

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2099/0F1
2.	Proposed Development:	3M X 4.7M EXTENSION TO FRONT OF PROPERTY FOR A BEDROOM
3.	Location:	HAWTHORNE GROVE, CLEATOR
4.	Parish:	Cleator Moor
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 Hawthorne Grove, a detached bungalow situated on Main Street within Cleator. 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 and off-street parking. PROPOSAL Planning Permission is sought for the erection of a single-storey front extension to provide an	

additional bedroom.

The extension will project 3 metres from the front elevation and will be 4.7 metres in width. It will include a pitched roof with an overall height and an eaves to match the existing front gable projection. It will include a window on the front elevation, two windows on the side elevation facing the front driveway and an additional window on the side elevation facing the boundary. It will be finished with K render in Limestone White with a grey slate detailing on the front left corner. It will also include grey Marley modern roof tiles and anthracite grey UPVC windows to match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the erection of a triple garage to the rear elevation and the rebuilding the existing patio (ref: 4/15/2006/0F1).

CONSULTATION RESPONSES

Cleator Moor Parish Council

No comments received.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties.

One letter of objection was received which raised the following comments:

- No prior consultation with neighbours or planning officers;
- Alternate options for an additional bedroom could be considered without a front extension;
- Impact on the building line and the visual impact from roadside and neighbouring property;
- Front extension not in keeping with building line and it will be more visible from the road;
- Impact on neighbouring quality of life and loss of view;
- Potential shadows and reduction in light from the extension;
- Impact on main waste pipe if extension built directly over the pipe;
- Concerns with damage to pipe during building or future maintenance with reduced accessible access should an issue occur.



Cumberland Council

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 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

Concerns were received regarding alternate options for an additional bedroom being possible and whether these had been considered. Notwithstanding this the application proposes a front extension and it must be considered on its merits.

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 within Cleator and it will provide an additional bedroom. 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 extension is relatively modest in scale and appropriately located within the large front garden, which sits below the street level. The extension will be stepped back from the road by approximately 11 metres and as the front garden benefits from an existing

boundary wall, it will provide suitable screening for the development.

Due to the orientation of the property to the road and the screening provided by the existing front wall, it is considered that the proposal will not be excessively prominent in the street scene. Significant concerns were received regarding the impact on the building line but following a site inspection and also an assessment from the pavement, it is not considered that the modest extension will harm the building line or the character of the area.

In addition, the continuation of the front gable projection design will reflect the character and appearance of the existing property.

The choice of materials will also respect the existing dwelling and therefore it is not considered to have a harmful impact on the street-scene or the character of the parent property. The proposal will also not overdevelop the site in accordance with Policy DM18(D).

On this basis, the proposal is considered to meet Policy DM18(A) and DM18(D) 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 both the parent property and adjacent dwellings.

Significant concerns were received regarding the proposed front extension and the impact on residential amenity in terms of overshadowing and dominance. Whilst these have been taken into account the proposed single-storey front extension is considered to be suitably located within the large site.

Given the orientation of the extension to the north of the bay window of the neighbouring property, it is not considered that the extension would cause harmful overshadowing or dominance on this property.

Furthermore, as the additional window on the side elevation facing the boundary will be installed within the existing dwelling, this could be installed under Permitted Development Rights. This Permitted Development fall-back position is a material planning consideration and, as it will face the neighbours blank gable, it is not considered that the proposal will cause unacceptable harm in terms of overlooking.

In addition, loss of views is not a material planning consideration and cannot be taken into account.

On balance, 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.

Highway Safety and Parking Provision

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

The site benefits from an existing access and large parking area to the front of the property. The proposed extension will be located on the front lawn and therefore the parking will

	<p>remain unchanged. This will ensure that the development maintains adequate off-street parking to meet the needs of the property.</p> <p>On this basis, the proposal is considered to comply with Policy DM22 and the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a single-storey front extension. The main issues raised by the application were the siting of the extension and the potential impact on amenity.</p> <p>Despite concerns being raised regarding the impact on the building line, the proposal is considered to be suitably located within the large front garden and it is acceptable in terms of scale and design. It will be stepped back away from the road and, due to the changes in levels with the site being lower than the street level and behind the boundary wall, it will be suitably screened and will not appear overbearing within the street-scene or on neighbouring properties. In addition, due to the design with its orientation to the north of the neighbouring property, it is not considered to have any detrimental impact on the amenities of the adjoining properties.</p> <p>The concerns regarding the loss of view and the impact on the drains are not material planning considerations and therefore cannot be taken into account. The applicant has confirmed that the build over the waste pipe will be addressed at the Building Regulations stage.</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> <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 11th April 2023;</p>



Cumberland Council

Site Location Plan, scale 1:1250, received 11th April 2023;
Proposed Block Plan, scale 1:200, received 11th April 2023;
Existing Ground Floor Plan, scale 1:100, received 11th April 2023;
Proposed Ground Floor Plan, scale 1:100, received 11th April 2023;
Existing Front North Elevation, scale 1:100, received 11th April 2023;
Proposed Front North Elevations, scale 1:100, received 11th April 2023;
Existing and Proposed East Elevation, scale 1:100, received 11th April 2023;
Existing and Proposed West Elevation, scale 1:100, received 11th 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.

Informative Note

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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.

Case Officer: C. Unsworth

Date : 02/06/2023

Authorising Officer: N.J. Hayhurst

Date : 06/06/2023

Dedicated responses to:- N/A