

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2268/OF1
2.	Proposed Development:	REMOVAL OF AN EXISTING SINGLE STOREY SIDE STRUCTURE AND THE CONSTRUCTION OF A 2 STOREY SIDE AND SINGLE STOREY REAR EXTENSION TO AN EXISTING DWELLING WITH INTERNAL AND EXTERNAL ALTERATIONS
3.	Location:	88 QUEENS PARK, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads
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 88 Queens Park, a semi-detached property located on an existing housing estate within Millom. The site benefits from an existing detached garage, single-storey side extension and front driveway and vehicle access.</p> PROPOSAL <p>Planning Permission is sought for the erection of a two-storey side extension and a single-storey rear extension. The extensions will provide an enlarged kitchen-dining room, utility and ground floor shower room and new snug on the ground floor and an additional master bedroom with en-suite on the first floor.</p> <p>The two-storey side extension will project 4 metres from the side elevation and it will be 7.669</p>	

metres in depth. It has been designed to continue the pitched roof with an overall height to match the existing dwelling. It has been designed to include a ground floor and first floor window on the front elevation, the side elevation will include a utility access door and shower room window and the rear elevation will include a ground floor window and first floor en-suite window.

The single-storey rear extension will project 3.7 metres from the rear elevation and it will be 4 metres in width. It has been designed to include a lean-to roof with an overall height of 3.4 metres and an eaves height of 2.3 metres. It will include bi-fold doors on the rear elevation and the side elevations will be blank. It will also be lit by two skylights.

The proposed extensions will be finished in smooth render, slate roof tiles, UPVC windows and doors to match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Millom Town Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 6 no. properties.

No objections have been received as a result of this consultation.

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 ENV3 – Biodiversity and Geodiversity

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Wildlife and Countryside Act 1981

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 impacts on residential amenity, highway safety and ecology.

Principle of Development

The proposed application relates to a residential dwelling on an existing housing estate within Millom and it will provide an enlarged kitchen-dining room, utility and ground floor shower room and new snug on the ground floor and an additional master bedroom with en-suite on the first floor. 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 safeguard good levels of quality and attractiveness. 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 two-storey side extension and single-storey rear extension will be relatively modest in scale and appropriately located within the site. The continuation of the two-storey design and pitched roof reflects the character and appearance of the existing property and the surrounding residential area. In addition, the single-storey rear design is considered to be suitable for its use. The design will also appear subservient to the main dwelling and it will not be excessively prominent within the locality.

The proposed materials will also match the existing property which will ensure the proposal reflects the character and appearance of the existing dwelling.

On this basis, the proposal is considered to meet Policy DM18(A) and 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 possible amenity issues between the proposed extensions and the neighbouring properties were considered, both the two-storey side and single-storey rear extension will be relatively modest in scale and appropriately located within the site. The two-storey side extension will be located within the large side garden, and it will replace an existing single-storey side extension and detached garage. In addition, due to the off-set orientation with the neighbouring property, no. 89 Queens Park and the separation distances, it is considered that the proposed two-storey extension will not cause a significant loss of light or dominance on the neighbouring properties.

Furthermore, under current permitted development rights, a single-storey rear extension could project 3 metres from the rear elevation without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the single-storey rear extension is not significantly larger than what is possible under permitted development, the proposal is considered to be satisfactory and therefore it will not cause a detrimental impact on the neighbouring property. The lean-to roof design of the rear extension will also reduce the impact on the neighbouring property, no. 87 Queens Park and it will ensure the extension does not appear overbearing.

No neighbour concerns have been received as part of the consultation process.

On this basis, the proposal will not cause unacceptable harm on the residential amenity and it is considered to comply with Policy DM18 and the NPPF guidance.

	<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>As the proposed extension will create an additional bedroom, the off-street parking provision for two vehicles has been shown on the Proposed Site Plan. This is considered to satisfy the Highway Authority parking requirements for a four-bedroomed property and therefore it will not have a detrimental effect on the existing highway conditions. It is appropriate to attach a condition to ensure the driveway is installed and maintained in accordance with the approved plan.</p> <p>On this basis, the proposal is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.</p> <p><u>Ecology</u></p> <p>Policy ST1, ENV3 and DM25 and section 15 of the NPPF outline how the Council will protect and enhance the biodiversity and geodiversity within the Borough. These policies set out the approach towards managing development proposals that are likely to have an effect on nature conservation sites, habitats and protected species.</p> <p>The application site is identified as a potential area for natterjack toads. The application is not supported by any ecology details as the site relates to a residential dwelling which is not located within 200m of a watercourse (as indicated within the ALGE trigger list) and is located within the centre of a built up residential area. On this basis, it is considered that this is not a habitat that is likely to contain natterjack toads and so it would not be necessary to seek an ecological survey for this minor householder application. Furthermore, the development will be located within the side and rear garden which is mostly concreted and therefore it is unlikely to disturb any habitats.</p> <p>It is therefore considered that the development complies with Policies ST1, EV3 and DM25 of the Copeland Local Plan and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The application seeks planning permission for the erection of a two-storey side and single-storey rear extension to provide an enlarged kitchen-dining room, utility and ground floor shower room and new snug on the ground floor and an additional master bedroom with en-suite on the first floor.</p> <p>The proposed extensions are considered to be of an appropriate scale and design and will not have any detrimental impact on the amenities of the adjoining properties, highway safety or ecology.</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 21st June 2022; Location Plan, scale 1:1250, drawing ref. 22-24-P-L, received 21st June 2022; Block Plan, scale 1:500, drawing ref. 22-24-P-L, received 21st June 2022; Proposed Site Plan, scale 1:200, drawing ref. 22-24-P-01, received 21st June 2022; Existing Floor Plan, scale 1:100, drawing ref. 22-24-P-02, received 21st June 2022; Existing Elevations, scale 1:100, drawing ref. 22-24-P-03, received 21st June 2022; Existing 3D Sketches, drawing ref. 22-24-P-04, received 21st June 2022; Proposed Floor Plans, scale 1:100, drawing ref. 22-24-P-05A, received 21st June 2022; Proposed Elevations, scale 1:100, drawing ref. 22-24-P-06A, received 21st June 2022; Proposed 3D Sketches, drawing ref. 22-24-P-07A, received 21st June 2022; Flood Map for Planning, received 21st 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. Prior to the first use of the extension, the off-street parking provision must be installed in accordance with the approved Proposed Site Plan, drawing reference 22-24-P-01, received by the Local Planning Authority on 21st June 2022 and it must be maintained at all times thereafter.</p> <p>Reason</p> <p>To ensure adequate off-street parking standards are maintained in accordance with Policy DM22 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 : 15/08/2022</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 16/08/2022</p>
<p>Dedicated responses to:- N/A</p>	