



## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/22/2410/OF1
2.	<b>Proposed Development:</b>	DOUBLE AND SINGLE STOREY REAR EXTENSION, FLAT ROOF DORMER PROJECTION WITH LOFT CONVERSION, INSTALLATION OF ROOFLIGHT PLUS INTERNAL AND EXTERNAL ALTERATIONS TO AN EXISTING DWELLING
3.	<b>Location:</b>	23 GRAMMERSCROFT, MILLOM
4.	<b>Parish:</b>	Millom
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads
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 23 Grammerscroft, a semi-detached property located on an existing housing estate within Millom. The site benefits from an existing front driveway and a small rear garden, spread across two levels which is bound by a wooden fence.</p>  <b>PROPOSAL</b>  <p>Planning Permission is sought for the erection of a two-storey and single-storey rear extension and a rear dormer. The proposal will provide an enlarged kitchen, a new lounge and a shower room on the ground floor, an additional bedroom on the first floor and two additional bedrooms on the second floor.</p> <p>The two-storey rear extension will project 3.5 metres from the rear elevation, and it will have a width of 3.95 metres. It will include a flat roof with an overall height to match the existing property's eaves</p>	

and it has been designed to include a window on the rear elevation with the side elevations kept blank.

The single-storey rear extension will also have a projection of 3.5 metres from the rear elevation and it will have an overall width of 5.787 metres. It has been designed to include a flat roof with an overall height of 2.8 metres and it will include a roof light. It will include bi-fold doors on the rear elevation and the side elevations will be blank.

The rear dormer will have an overall width of 5.5 metres and it will have a depth of 4 metres. It will include a flat roof with an overall height of 2.5 metres from the existing roof slope and it will sit approximately 0.4 metres below the existing ridge line. It has been designed to include a window on the rear elevation and the side elevations will be blank.

The internal alterations to accommodate the additional rooms also include the installation of two-bedroom obscure glazed windows on the side elevation of the existing dwelling.

The proposed extensions will be finished in render, fibreglass flat roof with fascia and UPVC windows to match the existing dwelling and the rear bi-fold doors will be aluminium.

#### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications at this property.

#### **CONSULTATION RESPONSES**

##### Millom Town Council

No objections.

##### Highway Authority and Lead Local Flood Authority

Standing advice.

##### 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.

#### **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 2017-2038 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 CO7PU – Parking Standards and Electric Vehicle Charging Infrastructure

## **ASSESSMENT**

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

### Principle of Development

The proposed application relates to a residential dwelling within Millom and it will provide an enlarged kitchen, a new lounge and shower room on the ground floor, an additional bedroom on the first floor and two additional bedrooms on the second floor. 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 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.

Due to the increase in size of the dwelling and the change in the number of bedrooms from a 3-bedroom property to a 6-bedroom property, additional justification was requested. The Supporting Statement submitted by the applicant provides justification for the need of the additional bedrooms to accommodate their family requirements. These personal circumstances are considered to justify the scale and design of the development.

On the basis of the above, the proposed two-storey and single-storey rear extension and rear dormer will be suitable in scale, and it will be appropriately located to the rear of the property. The rear extensions will be located behind the main element of the existing dwelling and the rear dormer will sit below the existing ridge line of the dwelling. The design therefore ensures that the extensions appear subservient to the main dwelling, and they will not be excessively prominent within the locality.

In addition, the flat roof design is considered to be suitable for its use and it is in-keeping with the character of the surrounding residential area, which comprises predominantly two-storey flat roofed dwellings.

The choice of materials will also match the existing property and therefore the proposal is considered to respect the character and appearance of the existing property. On this basis, the proposal is considered to meet Policy 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 amenity issues between the proposed extension and the neighbouring properties were considered, the rear extensions and dormer are considered to be relatively modest in scale and suitably located. The proposal will not project beyond the existing side elevation of the dwelling and no neighbour concerns have been received as part of the consultation process.

Significant consideration was given to the first-floor rear projection and the potential impact in terms of overshadowing and dominance on the neighbouring properties. The proposed floor plan shows the proposed extension will not be located within the 45-degree angle of the adjoining neighbours habitable room windows at no. 24 Grammercroft and due to the orientation of the proposal to the north of no. 22 Grammerscroft, the two-storey rear extension is considered to be acceptable. It is considered that the proposed will not cause a significant loss of light or dominance on the neighbouring properties.

Furthermore, the side elevations of the extensions will be blank, although the internal alterations will include two new habitable room windows on the side elevation of the existing dwelling. To mitigate overlooking concerns, these windows are proposed to be obscure glazed. The installation can be secured by the use of a planning condition and therefore it is not considered that proposal will cause unacceptable overlooking or loss of privacy issues.

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 meet 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 three 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. The maintenance of the parking provision can be secured by the use of a planning condition.

On this basis, the proposal 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 is not located within 200m of a watercourse (as indicated within the ALGE trigger list) and is located on an existing housing estate. 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

	<p>seek an ecological survey for this minor application.</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 two-storey and single-storey rear extension and a rear dormer to provide an enlarged kitchen, a new lounge and shower room on the ground floor, an additional bedroom on the first floor and two additional bedrooms on the second floor.</p> <p>Due to the increase in the number of bedrooms, a supporting statement was provided by the applicant to justify the family requirements and the proposed scale. These personal circumstances were considered to be acceptable, and the proposal is considered to be of an appropriate scale to meet the needs of the family.</p> <p>The proposed design will ensure the development does not have any detrimental impact on the amenities of the adjoining properties, highway safety or ecology. The inclusion of planning conditions will also mitigate against overlooking and parking issues.</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>1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</li> </ol> <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"> <li>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: -</li> </ol> <p>Application Form, received 13<sup>th</sup> October 2022;  Location Plan, scale 1:1250, ref 22-43-P-L-A, received 23<sup>rd</sup> November 2022;  Block Plan, scale 1:500, ref 22-43-P-L-A, received 23<sup>rd</sup> November 2022;  Proposed Site Plan, scale 1:200, ref 22-43-P-01A, received 23<sup>rd</sup> November 2022;  Existing Floor Plans, scale 1:100, ref 22-43-P-02, received 13<sup>th</sup> October 2022;</p>

Proposed Floor Plans, scale 1:100, ref 22-43-P-05, received 13<sup>th</sup> October 2022;  
Existing Elevations, scale 1:100, ref 22-43-P-03, received 13<sup>th</sup> October 2022;  
Proposed Elevations, scale 1:100, ref 22-43-P-06, received 13<sup>th</sup> October 2022;  
Existing 3D Sketches, ref 22-43-P-04, received 13<sup>th</sup> October 2022;  
Proposed 3D Sketches, ref 22-43-P-07, received 13<sup>th</sup> October 2022;  
Flood Map for Planning, received 13<sup>th</sup> October 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.

3. Prior to the first use of the development hereby approved, the obscure glazing must be installed within the windows on the side elevation. Once installed the obscure glazing must be permanently maintained at all times thereafter.

**Reason**

To protect residential amenity in accordance with Policy DM18 of the Copeland Local Plan.

4. The existing off-street parking provision must be maintained in accordance with the approved 'Proposed Site Plan' scale 1:200, ref 22-43-P-01A, received by the Local Planning Authority on 23<sup>rd</sup> November 2022.

**Reason**

To ensure adequate off-street parking is maintained in accordance with Policy DM22 of the Copeland Local Plan.

**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.

<b>Case Officer: C. Unsworth</b>	<b>Date : 01/12/2022</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 08/12/2022</b>
<b>Dedicated responses to:- N/A</b>	