



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2491/OF1
2.	Proposed Development:	ERECTION OF TWO STOREY EXTENSION, PORCH EXTENSION AND CREATION OF PATIO
3.	Location:	59 FESTIVAL ROAD, 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 <p>This application relates to 59 Festival Road, a semi-detached property located on an existing housing estate within Millom. The site lies on a slight hill and therefore the dwelling sits above the street-scene and it benefits from an existing driveway and a large garden.</p> PROPOSAL <p>Planning permission is sought for the erection of a two-storey side extension to provide an enlarged kitchen-dining room with utility and shower room on the ground floor and two additional bedrooms and bathroom on the first floor. The proposal also includes the erection of a front porch and raised</p>	

patio.

The extension will project 4.8 metres from the side elevation and the depth will match the existing dwelling. It will include a pitched roof with an eaves and overall height to match the existing property. The front elevation will include a ground floor and first floor window, the side elevation will include a ground floor window, patio doors and a first floor bedroom window and the rear elevation will include an access door and a first floor bathroom window.

The porch will project 1.7 metres from the front elevation and it will be 2.7 metres in width. It has been designed to include a lean-to roof with an overall height of 4.4 metres and it will include a front door, window and access steps on the front elevation. The side elevations will be blank.

The raised patio will project a further 3.2 metres from the side of the extension and it will be 4 metres in depth. It will be raised 0.8 metres from the garden level, with a solid 1.1 metre balustrade and it will be accessed by steps on the rear elevation.

The entire property including the extension will be re-rendered in white roughcast and the extension will be finished in grey cement tiles and anthracite grey UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the erection of a two-storey extension (ref: 4/14/2293/0F1), although the extension was never built.

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 5 no. properties - 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

Policy ENV3 – Biodiversity and Geodiversity

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM12 – Standards for New Residential Developments

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 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, highway safety or ecology.

Principle of Development

The proposed application relates to a residential dwelling within Millom and it will provide an enlarged kitchen-dining room with utility and shower room on the ground floor and two additional bedrooms and bathroom 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 extension will be appropriately located to the side of the property and it will be relatively modest in scale. The design includes a continuation of the existing eaves and ridge height to match the existing property. As a result, the proposed extension will not be excessively prominent in the street scene.

Discussions with the applicant were carried out regarding the preferred hipped roof design, although given there are several two-storey pitched roof extensions within the wider housing estate, the pitched roof proposal is considered to be an acceptable design.

In addition, the whole property will be re-faced with roughcast render and roof tiles, windows and doors will match the existing property. Therefore, the materials are considered to be appropriate and reflect the existing property and this will reduce the impact on the street scene.

The proposed porch and raised patio are also considered to be an acceptable scale and design, to respect the character and appearance of the existing property and the wider housing estate.

On this basis, the proposal is considered to comply with Policy DM18(A) 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. Policy DM12 requires a separation distance between directly facing habitable room windows of 21 metres to maintain privacy and overlooking

standards.

Whilst overshadowing and overlooking issues between the proposed extension and the neighbouring properties were considered, the side extension, porch and raised patio are considered to be relatively modest in scale and suitably located within the site.

No concerns were raised as a result of the neighbour consultation process and due to the orientation of the extension, to the north of the adjoined neighbouring property, it is considered that the proposed two-storey extension will not cause a significant loss of light or dominance.

In addition, the additional rear windows facing no. 23 Huddleston Road relate to the family bathroom and therefore the obscure glazing mitigates overlooking concerns to the rear and due to the significant separation distances across the street to no. 56 Huddleston Road, it is not considered that the extension will cause unacceptable overlooking or loss of privacy issues.

On balance, the proposal is considered to be acceptable. Taking into account the siting of the extension and the orientation of the existing property, the proposed extension design is acceptable and it will not adversely harm the neighbouring amenity. It is therefore considered that the proposal satisfies Policies DM12, DM18(B), DM18(C) 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 two vehicles will remain unchanged to the side 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.

On this basis, the side extension will not 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.

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 seek an ecological survey for this minor application.

It is therefore considered that the development complies with Policies ST1, EV3 and DM25 of the

	<p>Copeland Local Plan and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a two-storey side extension to a semi-detached property within Millom. The main issue raised by the application was the scale and the potential impact on neighbouring amenity.</p> <p>Taking into account the siting of the extension and the orientation of the existing property, the proposed scale and design are acceptable and it will not adversely harm the neighbouring amenity, highway safety or ecology.</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:</p> <p>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>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 20th December 2022; Site Plan, scale 1:1250, drawing no. 1761 Sheet 1, received 20th December 2022; Block Plan, scale 1:300, drawing no. 1761 Sheet 1, received 20th December 2022; Existing and Proposed Floor Plans, scale 1:50, drawing no. 1761 Sheet 1, received 20th December 2022; Existing and Proposed Elevations and Sections AA, scale 1:50 and 1:100, drawing no. 1761 Sheet 2, received 20th December 2022.</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990,</p>

as amended by the Planning and Compulsory Purchase Act 2004.

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 : 14/02/2023

Authorising Officer: N.J. Hayhurst

Date : 14/02/2023

Dedicated responses to:- N/A