

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

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| 1. | Reference No: | 4/22/2409/OF1 |
| 2. | Proposed Development: | CONSTRUCTION OF A TWO STOREY FRONT EXTENSION TO AN EXISTING DWELLING |
| 3. | Location: | 43 PANNATT HILL, MILLOM |
| 4. | Parish: | Millom |
| 5. | Constraints: | ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads |
| 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 This application relates to 43 Pannatt Hill, a semi-detached property located on an existing housing estate within Millom. The site benefits from an existing lean-to front porch and driveway to the side of the property. PROPOSAL Planning permission is sought for the erection of a two-storey front extension to provide a new entrance hall, WC and utility room on the ground floor and an enlarged bedroom on the first floor. It will project 3.282 metres from the principal elevation and it will be 3.729 metres in width. It will include a cross-gable roof design with an eaves height to match the existing property and an overall height of 6.3 metres, which will be approximately 0.6 metres lower than the existing ridge line. | |

The proposed front elevation will include a ground-floor window and front door and a first-floor bedroom window. The side elevations facing the adjoining property will include a small WC window and the side elevation facing the driveway will include a hall-way window. It will be finished in dashed render, concrete roof tiles and white UPVC doors and windows to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Millom Town Council

No objections.

Highway Authority

Standing advice.

Lead Local Flood Authority

Standing advice.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 no. properties.

No objections have been received as a result of the 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

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 2017-2038 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

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 within Millom and it will provide a new entrance hall, WC and utility on the ground floor and an enlarged bedroom on the first floor. 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 two-storey front extension is considered to be suitably located within the front garden and it will be relatively modest in scale. The proposed front extension will not project further forward than the adjacent property, no. 45 Pannatt Hill to the north of the application site and therefore the character of the staggered street-scene will be maintained.

In addition, the front cross-gable design will reflect a number of similar extensions within the wider Pannatt Hill estate and the materials will match the existing property. As a result, the proposed extension will not be excessively prominent in the street scene and the character and appearance of the existing dwelling, and the wider residential area will be maintained.

On this basis, the proposal is considered to comply with Policies DM10 and DM18 of the Local Plan 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 is considered to be suitably located. It will not project beyond the existing side elevation of the dwelling and the separation distance to the adjoining neighbour, no. 41 Pannatt Hill will be larger than the existing porch. The extension will also be located to the north of no. 41 Pannatt Hill, and it is therefore considered that the proposal will not cause a significant loss of light or dominance on the parent or neighbouring properties.

In addition, the proposed side elevation windows do not relate to habitable rooms and therefore overlooking and privacy concerns are mitigated.

On this basis, it is considered that the two-storey front extension will not have a detrimental impact on the neighbouring amenity 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 existing driveway will remain unchanged to the side of the property and therefore it is considered the proposal will not have a detrimental effect on the existing highway conditions. It is considered that the existing driveway provides 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 satisfy Policy DM22 and the Cumbria Development Design Guide.

Planning Balance and Conclusion

This application seeks to erect a two-storey front extension to a semi-detached property within Millom. It is not considered to be excessively prominent within the locality and the design is

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| | <p>considered to respect the character and appearance of the existing property, the staggered street-scene and other extended properties within the locality. In addition, taking into account the orientation of the proposal and siting within the site, the proposed design is acceptable, and it will not adversely harm the neighbouring amenity or highway safety.</p> <p>On balance, the proposed extension 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: Approve (commence within 3 years)</p> |
| 9. | <p>Conditions:</p> <ol style="list-style-type: none"> <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> <p>The 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 13th October 2022; Site Plan, scale 1:1250, drawing no 22-42-P-L, received 13th October 2022; Block Plan, scale 1:500, drawing no 22-42-P-L, received 13th October 2022; Proposed Site Plan, scale 1:200, drawing no. 22-42-P-01, received 13th October 2022; Existing Floor Plans, scale 1:100, drawing no. 22-42-P-02, received 13th October 2022; Proposed Floor Plans, scale 1:100, drawing no. 22-42-P-05, received 13th October 2022; Existing Elevations, scale 1:100, drawing no. 22-42-P-03, received 13th October 2022; Proposed Elevations, scale 1:100, drawing no. 22-42-P-06, received 13th October 2022; Existing 3D Sketches, drawing no. 22-42-P-04, received 13th October 2022; Proposed 3D Sketches, drawing no. 22-42-P-07, received 13th October 2022; Flood Map, received 13th October 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> |

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| | <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 : 28/11/2022</p> |
| <p>Authorising Officer: N.J. Hayhurst</p> | <p>Date : 28/11/2022</p> |
| <p>Dedicated responses to:- N/A</p> | |