



## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/22/2396/0F1
2.	<b>Proposed Development:</b>	NEW SUNROOM ON SIDE OF PROPERTY
3.	<b>Location:</b>	22 GILGARRAN VIEW, DISTINGTON
4.	<b>Parish:</b>	Distington
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Outer Consultation Zone - Cycliffe 3KM
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>SITE AND LOCATION</b>  <p>This application relates to 22 Gilgarran View, a semi-detached property located on an existing housing estate within Distington. The site is a large corner plot and benefits from an existing 1-metre-high hedge and fence along the front and side boundary. The site also benefits from a vehicle access and parking to the rear of the dwelling.</p>  <b>PROPOSAL</b>  <p>Planning Permission is sought for the erection of a single-storey side extension to provide a sunroom extension.</p> <p>The proposed extension will project 4 metres from the side elevation and it will have an overall depth of 4 metres. It has been designed to include a hipped roof with an overall height of 3.8 metres and an</p>	

eaves height of 2.7 metres. Each elevation will include a dwarf wall with windows above and the rear elevation will also include patio doors. It will be finished with render, a charcoal grey Tapco Slate style roof and white UPVC windows and doors to match the existing property.

### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications at the site.

### **CONSULTATION RESPONSES**

#### Consultees

Distington Parish Council – No objections.

#### Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 property - 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 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been submitted for examination by the Planning Inspector.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning

Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF.

Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved. The Publication Draft (January 2022) and Addendum (July 2022) 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 NPPF.

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.

### Principle of Development

The proposed application relates to a residential dwelling on an existing housing estate within Distington and it will provide a sunroom extension. 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.

Due to the character of the corner plot, the extension is considered to be relatively modest in scale and appropriately located within the side garden. The design will reflect a similar conservatory within the street-scene at no. 55 Gilgarran View and it reflects the character and appearance of the existing dwelling. It will appear subservient to the main dwelling and the choice of materials will reflect the existing property and therefore it will not be excessively prominent within the locality.

On balance, the proposal is considered to reflect the character and appearance of the existing dwelling and there it complies with Policies DM10 and DM18(A) and the NPPF guidance.

### Residential Amenity

	<p>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.</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 appropriately located within the side garden. It will be stepped behind the principal elevation of the dwelling by 2.3 metres and, given the separation distance across the highway junction, the proposal will not appear overbearing or dominant for the neighbouring properties or result in harmful loss of light or privacy and overlooking issues.</p> <p>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.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed single-storey side extension is of an appropriate scale and design within the corner plot. Given its siting and separation distances across the highway junction, it will not have a detrimental impact on the amenities of the adjoining properties.</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><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 28<sup>th</sup> September 2022;  Location Plan, scale 1:1250, received 28<sup>th</sup> September 2022;  Proposed Block Plan, scale 1:200, received 28<sup>th</sup> September 2022;  Existing Floor Plan and Elevations, scale 1:100, received 28<sup>th</sup> September 2022;  Proposed Floor Plan and Elevations, scale 1:100, received 28<sup>th</sup> September 2022;</p> </li> </ol>

	<p>Proposed Sunroom Plans and Specifications, received 28<sup>th</sup> 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><b>Informative Note</b></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.</p> <p>Further information is also available on the Coal Authority website at:  <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a></p> <p><b>Statement</b></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><b>Case Officer: C. Unsworth</b></p>	<p><b>Date : 16/11/2022</b></p>	
<p><b>Authorising Officer: N.J. Hayhurst</b></p>	<p><b>Date : 21/11/2022</b></p>	
<p><b>Dedicated responses to:- N/A</b></p>		