

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2049/0F1
2.	Proposed Development:	ERECT GROUND FLOOR EXTENSIONS AND ALTERATIONS TO UPGRADE DORMER COTTAGE INCLUDING THE SITING OF A TEMPORARY STATIC CARAVAN
3.	Location:	IVY COTTAGE, GOSFORTH
4.	Parish:	Gosforth
5.	Constraints:	<p>ASC;Adverts - ASC;Adverts,</p> <p>Safeguard Zone - Safeguard Zone,</p> <p>Coal - Off Coalfield - Data Subject To Change,</p> <p>DEPZ Zone - DEPZ Zone,</p> <p>Outer Consultation Zone - Sellafield 10KM</p>
6.	Publicity Representations &Policy	<p>Neighbour Notification Letter: YES</p> <p>Site Notice: NO</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	Report: SITE AND LOCATION <p>This application relates to Ivy Cottage, a detached property situated to the south-west of Gosforth. The site benefits from a large garden with off-street parking.</p>	

PROPOSAL

Planning permission is sought for the erection of a ground floor extension and also for the alteration of the roof height to create a dormer cottage. The extension will provide a new enlarged kitchen-dining-living room, utility and WC on the ground floor and a bathroom on the first floor.

The single-storey rear extension will project 4.92 metres from the rear elevation of the dwelling and it will be 13.15 metres in width. It has been designed with a flat roof and it will include a roof lantern. Two patio doors and a window are proposed on the rear elevation in addition to two windows on each side elevation.

The single-storey side extension will replace an existing lean-to extension, projecting 2.54 metres from the side elevation and it will be 5.4 metres in depth. It will include a lean-to roof design with an eaves of 2.5 metres and an overall height of 3.6 metres.

The roof alterations include raising the ridge height to 6 metres with a steeper roof pitch and installing three pitched roof dormer windows on the front elevation and two dormer windows and a small velux window on the rear elevation.

The extension will be finished in white painted roughcast, flat grey cement tiles and white UPVC windows and patio doors to match the existing property. The flat roofed extension will be finished in grey resin and the doors will be sage green composite.

The proposal also includes the siting of a temporary static caravan which the applicant wishes to use during the renovation works. The caravan is to be sited within the existing domestic curtilage and will be removed from the site upon completion of the works.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications.

CONSULTATION RESPONSES

Gosforth Parish Council

Initial consultation confirmed the Parish Council support the application and no comments have been received following the re-consultation with the updated description.

Public Representation



Cumberland Council

The application has been advertised by way of neighbour notification letters issued to 1 property - No objections have been received as a result of the original consultation or the re-consultation with the updated description.

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

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local 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 DM19 – Residential Caravans, Mobile Homes, Chalets, and Beach Bungalows

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Emerging Copeland Local Plan 2021-2038 (ELP)

Cumberland Council are continuing the preparation and progression to adoption of the emerging Copeland Local Plan 2017-2038.

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been examined by the Planning Inspector and their report on the soundness of the plan currently remains awaited.

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, and it will provide a new enlarged kitchen-dining-living room, utility and WC on the ground floor and a 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 extensions and roof alterations will be relatively modest in scale. The proposed roof height will sit below the existing chimney and the character and appearance of the existing dwelling will be maintained. In addition, the proposal will modernise the dwelling and therefore it will not have a detrimental harm on the street scene. The design is considered to be appropriate, and the proposed materials will match the existing. The sage green composite front and side doors will complement the white UPVC windows.

On this basis, the proposal is considered to comply with Policies DM10 and DM18 of the Copeland Local Plan 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.

Due to the siting on the existing dwelling, with a significant distance from the closest neighbouring property and the offset orientation, it is considered that the proposal will not cause a detrimental loss of amenity for the existing property or the neighbouring properties.

The proposal also includes a static caravan which will provide temporary living accommodation while the applicant renovates the cottage. The static caravan is not suitable for permanent retention and occupation in accordance with Policy ST2 of the Copeland Local Plan, but the applicant has confirmed an approximate 2-year timescale for the works to renovate and extend the property. The removal of the caravan can be secured by the use of a planning condition, in accordance with Policy DM19 requirements.

On this basis, the changes to the roof height, the extensions and temporary caravan are unlikely to create any adverse impacts on the neighbouring property and therefore, the proposal is considered to meet Policy DM18 and DM19 of the Copeland Local Plan and the NPPF guidance.

Highway Safety and Parking

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

The existing site access and off-street parking will remain unchanged. It is considered that the driveway provides adequate off-street parking to meet the needs of the dwelling and the

	<p>proposal will therefore not have a detrimental effect on the existing highway conditions.</p> <p>On this basis, the proposal is considered to comply with Policy DM22 and the standards set out in the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a ground floor extension and increase the roof height to create a dormer cottage. It is also proposed to site a temporary static caravan within the curtilage to provide accommodation during the extension/renovations works. The main issue raised by the application is the scale and design 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 considered to be acceptable, and it will not adversely harm the neighbouring amenity or highway safety. The provision of a static caravan on the site for use by the applicant during the construction phase is considered to be reasonable and can be controlled by a planning condition to ensure it is only present for a temporary 2-year period and is only occupied by the applicant and his family.</p> <p>On balance, the proposal 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"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <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"> 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>Application Form, received 22nd February 2023; Site Plan, scale 1:1250, drawing ref 1764 sheet 1, received 22nd February 2023; Block Plan, scale 1:300, drawing ref 1764 sheet 1, received 22nd February 2023; Existing and Proposed Floor Plans, scale 1:100 and 1:50, drawing ref 1764 sheet 1,</p>

received 22nd February 2023;

Existing and Proposed Elevations, scale 1:100, drawing ref 1764 sheet 2, received 22nd February 2023;

Proposed Section, scale 1:50, drawing ref 1764 sheet 2, received 22nd February 2023;

Visual Structural Inspection, ref WDS/05/6164/REP01, received 22nd February 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.

3. The temporary static caravan hereby permitted shall be removed from the site on or before 12th May 2025.

Reason

The static caravan is not suitable for permanent retention and occupation in accordance with Policy ST2 and DM19 of the Copeland Local Plan 2013-2028.

4. Within two months of the removal of the static caravan from the site, the land on which it is sited shall be restored in accordance with a scheme of work which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that after the consent expires the land is reinstated to an acceptable condition in accordance with Policy ENV5 and DM26 of the Copeland Local Plan 2013-2028.

5. The temporary static caravan hereby permitted shall be occupied only by Mr and Mrs Kelleher and their family.

Reason

The planning permission has been granted as an exception to established planning policies in recognition of the personal circumstances of the occupants during the main dwelling renovations.

	<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>
<p>Case Officer: C. Unsworth</p>	<p>Date : 10/05/2023</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 12/05/2023</p>
<p>Dedicated responses to:- N/A</p>	