

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2097/0F1
2.	Proposed Development:	TWO STOREY SIDE EXTENSION FOR GARAGE, BEDROOM AND ENSUITE
3.	Location:	54 ASHLEY WAY, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - 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 54 Ashley Way, a semi-detached property situated on an existing housing estate within Egremont. The site benefits from an existing front driveway, detached garage to the side of the property and a large rear garden. PROPOSAL Planning permission is sought for the erection of a two-storey side extension to provide an	

enlarged garage on the ground floor and an additional bedroom and bathroom and en-suite on the first floor.

The extension will project 4.252 metres from the side elevation and it will be 7.335 metres in depth to match the existing dwelling. The extension roofline will continue the same as the existing property and the front elevation has been designed to include a garage door, and access gate and first floor bathroom window. The side elevation will be blank and the rear elevation will include an access gate on the ground floor and an en-suite window on the first floor. The proposal will be finished in facing brick, roof tiles and UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the erection of a summer house in back garden (ref: 4/23/2097/0F1).

CONSULTATION RESPONSES

Egremont 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 2 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 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

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM12 – Standards for New Residential Developments

Policy DM18 – Domestic Extensions and Alterations

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, the potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling within Egremont and it will provide an enlarged garage on the ground floor and an additional bedroom and en-suite 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 two-storey 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 and other two-storey side extensions along the street. As a result, the proposed extension will not be excessively prominent in the street scene and the design is considered to respect the character and appearance of the existing property. In addition, the materials will match the existing property and this will therefore reduce the impact on the street scene.

On this basis, the proposal is considered to meet Policy DM18(A) and 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 residential amenity issues between the proposed extension and the neighbouring

	<p>properties were considered, the side extension is considered to be relatively modest in scale and it will be suitably located, replacing an existing single-storey garage.</p> <p>No concerns were raised as a result of the neighbour consultation process and due to the orientation of the extension, to the north-west of the existing property, it is considered that the proposed two-storey side extension will not cause a significant loss of light or be overdominant on the neighbouring properties.</p> <p>In addition, the side elevation will be blank and the neighbouring properties side elevation is blank and therefore the design mitigates overlooking concerns. It is not considered that the extension will cause unacceptable overlooking or loss of privacy issues.</p> <p>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 DM18(B), DM18(C) and the NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The site access and off-street parking for two vehicles will remain unchanged to the front of the property and within the garage and therefore it is considered that the existing driveway will provide adequate off-street parking to meet the needs of the property.</p> <p>On this basis, the proposal is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.</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 Egremont. 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 above the existing single-storey garage and the orientation of the existing property, the proposed scale and design are acceptable, and it will not adversely harm the neighbouring amenity or highway safety.</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"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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: -

Application Form, received 4th April 2023;

Location Plan, scale 1:2500, drawing reference 23/0363/01, received 4th April 2023;

Existing Site Plan, scale 1:100, drawing reference 23/0363/01, received 4th April 2023;

Existing Elevations, scale 1:100, drawing reference 23/0363/02, received 4th April 2023;

Proposed Ground Floor Plan, scale 1:50, drawing reference 23/0363/03, received 4th April 2023;

Proposed First Floor Plan, scale 1:50, drawing reference 23/0363/04, received 4th April 2023;

Proposed Elevations, scale 1:100, drawing reference 23/0363/05, received 4th April 2023;

Proposed Section Plan, scale 1:50, drawing reference 23/0363/06, received 4th April 2023;

Proposed Block Plan, scale 1:100, drawing reference 23/0363/07, received 4th April 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.

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.



**Cumberland
Council**

Case Officer: C. Unsworth	Date : 25/05/2023
Authorising Officer: N.J. Hayhurst	Date : 26/05/2023
Dedicated responses to:- N/A	