



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2362/OF1
2.	Proposed Development:	THE REMOVAL OF EXISTING DASHED RENDER TO THE REAR & SIDE ELEVATION REPLACED WITH CHARCOAL COMPOSITE SLATTED CLADDING & THE CONSTRUCTION OF FIRST FLOOR SIDE EXTENSION OVER AN EXISTING GARAGE
3.	Location:	14 WASTWATER RISE, SEASCALE
4.	Parish:	Seascale
5.	Constraints:	<p>ASC;Adverts - ASC;Adverts,</p> <p>Safeguard Zone - Safeguard Zone,</p> <p>Coal - Off Coalfield - Data Subject To Change,</p> <p>Key Species - Potential areas for Natterjack Toads,</p> <p>DEPZ Zone - DEPZ Zone,</p> <p>Outer Consultation Zone - Drigg 3KM,</p> <p>Outer Consultation Zone - Sellafield 10KM</p>
6.	Publicity Representations & Policy	<p>Neighbour Notification Letter: YES</p> <p>Site Notice: NO</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	Report:	<p>SITE AND LOCATION</p> <p>This application relates to 14 Wastwater Rise, a semi-detached property located in the corner of a cul-de-sac on an existing housing estate within Seascale. The site benefits from an existing single-storey garage to the side of the property and a large rear garden.</p>

PROPOSAL

Planning Permission is sought for the erection of a first-floor side extension over the existing garage to provide a library and recessed balcony.

The first-floor side extension will have an overall projection of 11 metres from the side elevation of the dwelling and it will have a depth of 5.4 metres. It will be stepped back from the front elevation of the garage and it will follow the off-set boundary between no. 14 and 15 Wastwater Rise. It has been designed to include a flat roof with an overall height of 5.7 metres. The front elevation will be blank, the side elevation will include the recessed balcony with patio doors and a 1-metre-high balustrade and the rear elevation will include three windows. It will also be lit by two skylights. Externally it will be finished in charcoal composite slatted cladding to contrast the existing render and slate roofing and grey UPVC windows and doors to match the existing dwelling.

The existing render on the rear and side elevation of the dwelling will also be replaced with charcoal composite slatted cladding.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the installation of a Bulk LPG Storage Tank (ref: 4/29/1175/0) at the property.

CONSULTATION RESPONSES

Consultees

Seascale Parish Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 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

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 CO7PU – Parking Standards and Electric Vehicle Charging Infrastructure

ASSESSMENT

The key issues raised by this proposal are the principle of development, the modern design approach, its scale and design and the impacts on residential amenity, highway safety and ecology.

Principle of Development

The proposed application relates to a residential dwelling on an existing housing estate within Seascale and it will provide a library and first-floor recessed balcony. 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.

Modern Design Approach

Section 12 of the NPPF seeks to promote high quality designs and suggests when determining applications, great weight should be given to exceptional designs, reflecting the highest standards in architecture.

This application proposes a modern design approach to the first-floor side extension, which will contrast directly with the appearance of the existing property. Modern design approaches are also supported in the NPPF which says 'great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'.

The flat roof design and dark charcoal coloured cladding will contrast directly with the existing render along the front elevation of the dwelling. It will be suitably located within the corner of the cul-de-sac and it will be stepped back from the principal elevation of the dwelling and the off-set front elevation of the existing garage. This will ensure that the proposal appears subservient to the main dwelling from the street-scene and, due to the dark colour, it will not be excessively overbearing or prominent within the locality. The modern design is therefore considered to fit within its surroundings and improve the modern design standards in the area.

On this basis, it is therefore considered that the principle of using a modern design approach to extend the property is acceptable in line with 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 first-floor side extension will be relatively modest in scale and appropriately located within the site. It will be stepped behind the front elevation of the garage and the overall height will reflect the existing dwelling's eaves height. The modern design approach is considered to be suitable for its use. The design will also appear subservient to the main dwelling and it will not be excessively prominent within the locality.

