

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/22/2416/OF1
2.	<b>Proposed Development:</b>	TWO STOREY EXTENSION FOR PROPOSED DOUBLE GARAGE WITH ADDITIONAL LIVING ACCOMODATION OVER INCLUDING A GLAZED BALCONY & EXTERNAL STAIRCASE
3.	<b>Location:</b>	2 HAILE MOOR COTTAGES, HAILE
4.	<b>Parish:</b>	Haile
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES  Site Notice: YES  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 Haile Moor Cottages, a detached property located within the open countryside, approximately 0.4 miles north-east of Haile. The site fronts Hardgates Road and is bound by agricultural fields to the side and rear.</p> <p>The site comprises two cottages (no. 1 and 2) and no. 2 is in need of renovation which will be converted into one dwelling. The site also benefits a large garden.</p>  <b>PROPOSAL</b>  <p>Planning permission is sought for the erection of a two-storey side extension with first floor glazed balcony and external staircase. The extension will provide a new double garage with ground WC and pantry and two ensuites linked to the existing bedrooms and the creation of a home-office space with</p>	

study and WC. The home office will be accessed by the proposed external staircase.

The extension will project 6.1 metres from the side elevation and it will be 10.35 metres in depth. It has been designed to continue the existing roof height and it will include a cross-gable design on the rear. The front elevation will include a garage door, a small ground floor window, two first floor windows and two skylights. The side elevation will be blank and the rear will include three ground floor windows and patio doors at first floor level. It will be finished in sand cement render, natural slate and white UPVC windows and doors to match the existing property.

The proposed first floor balcony will project 3 metres from the proposed rear elevation of the extension and it will be 7.315 metres in width. It will include glazed balustrade and it will be accessed via an external staircase on the side elevation.

### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications at this property.

### **CONSULTATION RESPONSES**

#### Haile Parish Council

No comments received.

#### Highway Authority

Standing advice.

#### Lead Local Flood Authority

Standing advice.

#### Public Representations

The application has been advertised by way of site notice and neighbour notification letter issued to 1 no. property – No comments have been received.

### **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

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, 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 near Haile and it will provide a large double garage with a new ground WC and pantry and two ensembles linked to the existing bedrooms and the creation of a home-office space with study, WC, raised balcony and external staircase 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.

Concerns were originally raised due to the scale and the design of the proposed extension in relation to the dwelling, no. 2 Haile Moor Cottages. The design was therefore amended to reflect the existing cottages character and appearance, with window design and size to mirror the existing. Additional justification was also provided and queries regarding the application red line were addressed.

Both cottages no. 1 and 2 are in the same ownership and are being used by one family. The application will renovate the dilapidated cottage (no. 2), providing living space for family members, while maintaining an element of privacy. This confirms that the red line which covers both properties and gardens is acceptable and the correct application ownership certificate has been signed. The proposed plans have also been amended to show there will be a clear internal connection between cottages no. 1 and 2.

On this basis, taking into account the entire property, the proposed two-storey side extension will be appropriately located to the side of the property and it will be relatively modest in scale in relation to the scale of the overall site. It will not appear excessively large in relation to the existing dwelling and the proposed materials will match the existing property which will ensure the proposal reflects the character and appearance of the existing dwelling.

Overall, the proposed extension is not considered to be excessively prominent in the street scene and the design is considered to respect the character and appearance of the existing property. On this basis, the proposal is considered to comply with 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 potential amenity issues between the proposed extension, the raised balcony and the neighbouring properties were considered, the side extension is considered to be relatively modest in scale and it will be suitably located within the site.

Despite initial concerns raised, following the confirmation that the entire property will remain under one ownership, the proposed balcony will not overlook a neighbour's garden. Given the siting within the open countryside, there are no other residential dwellings within close proximity to the proposal and therefore it will not adversely harm neighbouring amenity.

	<p>Concerns were also raised regarding the proposed first floor extension which is accessed only via the external staircase and is capable of independent living with no shared facilities or internal access. The agent confirmed the applicant and her daughter work from home and hence the home office space, separate the work from the main living areas. The proposal will therefore have shared facilities with the existing dwelling and the proposed 'home office' is not proposed to be used in any other capacity than as ancillary to the main dwelling. The whole site will be retained as one planning unit and the use of the proposed extension can be controlled by means of a suitably worded planning condition to ensure that it is only used as ancillary accommodation to the principal dwelling. This will help to minimise impacts on the amenities of the occupiers of surrounding dwellings.</p> <p>It is therefore considered that the proposal satisfies Policy DM18 and the NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The proposed garage will create an additional off-street parking space. This is considered to satisfy the Highway Authority parking requirements and therefore the extension will not have a detrimental effect on the existing highway conditions.</p> <p>On this basis, the proposal is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a two-storey side extension to a dwelling near Haile. The main issue raised by the application was the scale and design and the potential impact on use neighbouring amenity.</p> <p>Taking into account the additional justification and the amended design, the proposed scale and design are considered to be acceptable and it will not adversely harm the neighbouring amenity or highway safety. In addition, the extension will be ancillary to the main dwelling and the planning condition proposed will control the use of the 'home office' accommodation and ensure the whole site will be retained as one planning unit.</p> <p>On balance, subject to the imposition of the planning conditions proposed, 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><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 be 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> <p>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> <p>Location Plan, scale 1:2500, drawing reference MB/KT/22/02, received 30<sup>th</sup> January 2023;  Block Plan, scale 1:500, drawing reference MB/KT/22/02, received 30<sup>th</sup> January 2023;  Existing Floor Plan and Elevations, scale 1:100, drawing reference MB/KT/22/01, received 17<sup>th</sup> October 2022;  Proposed Floor Plans and Elevations, scale 1:100, drawing reference MB/KT/22/02, received 30<sup>th</sup> January 2023.</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>3. The extension hereby permitted including a home office must not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Haile Moor Cottages and must not be let or sold as a separate permanent dwelling.</p> <p>Reason</p> <p>The annexe is not considered appropriate for use as a separate residential unit.</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>
<b>Case Officer: C. Unsworth</b>	<b>Date : 10/02/2023</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 10/02/2023</b>
<b>Dedicated responses to:- N/A</b>	