

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2303/OF1
2.	Proposed Development:	SINGLE STOREY SIDE EXTENSION FORMING ADDITIONAL TWO BEDROOMS (ONE ENSUITE) AND STORE
3.	Location:	3 THIRLMERE CLOSE, 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 3 Thirlmere Close, a detached bungalow located on an existing housing estate within Millom. The site benefits from a large garden and existing driveway to the front and side of the dwelling.</p> PROPOSAL <p>Planning Permission is sought for the erection of a single-storey side extension to provide two additional bedrooms, an en-suite and a store room.</p> <p>The extension will have an overall projection of 8 metres from the side elevation and it will have an overall depth to match the existing house, before stepping in to a 5 metres depth for bedroom 1. It has been designed to include a pitched roof with an overall height of 5 metres and an eaves height of</p>	

2.4 metres. The front elevation will include a garage door and window, the side elevation will include patio doors and the rear elevation will include a window. It will be finished in brick, concrete roof tiles and white 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

Millom Town Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 5 properties - No objections have been received as a result of this consultation process.

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 N1PU – Conserving and Enhancing Biodiversity and Geodiversity

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 potential impacts on residential amenity, highway safety and ecology.

Principle of Development

The proposed application relates to a residential dwelling within Millom and it will provide two additional bedrooms, an en-suite and a garage-store room. 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 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 extension is considered to be relatively modest in scale and appropriately located within the side garden area associated with the existing dwelling. The continuation of the roof height and pitch and design will ensure that the extension reflects the character and appearance of the existing dwelling and it will not be overbearing for the neighbouring properties. In addition, the

choice of materials will reflect the existing property and therefore the extension will not be excessively prominent within the locality.

On balance, the proposal is considered to comply with Policies DM10 and DM18(A) 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 potential amenity issues between the proposed extension and the neighbouring properties were considered, the extension will be relatively modest in scale and appropriately located within the side garden. It will be stepped away from the boundary by approximately 0.9 metres from the front corner and 1.019 metres from the rear corner. On this basis, the modest scale and siting will ensure the proposal does not overshadow or appear overbearing to the neighbouring properties.

Despite the inclusion of patio doors on the side elevation of the extension and the application site being slightly elevated above the neighbouring properties, no. 1 and 2 Thirlmere Close, possible overlooking or privacy issues are mitigated by the existing boundary treatments. The site visit also confirmed that, due to the off-set orientation of the property, the proposed windows will not directly face the neighboring properties.

In addition, no concerns have been received as part of the neighbour consultation process.

On this basis, the proposal is not considered to cause unacceptable harm to residential amenity and therefore it will satisfy Policies DM18(B), DM18(C) and the NPPF guidance.

Highway Safety

Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking.

The site visit confirmed that the two existing off-street parking to the front of the property will satisfy the needs of the four-bedroom dwelling and the Highway Authority requirements. The proposal is not considered to have a material effect on the existing highway conditions and therefore the proposal is acceptable. To ensure these are maintained a planning condition is proposed.

On this basis, the proposal is considered to comply with Policy DM22 and the Cumbria Development Design Guide.

Ecology

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.

The application site is identified as a potential area for natterjack toads. The application is not

	<p>supported by any ecology details as the site is not located within 200m of a watercourse (as indicated within the ALGE trigger list) and is located on an existing housing estate. 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 application.</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>This application seeks to erect a single-storey side extension to provide two additional bedrooms, an en-suite and a garage-store.</p> <p>The proposed extension is considered to be of an appropriate scale and design and would 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:</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 13th July 2022; Location Plan, scale 1:1250, drawing ref MVC808-01 Rev B, received 13th July 2022; Site Plan, scale 1:200, drawing ref MVC808-02 Rev B, received 13th July 2022; Existing Floor Plan and Elevations, scale 1:50 and 1:100, drawing ref MVC808-01 Rev B, received 13th July 2022; Proposed Floor Plan and Elevations, scale 1:50 and 1:100, drawing ref MVC808-02 Rev B, received 13th 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>3. The existing off-street parking provision must be maintained in accordance with the approved 'Site Plan', drawing ref MVC808-02 Rev B, received by the Local Planning Authority on 13th July 2022.</p> <p>Reason</p> <p>To ensure adequate off-street parking is maintained in accordance with Policy DM22 of the Copeland Local Plan.</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 : 02/09/2022
Authorising Officer: N.J. Hayhurst	Date : 05/09/2022
Dedicated responses to:- N/A	