In addition, the charcoal composite slatted cladding will contrast with the existing render along the front elevation of the dwelling, while matching the existing conservatory cladding. The proposed roofing, windows and doors will also match the existing property, which will ensure the proposal suitably reflects the character and appearance of the existing dwelling.

On this basis, the proposal is considered to meet Policy DM18(A) and 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 overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, the side extension will be relatively modest in scale and appropriately located within the site. It is stepped back from the front elevation, and it will be stepped away from the side boundary.

The extension will be located to the north of the neighbouring property, no. 15 Wastwater Rise and therefore, due to the orientation, it is considered that the proposed extension will not cause a significant loss of light or dominance on the neighbouring property.

The side elevation of the extension facing no. 15 Wastwater Rise will be blank, and the balcony is recessed. This will ensure overlooking concerns are mitigated to the side. In addition, taking into account the separation distance of 28 metres to the rear neighbour and the off-set orientation, harmful overlooking concerns are mitigated. The rear boundary also includes an existing dense hedgerow and trees which will help maintain privacy between properties.

No neighbour concerns have been received as part of the consultation process.

On this basis, the proposal will not cause unacceptable harm on the residential amenity and it is considered to comply with Policy DM18 and the NPPF guidance.

Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

The site access and off-street parking for two vehicles will remain unchanged to the front of the property and therefore it is considered that the existing driveway will provide adequate off-street parking to meet the needs of the property.

On this basis, the proposal will not have a detrimental effect on the existing highway conditions, and it is considered to comply with Policy DM22 and the standards set out in 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 supported by any ecology details as the site relates to a residential dwelling which is not located within 200m of a watercourse (as indicated within the ALGE trigger list) and is located within the

	<p>centre of a built-up residential area. 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 householder application. Furthermore, the development will be located within the side and rear garden at first-floor level and therefore it is unlikely to disturb any habitats.</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>The application seeks planning permission for the erection of a first-floor side extension over the existing garage to provide a library and balcony.</p> <p>The proposed 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, highway safety or ecology. In addition, the modern design and choice of materials are considered to be acceptable in accordance with NPPF guidance.</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"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <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> <ol style="list-style-type: none"> 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>Application Form, received 1st September 2022; Location Plan, scale 1:1250, drawing ref. 22-36-P-L, received 1st September 2022; Block Plan, scale 1:500, drawing ref. 22-36-P-L, received 1st September 2022; Proposed Site Plan, scale 1:200, drawing ref. 22-36-P-01A, received 1st September 2022; Existing Floor Plans, scale 1:100, drawing ref. 22-36-P-02, received 1st September 2022; Existing Roof Plan, scale 1:100, drawing ref. 22-36-P-03, received 1st September 2022;</p>

Existing Elevations, scale 1:100, drawing ref. 22-36-P-04, received 1st September 2022;
Existing 3D Sketches, drawing ref. 22-36-P-05, received 1st September 2022;
Proposed Floor Plan, scale 1:100, drawing ref. 22-36-P-06A, received 1st September 2022;
Proposed Roof Plan, scale 1:100, drawing ref. 22-36-P-07A, received 1st September 2022;
Proposed Front and Side Elevations, scale 1:100, drawing ref. 22-36-P-08A, received 1st September 2022;
Proposed Rear and Side Elevation, scale 1:100, drawing ref. 22-36-P-09A, received 1st September 2022;
Proposed 3D Sketches, drawing ref. 22-36-P-10A, received 1st September 2022;
Flood Map, received 1st September 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 site is located within the Detailed Emergency Planning Zone (DEPZ). The Cumbria County Council Resilience Unit therefore advised due to the fact that the application could increase the number of persons in the area (including trade people), the applicant should liaise with Resilience Unit via emergency.planning@cumbria.gov.uk to allow for further discussions to ensure the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

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 : 03/11/2022

Authorising Officer: N.J. Hayhurst

Date : 07/11/2022

Dedicated responses to:- N/A