

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/22/2312/OF1
2.	<b>Proposed Development:</b>	PROPOSED SINGLE STOREY EXTENSION TO PART SIDE & REAR OF DWELLING
3.	<b>Location:</b>	24 THE CROFTS, ST BEES
4.	<b>Parish:</b>	St. Bees
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>LOCATION</b>  <p>This application relates to 24 The Crofts, a detached property located on an existing housing estate within St Bees. The site benefits from an existing single-storey attached garage and the garden bound by a 1.5-metre-high fence. The site is also level but located on a hill.</p> <b>PROPOSAL</b>  <p>Planning Permission is sought for the erection of a single-storey rear wrap-around extension to provide an enlarged kitchen/diner and a new utility room and ground floor shower room. The extension will project 2.8 metres from the side elevation of the dwelling to match the existing garage width and it will project 2.9 metres from the rear elevation. It will be 6.2 metres in length and it will be 5.7 metres in width along the rear elevation.</p>	

The extension has been designed to include a flat roof with an overall height to match the existing single-storey garage. The rear elevation will include patio doors and the side elevation facing the garden will include a floor-to-ceiling window. The side elevation facing the boundary will include a high-level horizontal window. It will be finished with brick, flat roofing 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

St Bees Parish 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 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

##### 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 St Bees and it will provide an extension to the kitchen/diner and a new utility room and ground floor shower room. 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 rear extension will be relatively modest in scale and appropriately located within the site, behind the main element of the existing dwelling and garage. This will ensure that the proposal appears subservient to the main dwelling, and it will not be excessively prominent within the locality. The design is considered to be suitable for its use, and the choice of materials are considered to respect the existing character and appearance of the existing property.

On this basis, the proposal is considered to meet Policy 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 both the parent property and adjacent dwellings.

Whilst potential amenity issues between the proposed extension and the neighbouring properties

	<p>were considered, the extension will be relatively modest in scale and design. It will be appropriately located to the rear of the parent property and the orientation of the existing dwelling and siting on the hill will also ensure the proposal will not result in a significant reduction in daylight or appear overbearing for the neighbouring properties.</p> <p>Under current permitted development rights, an 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 projection is not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory and therefore the proposal will not have a detrimental impact on the neighbouring amenity.</p> <p>Overlooking concerns are mitigated due to the existing boundary fence and garden planting.</p> <p>No concerns have been raised as part of the neighbour consultation process.</p> <p>On this basis, it was considered that the proposal will not have any adverse impacts on the neighbours and therefore the proposal is considered to satisfy Policy DM18 and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>Overall, the single-storey rear wrap-around extension is considered to be of an appropriate scale and design and will not have any detrimental impact on the amenities of the adjoining properties.</p> <p>The proposal therefore 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><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li> <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> </li> <li> <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 27<sup>th</sup> July 2022; Location Plan, scale 1:1250, received 27<sup>th</sup> July 2022;</p> </li> </ol>

Block Plan, scale 1:500, 27<sup>th</sup> July 2022;  
Existing Floor Plans and Elevations, scale 1:100, received 27<sup>th</sup> July 2022;  
Proposed Floor Plan, scale 1:50, received 27<sup>th</sup> July 2022;  
Proposed Elevations, scale 1:100, received 27<sup>th</sup> July 2022;  
Design Statement, received 27<sup>th</sup> July 2022.

**Reason**

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.

**Informative Note**

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](http://www.gov.uk/government/organisations/the-coal-authority)

**Statement**

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.

**Case Officer: C. Unsworth**

**Date : 15/09/2022**

**Authorising Officer: N.J. Hayhurst**

**Date : 21/09/2022**

**Dedicated responses to:- N/A**