

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

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| 1. | Reference No: | 4/22/2319/0F1 |
| 2. | Proposed Development: | DEMOLISH EXISTING GARAGE AND ERECTION OF REAR EXTENSION AND CONSERVATORY |
| 3. | Location: | BEECH HOUSE, MOOR ROW |
| 4. | Parish: | Egremont |
| 5. | Constraints: | ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change |
| 6. | Publicity Representations &Policy | Neighbour Notification Letter: NO Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report |
| 7. | Report: LOCATION This application relates to Beech House, a detached dwelling located within the open countryside close to Moor Row. The site fronts the A595 and is bound by agricultural fields to the side and rear. PROPOSAL Planning Permission is sought for the erection of a single-storey rear extension to provide a storage room and conservatory. The extension will project 4.1 metres from the rear elevation of the dwelling and it will be 5.4 metres in width. The storage room extension has been designed to include a pitched roof to continue the existing single-storey extension and it will be lit by 2 skylights. The side and rear elevation of the store will be blank. The conservatory has been designed to include a cross-gable pitched roof with an overall height of 3.5 metres and an eaves height of 2.5 metres. The rear elevation will include a patio door and the side elevations will be include a dwarf wall with glazing | |

above.

The extension and conservatory will be finished with 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

Egremont Town Council

No objections.

Highway Authority

Standing Advice.

Lead Local Flood Authority

Standing Advice.

Public Representations

The application has been advertised by way of site notice - 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

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

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 and highway safety.

Principle of Development

The proposed application relates to a residential dwelling close to Moor Row and the proposed extension will provide a new storage room and conservatory. 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 single-storey rear extension will be relatively modest in scale and appropriately located within the site, behind the main element of the existing dwelling. 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 as a storage room and conservatory. In addition, the choice of materials is considered to respect the existing character and appearance of the existing

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| | <p>property.</p> <p>On this basis, the proposal is considered to meet Policy DM18(A) and the 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 both the parent property and adjacent dwellings.</p> <p>Whilst potential amenity issues between the proposed extension and the neighbouring properties were considered, the extension will be relatively modest in scale and design. It will be a significant distance, approximately 100 metres, away from the closest neighbour at Shaw Farm and therefore the proposal will not result in any significant reduction in daylight or appear overbearing for the neighbouring properties. Overlooking and loss of privacy concerns are also mitigated due to the large separation distances.</p> <p>No concerns have been raised as part of the site notice 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>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>The site visit confirmed the proposed rear extension will not interfere with the existing off-street parking and therefore the proposal is considered to meet Policy DM22 and the Cumbria Development Design Guide standards.</p> <p><u>Planning Balance and Conclusion</u></p> <p>Overall, the single-storey rear 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 or highway safety. 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>Recommendation:</p> <p>Approve (commence within 3 years)</p> |
| 9. | <p>Conditions:</p> <ol style="list-style-type: none"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <p>Reason</p> |

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| | <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 1st August 2022; Location Plan, scale 1:2500, received 1st August 2022; Block Plan, scale 1:500, 1st August 2022; Proposed Floor Plan, scale 1:50, drawing 1 of 3, received 1st August 2022; Proposed Side Elevation and Section AA, scale 1:50, drawing 2 of 3, received 1st August 2022; Proposed Rear and Side Elevation, scale 1:50, drawing 3 of 3, received 1st August 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 : 21/09/2022 |
| Authorising Officer: N.J. Hayhurst | Date : 26/09/2022 |
| Dedicated responses to:- N/A | |