

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2071/0F1
2.	Proposed Development:	PROPOSED DEMILOTION OF GARAGE AND LIVING ROOM TO PROVIDE A GARAGE AND BEDROOM EXTENSION
3.	Location:	KILKEEL, EGREMONT ROAD, ST BEES
4.	Parish:	St. Bees
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, 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: SITE AND LOCATION This application relates to Kilkeel, a detached bungalow situated on Egremont Road within St Bees. The site is bound by residential properties to either side and the highway to the front. The site benefits from a large garden and an existing driveway with off-street parking. PROPOSAL Planning Permission is sought for the erection of a garage, kitchen and bedroom extension within the front, side and rear garden. The garage extension will project 3.7 metres from the front elevation and will be 10 metres in	

width, also projecting 4.511 metres from the side elevation of the dwelling. It will include a pitched roof with an overall height and an eaves to match the front gable of the existing property. It will include a garage door on the side elevation facing the front driveway to create a court-yard effect. The front and side elevations adjacent to the boundary retaining wall will be blank and the rear elevation will also include an access garage door.

The side/rear bedroom extension will be 5.675 metre in width with a depth of 9.311 metres, projecting 1.9 metres from the rear elevation. It has been designed to continue the existing dwelling's roof pitch and heights. The front elevation will include two windows, the side elevation will be blank and the rear elevation will include a window.

The proposal also includes a rear kitchen extension which will project 1.9 metres from the rear elevation and it will be 5.291 metres in width. It will include a cross-gable projection to mirror the bedroom extension. The side elevations will be blank and the rear elevation will include a window.

The extensions will be finished with render, concrete 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

St Bees Parish Council

No comments received.

Highway Authority and Lead Local Flood Authority

Standing Advice.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 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

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

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 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 DM22 – Accessible Development

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Emerging Copeland Local Plan (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

ASSESSMENT

The key issues raised by this proposal are the principle of development, its scale and design and the potential impacts on residential amenity.

Principle of Development

The proposed application relates to a residential dwelling within St Bees and it will provide an enlarged kitchen, an additional bedroom with en-suite and a new garage. 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 proposed extensions are relatively modest in scale and appropriately sited within the garden. Although the front extension will project beyond the current front wall of the bungalow it will reflect similar garages along Egremont Road nearby and it will create a court-yard effect adjacent to the parking area. It will maintain the off-street parking provision.

The continuation of the front gable projection design will also reflect the character and appearance of the existing property and the proposal will not be excessively prominent in the street scene, due to the screening provided by the existing front boundary wall and the change in levels across the site which will result in the garage projection being set below the road level. This will reduce the visual impact of the front extension within the street scene. In addition, the side extension will continue the existing ridge line and the choice of materials will match the existing dwelling which will also help to reduce the impact of the development.

On this basis, the proposal is considered to meet Policy DM18(A) and the NPPF guidance.

Residential Amenity

	<p>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.</p> <p>Whilst amenity issues between the proposals and the neighbouring properties were considered, the proposed front, side and rear extensions are considered to be suitably located within the large site.</p> <p>The proposal will be screened by the existing boundary wall/fence and the side extension will replace an existing garage; it is therefore not considered to cause significant overshadowing on the neighbouring properties.</p> <p>In addition, due to the design with blank side elevations, is not considered that the proposal will cause unacceptable harm in terms of overlooking or overdominance.</p> <p>On this basis, the proposal will not have a detrimental impact on the neighbouring amenity and it is considered that the proposal will meet Policy DM18 and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a garage, kitchen and bedroom extension within the front, side and rear garden. The main issues raised by the application were design and the potential amenity issues.</p> <p>The proposal is considered to be suitably located within the garden and it is acceptable in terms of scale and design. The front extension will reflect similar garages along Egremont Road and due to the changes in levels with the proposal located below the front retaining wall, it will be screened and not appear overbearing within the street-scene. In addition, due to the design with blank side elevations, it is not considered have any detrimental impact on the amenities of the adjoining properties.</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. <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 8th March 2023; Site Location Plan, scale 1:1250, drawing no. KER-JC-002 received 8th March 2023; Proposed Block Plan, scale 1:500, drawing no. KER-JC-002 received 8th March 2023; Existing and Proposed Floor Plan, scale 1:50, drawing no. KER-JC-002 received 8th March 2023; Existing and Proposed Elevations, scale 1:50 and 1:100, drawing no. KER-JC-001, received 9th March 2023; Existing and Proposed Drainage Plan, scale 1:150 and 1:500, drawing no. KER-JC-003, received 8th March 2023; Design and Access Statement, DAS-001, received 8th March 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>	
Case Officer: C. Unsworth		Date : 28/04/2023
Authorising Officer: N.J. Hayhurst		Date : 28/04/2023
Dedicated responses to:- N/A		