
**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

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| 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: | ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM |
| 6. | Publicity Representations &Policy | None required. |
| 7. | Report: | <p>SITE AND LOCATION</p> <p>This application relates to Ivy Cottage, a detached property situated south-west of Gosforth. The site benefits from a large garden with off-street parking.</p> <p>PROPOSAL</p> <p>This application seeks a non-material amendment of the development approved under application reference 4/23/2049/0F1.</p> <p>The proposed amendment comprises a change of roof material from flat grey cement tiles to grey 'Redland Cambrian' slate.</p> |

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.



Cumberland Council

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

Design

The applicant seeks to improve the overall quality and appearance of the dwelling and extension and therefore the change from grey cement roof tiles to grey slates will be acceptable. As the material will be in the same across the entire roof, this change is therefore considered to respect the character of the dwelling and ensure the appearance is maintained.

Conclusion

The amended roof material is acceptable in relation to the dwelling and therefore does not raise issues in respect of the design.

In the context of the approved development, the proposed comprises a non-material amendment.

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| 8. | Recommendation: Approve Non-Material Amendment |
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| Case Officer: C. Unsworth | Date : 11/08/2023 |
| Authorising Officer: N.J. Hayhurst | Date : 14/08/2023 |
| Dedicated responses to:- N/A | |