



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2439/OF1
2.	Proposed Development:	PROPOSED SIDE AND REAR EXTENSIONS ALONG WITH LEVELLING AT FRONT GARDEN AREA AND BUILDING WALL
3.	Location:	28 PINWOODS, GILGARRAN
4.	Parish:	Distington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Key Species - Bounds of Sensitive Area for Hen Harriers, Outer Consultation Zone - Cycliffe 3KM
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 28 Pinewoods, a semi-detached bungalow situated on an existing housing estate within Gilgarran. The site is slightly elevated above the street and it benefits from a large garden with an existing garage and driveway at the side of the property and a single-storey conservatory within the rear garden.</p> PROPOSAL <p>Planning Permission is sought for the erection of a side and rear extension, along with a raised front garden. The extension will provide two first-floor bedrooms, an en-suite and bathroom, an enlarged</p>	

garage and a replacement rear sunroom extension.

The side extension will project 6.05 metres from the side elevation of the bungalow, and it will have a depth of 11.85 metres. It has been designed to include a cross gable design and the overall height and eaves will match the existing dwelling. It has been designed to include a window and garage door on the front elevation, a garage access door and 4 Velux windows on the side elevation and three windows on the rear elevation.

The rear extension will project 2.2 metres and it will be 3.2 metres in width. It has been designed to include a flat roof and a roof lantern. It will include bi-fold doors on the rear elevation and the side elevation will be blank.

Both extensions will be finished in render, roof tiles and UPVC windows and doors to match the existing house.

The front garden area will be levelled and raised by 1 metre from the pavement.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications for this property.

CONSULTATION RESPONSES

Consultees

Distington Parish Council – No objection.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 5 no. properties - No letters of objection 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

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 2017-2035 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

Policy N1PU – Conserving and Enhancing Biodiversity and Geodiversity

Policy CO7PU – Parking Standards and Electric Vehicle Charging Infrastructure

ASSESSMENT

The key issues raised by this proposed are the principle of development, its scale and design and the potential impacts on residential amenity, highway parking requirements and ecology.

Principle of Development

The proposed application relates to a residential dwelling within Gilgarran and it will provide two first-floor bedrooms, an en-suite and bathroom, an enlarged garage and a replacement rear 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.

Significant concerns were raised with the original proposal as it was not considered to respect the character and appearance of the existing bungalow and wider street-scene. Following discussions with the applicant, the front garden proposal with glass balustrade and the 1.8-metre-high boundary fence were removed to reflect other raised front gardens in the street-scene.

The applicant also provided additional justification for the scale. The front 1 metre projection will reflect other cross-gable designs within the locality. This design and siting was, therefore, considered to be acceptable. In addition, given the location at the end of a cul-de-sac, the proposal is not considered to be excessively prominent within the street scene and the design is considered to respect the character and appearance of the existing bungalow and wider area. In addition, the choice of materials will match the existing dwelling.

On balance, 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 both the parent property and adjacent dwellings.

Whilst amenity issues between the proposed extension and the neighbouring properties were considered, the proposals are considered to be suitably located within the site.

The continuation of the existing roof height and the hipped-gable roof design along the side extension will ensure the extension is not dominant within the locality and the rear gable extension will replace an existing conservatory. It is therefore considered that the proposal will not cause significant loss of light or dominance on the neighbouring properties.

In addition, the proposed Velux windows on the side elevation have been raised to a height of 1.8 metres from the internal finished floor level and the side garage access door does not relate to a habitable room. Boundary fence screening has also been proposed and therefore overlooking concerns are mitigated.

On balance, taking into account the siting of the proposal and the amended design, it is not considered that the proposal will have a detrimental impact on the neighbouring amenity. The proposal is therefore considered that the proposal will meet Policy DM18 and the NPPF guidance.

Highway Parking Requirements

	<p>Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The proposal includes the installation of additional off-street parking within the garage and to the front of the garage. The existing access will remain unchanged and in the interest of highway safety, the recessed garage door design is considered to be appropriate to allow vehicles to pull off the highway before driving into the garage. The site will therefore provide adequate off-street parking to meet the needs of the property.</p> <p>On this basis, the extension is not considered to have a detrimental effect on the existing highway conditions and it is considered to comply with Policy DM22 and the standards set out in the Cumbria Development Design Guide.</p> <p><u>Ecology</u></p> <p>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.</p> <p>The application site is identified as a potential area for hen harriers. The application is not supported by any ecology details as the site is located on an existing housing estate. On this basis, it is considered that this is not a habitat that is likely to attract hen harriers and so it would not be necessary to 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>This application seeks to erect a side and rear extension with a raised front garden.</p> <p>Concerns were raised with the agent with regards to the details submitted with the original proposal and therefore amended plans were sought. The revised proposal is considered to be suitably located within the site and it will be acceptable in terms of scale and design. In addition, the proposal will not have any detrimental impact on the amenities of the adjoining properties, highway parking requirements or ecology.</p> <p>On balance, the application is considered to be 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:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> 1. The development hereby permitted must commence before the expiration of three years

from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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: -

Application Form, received 3rd November 2022;
Existing Location Plan, scale 1:1250, drawing no. DWG01 Rev A, received 3rd November 2022;
Existing Site Plan, scale 1:500, drawing no. DWG01 Rev A, received 3rd November 2022;
Existing Floor Plan and Elevations, scale 1:50 and 1:100, drawing no. DWG01 Rev A, received 3rd November 2022;
Proposed Block Plan, scale 1:500, drawing no. DWG02 Rev E, received 24th January 2023;
Proposed Floor Plans and Elevations, scale 1:50 and 1:100, drawing no. DWG02 Rev E, received 24th January 2023.

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.

Informative Note

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

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.	
Case Officer: C. Unsworth		Date : 30/01/2023
Authorising Officer: N.J. Hayhurst		Date : 31/01/2023
Dedicated responses to:- N/A		