes
		Site Notice	No
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report:	<p>Site and Location</p> <p>This application relates to 8 The Crofts, a detached bungalow, located within a small cul-de-sac within the centre of St Bees. The property is located within a large plot and lies adjacent to the St Bees Conservation Area.</p> <p>Relevant Planning History</p> <p>4/21/2295/OF1 – Proposed side/rear extension to provide larger living accommodation; proposed front extension; and alterations to increase the roof height of the existing dwelling – Approved.</p>	

Proposed

This application seeks planning permission for single storey rear and side extension at this property. As part of this development the existing rear conservatory and front porch will be demolished and replaced with new rear and front extensions.

The proposed rear/side extension will measure 5.8m x 1.7m, wrapping around the rear elevation of the dwelling by 4.5m. This element of the development will benefit from flat roof with an overall height of 2.75m. The application also seeks permission for a small rear extension to the southern portion of the dwelling. This extension squares off this part of the dwelling and will measure 1.55m x 2m, benefitting from an eaves and ridge height to match that of the existing dwelling. Permission is also sought for a front extension which will replace an existing glazed flat roofed porch and will measure 1.55m x 4.5m with flat roof giving an overall height of 2.75m. It is also proposed to replace the existing rear glazed conservatory with a rear extension measuring 2.45m x 3.1m, with flat roof giving an overall height of 2.75m.

Internally, the development will allow the creation of a larger second bedroom with ensuite bathroom, a third bedroom, a study, a kitchen/dining room, a new entrance hall and a utility room.

Externally, the developments will be finished with render and upvc windows and doors to match the main dwelling. The proposed flat roofs will be finished with a flat rubber membrane.

Consultation Responses

St Bees Parish Council

No comments received.

Cumbria County Council – Cumbria Highways & LLFA

Cumbria County Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and have confirmed that they have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

As previously mentioned in relation to Application 4/21/2295/0F1, they are satisfied that adequate parking provisions have been provided.

Copeland Borough Council – Conservation Officer

Conclusion: No objection

Assessment: This is a revised version of a scheme from 2021, which has been modified for cost engineering and construction detail reasons.

As before, I would not class this as a heritage asset. It is also not within St Bees conservation area but is adjacent to it.

Given the likely low impact of any change on nearby non-designated heritage assets on Main Street, lack of visibility from the Conservation Area, and general context in which the building sits (late 20th century housing development), I would ascribe either neutral impact on the heritage assets, or negligible harm.

Though negligible harm is still harm, there is justification in the form of improving the house, and in this proposal I expect neutral impact in any case.

Public Representation

This application has been advertised by way of neighbour notification letters issued to seven properties. No comments have been received in relation to the statutory notification procedure.

Planning Policy

Planning law requires that 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 – Strategic Development Principles

Policy ENV4 – Heritage Assets

Development Management Policies (DMP)

Policy DM18 – Domestic Extensions and Alterations

Policy DM27 – Built Heritage and Archaeology

Other Material Planning Considerations

National Planning Policy Framework (2021)

Planning (Listed Building and Conservation Areas) Act 1990

Conservation Area Design Guide SPD (Adopted December 2017)

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.

Strategic Policy DS1PU: Presumption in favour of Sustainable Development

Strategic Policy DS3PU: Settlement Hierarchy

Strategic Policy DS4PU: Settlement Boundaries

Policy H14PU: Domestic Extensions and Alterations

Policy CO7PU: Parking Standards and Electric Vehicle Charging Infrastructure

Assessment

The main issues raised by this application relate to the principle of the development, scale, design and impact on amenity, parking/highway issues, impact on Conservation Area and Listed Buildings.

Principle of Development

The proposed application relates to a residential dwelling within St Bees and will increase the living accommodation within the property. Policy DM18 supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.

Permission was granted in 2021 for a similar development at this site, however the previous proposal also proposed to raise the roof of the main dwelling. Due to increased costs the applicant has decided not to progress with the increase in the height of the main roof and therefore a new application has been submitted. The principle of extending this property has therefore already been established by the previous permission at this site.

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, Design and Impact on Amenity

Policy ST1 and section 12 of the NPPF seek to safeguard good levels of residential amenity. Policy DM18 seeks 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.

This application seeks permission to extend the existing property to the front, rear and side to improve the living accommodation within the dwelling. Overall, the scale and design of the development is acceptable in relation to the parent property and the neighbouring properties and will not have a detrimental impact on either residential amenity or the overall streetscene.

On this basis the development is considered to comply with the requirements of Policy DM18 of the Copeland Local Plan and the provisions of the NPPF.

Parking/Highways issues

Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted car parking standards, which reflect the needs of the Borough in its rural context.

