

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

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| 1. | Reference No: | 4/23/2030/OF1 |
| 2. | Proposed Development: | REPLACE EXISTING UTILITY ROOM AND GARAGE WITH NEW UTILITY ROOM AND GARAGE |
| 3. | Location: | ASHLEA, DRIGG |
| 4. | Parish: | Drigg and Carleton |
| 5. | Constraints: | ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Drigg 3KM, Outer Consultation Zone - Sellafield 10KM |
| 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: | <p>SITE AND LOCATION</p> <p>This application relates to Ashlea, a detached bungalow located within Drigg. The site is bound by Greenside Farm to the sides and rear and the Old Shore Road to the front. The site benefits from an existing front boundary hedge, a driveway to the side of the dwelling and a large garden.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a single-storey side extension to provide an enlarged utility, WC and garage.</p> |

The utility extension will project 5.27 metres from the side of the dwelling on the front elevation and then the garage will be at an off-set angle, projecting a further 3.256 metres forward. It will project 7.551 metres from the side of the dwelling on the rear elevation and the garage will then project a further 5.537 metres. Both the utility and garage extension will have a depth of 6.5 metres.

It has been designed to include a pitched roof with an overall height of 4.25 metres and an eaves height of 2.5 metres. It will be finished in render, roof tiles and UPVC windows and doors to match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this site.

CONSULTATION RESPONSES

Drigg and Carleton Parish Council

No objections.

Highway Authority and LLFA

Standing advice.

Public Representations

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

Two neutral comments have been received as a result of this consultation process which raise the following issues which all relate to drainage:-

- All surface water flows directly into the land drains in the paddock to the west of Ashlea and not into the main road drain as stated on the plan;
- This is also the case with the sewage which flows to the septic tank in the same paddock and exits to land drains, this is of concern as it has in the past caused blockages.

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 ENV1 – Flood Risk and Risk Management

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 DM24 – Development Proposals and Flood Risk

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 subject to an 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

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 and ecology.

Principle of Development

The proposed application relates to a residential dwelling within Drigg and it will provide an enlarged utility room, garage and WC. 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.

The proposal is considered to be suitably located to replace the existing utility, WC and garage for an enlarged pitched roof proposal. The scale is considered to be appropriate in relation to the existing dwelling and the pitched roof design is preferred in accordance with Policy DM18.

The proposal will therefore not be excessively prominent in the street-scene and the proposed materials will match the existing dwelling. This will ensure the proposal reflects the character and appearance of the existing dwelling.

On this basis, the side extension is considered to comply with Policies DM10 and 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 and the neighbouring properties were considered, the extension will be relatively modest in scale and design. It will replace an existing flat roofed utility and pitched roof garage and, given the significant separation distances from the neighbouring properties across Old Shore Road, the proposal is not considered to cause overshadowing or overlooking concerns.

In addition, the development will be screened by the existing boundary hedge.

On this basis, the proposal is considered to satisfy Policy DM18 and the NPPF guidance.

Flood Risk and Drainage

Policy DM24 seeks to protect developments against risks of flooding and ensure developments will not increase the risk of flooding elsewhere.

The Site is located within Flood Zone 1 and the proposed extended floor area is relatively modest in scale. The proposal will replace the existing utility, WC and garage and therefore it will not result in a significant increase in surface water run-off. It is therefore considered that the proposal will not increase flood risk on the site or elsewhere.

Concerns were received regarding the capacity of the foul and surface water drainage and blockages in the adjacent field, although as this is a householder planning application, the drainage is covered by the Building Regulations process.

On this basis, the development accords with Policy DM24 of the Copeland Local Plan.

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 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 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 relates to a residential dwelling which is not located within 200m of a watercourse (as indicated within the ALGE trigger list) and is located within a residential area. 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 householder application.

It is therefore considered that the development complies with Policies ST1, EV3 and DM25 of the Copeland Local Plan and the NPPF guidance.

Planning Balance and Conclusion

The proposed replacement side extension is of an appropriate design and would not have any detrimental impact on the amenities of the adjoining properties, flood risk, highway safety or ecology.

It therefore represents an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.

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| 8. | <p>Recommendation:</p> <p>Approve (commence within 3 years)</p> |
| 9. | <p>Conditions:</p> <p>1. 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>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>Application Form, received 30th January 2023; Location Plan, scale 1:1250, drawing no. 23/0367/6, received 30th January 2023; Proposed Block Plan, scale 1:200, drawing no. 23/0367/6, received 30th January 2023; Existing Site and Floor Plan, scale 1:100, drawing no. 23/0367/1, received 30th January 2023; Existing Elevations, scale 1:100, drawing no. 23/0367/2, received 30th January 2023; Existing Sectional Elevations, scale 1:50, drawing no. 23/0367/3, received 30th January 2023; Proposed Floor Plan, scale 1:50, drawing no. 23/0367/4, received 30th January 2023; Proposed Elevations, scale 1:100, drawing no. 23/0367/5, received 30th 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>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> |

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| Case Officer: C. Unsworth | Date : 23/03/2023 |
| Authorising Officer: N.J. Hayhurst | Date : 23/03/2023 |
| Dedicated responses to:- N/A | |