

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2267/OF1
2.	Proposed Development:	PROPOSED SINGLE STOREY REAR EXTENSION AND 1 1/2 STOREY FRONT GABLE EXTENSION
3.	Location:	YEW BARROW, HALLSENNNA LANE, SEASCALE
4.	Parish:	Seascale
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Drigg 3KM, Outer Consultation Zone - Sellafield 10KM
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:	<p>SITE AND LOCATION</p> <p>This application relates to Yew Barrow, a detached bungalow located on Hallsenna Lane, Seascale. The site benefits from a large garden and an existing driveway to the front of the property. It is bound by residential properties to the side and rear and the access lane and fields to the front of the dwelling.</p> <p>PROPOSAL</p>

Planning permission is sought for the erection of a one-and-a-half-storey front gable extension and single-storey rear extension. The extensions will provide an enlarged kitchen-dining-living room and utility on the ground floor and a new master bedroom, ensuite and home office on the first floor.

The front gable extension will project 2.8 metres from the principal elevation and it will be 7 metres in width. It will include a cross-gable roof design with an eaves height of 3.9 metres and an overall height of 6.8 metres. The front elevation will include a large ground floor window and a first floor Juliet balcony with patio doors. The south-west side elevation will include a window and the north-east side elevation will include a patio door.

The rear extension will project 4.2 metres from the rear elevation and it will be 8.4 metres in width. It has been designed to include a flat roof with an overall height of 3.2 metres and it will include a roof lantern. The rear elevation will include bi-fold doors and a window and the side elevation facing the garage will include an access door and the side elevation facing the garden will include a horizontal window.

The extensions will be finished in natural local stone and render, local slate roof tiles and aluminium powder coated windows and doors.

The proposal also includes the installation of 9 no. skylights and solar panels on the front (south-east) and side (south-west) roof slopes.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Seascale Parish Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 5 no. properties.

Two letters have been received which raised the following comments:

- Proposed works look in keeping with the houses on Hallsenna Lane;
- Would prefer that the shrubbery to the South-East boundary is not cut too much in order to maintain our privacy for both the applicant and the neighbouring properties;
- Would prefer exterior garden walls and fencing being any higher than it is currently as this would have a detrimental impact on our view;
- Would prefer the area directly next to the shared boundary (and line of sight) does not become a parking area as this also has a detrimental impact on our view;
- Concerns regarding the 2 velux windows above the void to ground on the rear elevation as

these windows will look directly into neighbouring garden impacting privacy.

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 DM11 – Sustainable Development Standards

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

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 Seascale and it will provide an enlarged kitchen-dining-living room and utility on the ground floor and a new master bedroom, ensuite and home office on the first 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 one-and-a-half-storey front extension and single-storey rear extension are considered to be suitably located within the site. The proposal relates to a detached bungalow within a large garden. There is no clear building character along Hallsenna Lane and therefore the one-and-a-half-storey front extension will be suitable in scale and design.

The single-storey flat roof design within the rear garden is also considered to be suitable for its use. As a result, the proposed extensions will not be excessively prominent in the street scene. In addition, the materials will match the existing property and this will therefore reduce the impact on the street scene.

In addition, the solar panels will not be excessively prominent within the roofscape and the locality, while increasing energy efficiency and renewable energy.

On this basis, the proposal is considered to comply with Policies DM10 and DM18 of the Local Plan 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 neighbouring amenity issues between the proposed extensions and the neighbouring properties were considered, the proposed extensions are considered to be suitably located within the site and relatively modest in scale.

An objection was received regarding the potential overlooking and loss of privacy from the proposed rear velux windows above the void to ground on the rear elevation. Although it is noted these windows do not relate to a habitable room and due to the separation distance and screening from the mature trees to the rear, potential overlooking concerns are not considered to be unacceptable.

Due to the orientation of the proposed front extension to the south-east of the existing property, it is considered that the proposal will not cause a significant loss of light or dominance on the parent or neighbouring properties.

In addition, under current permitted development rights, a single-storey rear extension could project 4 metres from the rear elevation with an overall height of 4 metres without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the rear extension is not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory and therefore it will not have a detrimental impact on the neighbouring amenity.

On this basis, it is considered that the one-and-a-half-storey front and single-storey rear extensions will not have a detrimental impact on the neighbouring amenity and therefore the proposal is considered to satisfy 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 access and existing driveway will remain unchanged to the front of the property. The site visit confirmed the site can accommodate two off-street parking spaces in accordance with the Highway Authority parking requirements for a four-bedroomed property and therefore it will not have a detrimental effect on the existing highway conditions.

Comments from a neighbouring property were noted regarding the parking area within the site and the impact on their view, although this is not a material planning consideration and therefore cannot be taken into account or enforced.

On this basis, the proposal will not have a detrimental effect on the existing highway conditions and it is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.

Planning Balance and Conclusion

This application seeks to erect a one-and-a-half-storey front extension and single-storey rear extension to a detached property within Seascale. The extensions are not considered to be excessively prominent within the locality and the design is considered to respect the character and appearance of the existing property. In addition, taking into account the orientation of the proposal and what is possible under current Permitted Development Rights, the proposed design is acceptable and it will not adversely harm the neighbouring amenity and highway safety.

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.

8. **Recommendation:**
Approve (commence within 3 years)

<p>9.</p>	<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 20th June 2022; Site Location Plan, scale 1:1250, drawing no 22.04.08, received 20th June 2022; Block Plan, scale 1:200, drawing no 22.04.08, received 20th June 2022; Proposed Elevations, scale 1:100, drawing no 22.04.08, received 20th June 2022; Existing Floor Plan and Elevations, scale 1:100, drawing no 22.04.01, received 20th June 2022; Proposed Floor Plans, scale 1:50 and 1:100, drawing no 22.04.09, received 20th 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>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 : 15/08/2022</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 15/08/2022</p>
<p>Dedicated responses to:- N/A</p>	