



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2373/OF1
2.	Proposed Development:	SINGLE STOREY EXTENSION TO PROVIDE GARAGE AND SUNROOM
3.	Location:	8 VALE VIEW, LOWCA
4.	Parish:	Lowca
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 <p>This application relates to 8 Vale View, a semi-detached property located on an existing housing estate within Lowca. The site benefits from an existing driveway, a single-storey lean-to side extension and a large rear garden.</p> PROPOSAL <p>Planning Permission is sought for the removal of the existing lean-to extension and the erection of a single-storey wrap-around extension to the side and rear of the dwelling to provide a garage and rear sunroom.</p> <p>The proposed garage extension will project 3.2 metres from the side elevation and 5.4 metres from the rear elevation. It will have an overall depth of 13.2 metres and it will have a width of 4.7 metres along the rear elevation. The sunroom extension will project 3.4 metres from the rear elevation of</p>	

the dwelling and it will be 4.5 metres in width. Both extensions have been designed to include a flat roof with an overall height of 3.3 metres.

The front elevation will include a garage door, the side elevation along the boundary will be blank and the rear elevation will include bi-fold doors. The garage side elevation facing the garden will include an access door. It will be finished with dry dash render, white UPVC windows and doors to match the existing property. It will also be lit by two roof lanterns.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Lowca Parish Council – No objection.

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

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 proposal 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 on an existing housing estate within Lowca and the extension will provide a garage and rear sunroom. 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 proposal is considered to be relatively modest in scale and appropriately located within the side and rear garden. The extension design is suitable for its use, as a garage and sunroom and it will not appear overbearing for the neighbouring properties or within the street-scene. In addition, the choice of materials will reflect the existing property to ensure the character and appearance of the existing

dwelling is maintained.

On balance, the proposal is considered to comply with Policies DM10 and DM18 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 design. It will be appropriately located in the side and rear garden, to the north and east of the existing property. Due to orientation of the proposal and the modest design, it is considered that the extension will not cause significant overshadowing to the neighbouring properties. In addition, the blank side elevation design will mitigate overlooking concerns.

In addition, under current permitted development rights, a rear extension could project 3 metres from the rear elevation and a side extension could project up to half the width of the original dwelling 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 wrap-around extension is not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory.

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

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.

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 will remain unchanged to the front of the property and therefore it is considered the proposal will not have a detrimental effect on the existing highway conditions. The proposal will not create any additional bedrooms and therefore it is considered that the existing driveway provides adequate off-street parking to meet the needs of the property.

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

Planning Balance and Conclusion

The proposed wrap-around extension is considered to be of an appropriate scale and design within the street-scene and would not have any detrimental impact on the amenities of the adjoining properties or highway safety. 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.

8.	<p>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> <li data-bbox="183 394 1500 657"> <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 data-bbox="183 741 1500 1476"> <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 14th September 2022; Location Plan, scale 1:1250, drawing no. RB/6, received 14th September 2022; Existing Block Plan, scale 1:500, drawing no. RB/7, received 14th September 2022; Proposed Block Plan, scale 1:500, drawing no. RB/8, received 14th September 2022; Existing Ground Floor Plan, scale 1:50, drawing no. RB/1, received drawing no. 14th September 2022; Existing Elevations, scale 1:50, drawing no. RB/3, received 14th September 2022; Existing Side Elevation, scale 1:50, drawing no. RB/5, received 14th September 2022; Proposed Ground Floor Plan, scale 1:50, drawing no. RB/2, received 14th September 2022; Proposed Elevations, scale 1:50, drawing no. RB/4, received 14th September 2022; Proposed Side Elevation, scale 1:50, drawing no. RB/9, received 14th September 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>
<p>Case Officer: C. Unsworth</p>	<p>Date : 03/11/2022</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 07/11/2022</p>
<p>Dedicated responses to:- N/A</p>	