The proposed development would increase the number of bedrooms within the property from two to three. As part of the 2021 application for this site, which sought permission for the same number of bedrooms, Cumbria Highways stated that the proposed extension may reduce the current parking arrangement at this site, however there would be a requirement for two parking spaces at this property. Based on the comments on the previous planning application the agent for this application has again submitted an amended block plan showing the existing car port and driveway arrangements within the site. The plan shows that the existing driveway will remain unaffected by the development and can continue to accommodate at least two parking spaces. As the parking provision within the site is retained and the development will not produce the need for additional parking, the development is considered to be consistent with parking standards set out within the Cumbria Development Design Guide. Cumbria Highways have also confirmed that they have no objections to the development as adequate parking provisions have been provided.

The proposal is therefore considered to comply with policies ENV1 and DM24 of the Copeland Local Plan 2013 – 2028 and the provisions of the NPPF.

Impact on Conservation Area and Listed Building

Policy ST1, ENV4, DM27 of the Copeland Local Plan seek to protect, conserve and where possible enhance the historic, cultural and architectural character of the Borough's historic sites.

The Listed Building and Conservation Areas Act sets out a clear presumption that gives considerable importance and weight to the desirability of preserving a heritage asset and its setting.

Section 72 of the 1990 Act states that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of [a conservation] area."

Paragraph 134 of the National Planning Policy Framework (NPPF) asserts that "Development that is not well designed should be refused".

	<p>NPPF para. 197 states that “In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation...”</p> <p>NPPF para. 199 states, in the case of designated heritage assets, “great weight should be given to the asset’s conservation”, irrespective of whether potential harm is substantial, less-than-substantial, or total loss. Where harm to a designated heritage asset is less-than-substantial, it should be weighed against the public benefits of the proposal (para. 202).</p> <p>Paragraph 203 of the National Planning Policy Framework (NPPF) states the effect on the significance of a non-designated heritage asset should be taken into account when making decisions.</p> <p>Opportunities should be sought for new development within conservation areas and the settings of heritage assets that enhances or better reveals their significance. (para. 206)</p> <p>The Council’s Conservation Officer has offered no objections to the proposed development.</p> <p>Given that the building is not visible from the Conservation Area and is set within a large modern housing estate the works are considered to have a neutral impact on heritage assets which is justified by the resulting improvement to the dwelling. The current proposal is also considered to have less impact than the previous approval as the alterations to increase the height of the roof of the main dwelling has now been removed, and any new roof lines are below or as per the existing property.</p> <p>The proposal is therefore considered to comply with policies ST1, ENV4, and DM27 of the Copeland Local Plan and provision of the NPPF.</p> <p><u>Planning Balance & Conclusion</u></p> <p>The proposed extension and alterations are of an appropriate scale and design and will not have any detrimental impact on the amenities of the adjoining properties. Although the site is located adjacent to the St Bees Conservation Area the development is considered to have a neutral impact on heritage assets which is justifiable by the improvement to the living accommodation within the existing dwelling that would result from the proposals.</p> <p>On this basis the proposals 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. **Conditions:**

1. The development hereby permitted must be commenced 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 by the Local Planning Authority on the 7th June 2022.
 - Existing Ground Floor Plan, Scale 1:50, Drwg No 01001, Rev 01, received by the Local Planning Authority on the 7th June 2022.
 - Existing Roof Plan, Scale 1:50, Drwg No 01002, Rev 01, received by the Local Planning Authority on the 7th July 2022.
 - Location Plan, Scale 1:1250, Drwg No 01013, Rev 03, received by the Local Planning Authority on the 7th June 2022.
 - Block Plan (Amended), Scale 1:200, Drwg No 01003, Rev 02, received by the Local Planning Authority on the 7th July 2022.
 - Existing Elevations Sheet 1 of 2, Scale 1:50, Drwg No 02001, Rev 01, received by the Local Planning Authority on the 7th June 2022.
 - Existing Elevations Sheet 2 of 2, Scale 1:50, Drwg No 02002, Rev 01, received by the Local Planning Authority on the 7th June 2022.
 - Proposed Ground Floor Plan, Scale 1:50, Drwg No 04001, Rev 04, received by the Local Planning Authority on the 7th June 2022.
 - Proposed Roof Plan, Scale 1:50, Drwg No 04002, Rev 04, received by the Local Planning Authority on the 7th July 2022.

	<ul style="list-style-type: none"> - Proposed Elevations Sheet 1 of 2, Scale 1:50, Drwg No 05001, Rev 04, received by the Local Planning Authority on the 7th June 2022. - Proposed Elevations Sheet 2 of 2, Scale 1:50, Drwg No 05002, Rev 05, received by the Local Planning Authority on the 7th June 2022. <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>Informative:</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: www.gov.uk/government/organisations/the-coal-authority</p> <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>
Case Officer: C. Burns	Date: 27.07.22
Authorising Officer: N.J. Hayhurst	Date : 27.07.2022
Dedicated responses to:- N/A	