



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2283/0F1
2.	Proposed Development:	ALTERATION AND EXTENSIONS FOR FRONT PORCH AND TWO STOREY EXTENSION TO SIDE TO HOUSE LIFT SHAFT FOR DISABLED PERSONS ACCESS
3.	Location:	50 CLAYTON AVENUE, CLEATOR MOOR
4.	Parish:	Cleator Moor
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - 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 This application relates to 50 Clayton Avenue, a semi-detached property located on an existing housing estate within Cleator Moor. PROPOSAL Planning Permission is sought for the erection of a two-storey side extension for lift shaft and a new front porch to provide access for a disabled person. The two-storey extension will project 1.7 metres from the side elevation and it will be 1.9 metres in depth. It has been designed to include a flat roof with an overall height of 5.5 metres. Each elevation will be blank as it will house a lift shaft. The single-storey front porch will project 1.575 metres from the principal elevation and it will be 1.5	

metres in width. It will also have a flat roof with an overall height of 2.8 metres. It has been designed to include glazing on each elevation and it will include an access door on the side elevation facing. The proposal will be finished in painted render, single ply roofing and white UPVC windows and doors materials to match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Cleator Moor Town Council – No objections.

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.

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

Policy DM22 – Accessible Developments

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, the potential impacts on residential amenity.

Principle of Development

The proposed application relates to a residential dwelling within Cleator Moor and it will provide a two-storey side extension to accommodate a lift shaft and a new front porch. Policy DM18 supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.

Policy DM22 requires developments to be accessible to all users and therefore the lift shaft proposal will provide suitable access for the disabled applicant.

On this basis, the principle of the development is therefore considered to be acceptable and the extension satisfies Policies ST2, DM18, DM22 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 scale and design of the two-storey side extension is considered to be relatively modest while respecting the character of the existing dwelling. The two-storey extension will be located towards the side of the site, behind the principal elevation and therefore it will not be excessively overbearing within the street-scene. The porch will also be suitable in scale and design and the materials will match the existing dwelling to ensure the proposal does not appear prominent within

	<p>the locality.</p> <p>Overall, the development is considered to suitably reflect the character and appearance of the existing property and therefore it is considered to meet Policy DM18(A) and 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>The proposed two-storey lift shaft extension will be appropriately located to the side of the dwelling and it will be stepped away from the side boundary with no. 51 Clayton Avenue by approximately 0.9 metres. On this basis, due to the siting and orientation of the existing dwelling, the proposal is unlikely to cause significant overshadowing or appear excessively overbearing.</p> <p>The blank gable facing the neighbouring property, no. 51 Clayton Avenue is considered to mitigate possible overlooking and loss of privacy issues.</p> <p>In addition, the front porch is considered to be suitably located and suitable in scale. Under current Permitted Development rights, a porch measuring 3 square metres could be erected along the side elevation of the house without planning permission. This fall-back position is a material planning consideration in the application assessment. As the proposed porch is not larger than what is possible under Permitted Development, the proposal is considered to be acceptable.</p> <p>On this basis, the proposal will have little impact on the residential amenity and it is considered to comply with Policy DM18 and NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a two-storey side extension to accommodate a lift shaft and a new front porch to a semi-detached property within Cleator Moor.</p> <p>The proposed development is considered to increase accessibility for a disabled person and it is of an appropriate scale and design. It would also not have any detrimental impact on the amenities of the adjoining properties.</p> <p>On balance, 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:</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</p>

	<p>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 1st July 2022; Location Plan, scale 1:1250, Drawing Reference 22/0337/01, received 1st July 2022; Block Plan, scale 1:200, Drawing Reference 22/0337/01, received 1st July 2022; Existing Floor Plans, scale 1:50, Drawing Reference 22/0337/02, received 1st July 2022; Existing Elevations, scale 1:100, Drawing Reference 22/0337/03, received 1st July 2022; Proposed Floor Plans, scale 1:50, Drawing Reference 22/0337/04, received 1st July 2022; Proposed Elevations, scale 1:100, Drawing Reference 22/0337/07, received 1st July 2022; Proposed Block Plan, scale 1:100, Drawing Reference 22/0337/09, received 1st July 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>Informative Note</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. 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. Unsworth	Date: 18/08/2022
Authorising Officer: N.J. Hayhurst	Date : 18/08/2022
Dedicated responses to:-N/A	