



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2276/OF1
2.	Proposed Development:	ERECTION OF A PORCH
3.	Location:	13 THE CRESCENT, THORNHILL
4.	Parish:	Beckermest with Thornhill
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, 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: SITE AND LOCATION This application relates to 13 The Crescent, a semi-detached property located on an existing housing estate within Thornhill. PROPOSAL Planning Permission is sought for the erection of a front porch. The proposed porch will project 1.5 metres forward of the principal elevation and it will be 2.5 metres in width. It will have a lean-to roof with an overall height of 3.2 metres and an eaves height of 2.4 metres. It has been designed to include a double-glazed door on the front elevation and a window on the side elevation facing the neighbouring property no. 12 The Crescent. The side elevation facing the adjoining neighbour no. 14	

The Crescent will be blank.

The porch will be finished in render, roof tiles and UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Beckermeth with Thornhill Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties.

One letter of objection was received as a result of the original consultation which raised the following concerns:

- No measurements included on the plans;
- Solid wall on the side elevation will affect light into neighbouring living room;
- No other porches have been built on the front;
- Front porch is out of character and not in keeping with the Crescent and the rest of the housing within the Thornhill area;
- Asked whether the porch could be re-located to the side where the existing door is located.

The adjoining neighbours were reconsulted following the submission of a revised plan. No letters of objections have been received as a result of the re-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

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 proposed 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 Thornhill and it will provide a front porch. 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.

Significant concerns were raised with the large scale of the front porch and the harmful impact it

would have on the character of the street-scene. One objection letter was also received as part of the neighbour consultation.

As a result, amended plans with a reduced floor area were provided by the agent. Despite concerns that a front porch would not in-keeping with the character of the residential area, the amended plans show an extension which is relatively modest in scale and appropriately sited within front garden. The design is considered to be suitable for its use and the choice of materials will match the existing dwelling and therefore the porch will not be excessively prominent within the locality. The overall proposal will respect the character and appearance of the existing property and the residential area.

On this basis, the proposal is considered to meet Policy DM18 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.

Despite concerns raised by the adjoining neighbour with the original proposal, the revised proposed porch will have little impact on the residential amenity due to its scale and siting. It will be modest in scale and appropriately located within the front garden, stepped away from the adjoined neighbour, no. 14 The Crescent by approximately 0.8 metres. The design of the blank side elevation facing the adjoined neighbour will mitigate overlooking concerns in this direction and, despite the proposal including a window on the side elevation facing no. 12 The Crescent, the porch is not a habitable room. On this basis, the porch will not result in a significant loss of light or privacy for the neighbouring properties.

In addition, the proposed porch will not be significantly larger than what is possible under permitted development. Under current permitted development rights, a porch could be erected with a floor area of 3 square metres and a height of 3 metres without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application and therefore the proposed 3.75 square metre porch is considered to be satisfactory. The reduced porch design will also not appear excessively dominant or overbearing in relation to the existing semi-detached property and within the locality.

Concerns were received regarding loss of light as a result of the initial consultation. Notwithstanding this, taking into account the orientation of the existing property and what is possible under Permitted Development, the proposed porch is not considered to cause unacceptable overshadowing or loss of light.

On balance, despite initial concerns, the amended proposal will not have a detrimental impact on the residential amenity and therefore it is considered to meet Policy DM18 and the NPPF guidance.

Planning Balance and Conclusion

The application seeks Planning Permission for the erection of a front porch. The main concern with the proposal was the scale and impact on the character and appearance of the street-scene.

	<p>Amended plans were provided as a result of the initial concerns which included a reduction in the scale of the extension proposed.</p> <p>Taking into account what is possible under Permitted Development, the amended front porch with a reduced floor area is of an appropriate design and will not have any detrimental impact on the amenities of the adjoining properties.</p> <p>On balance, the proposal 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> <ol style="list-style-type: none"> <p>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>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 29th June 2022; Location Plan, scale 1:1250, drawing no. WDS- 05-7687-101 A, received 8th September 2022; Site Plan, scale 1:500, drawing no. WDS- 05-7687-101 A, received 8th September 2022; Existing and Proposed Floor Plans, scale 1:100, drawing no. WDS- 05-7687-103 A, received 8th September 2022; Existing and Proposed Elevations, scale 1:100, drawing no. WDS- 05-7687-102 A, received 8th September 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 : 03/10/2022</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 05/10/2022</p>
<p>Dedicated responses to:- N/A</p>	