
**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/23/2108/0F1
2.	Proposed Development:	CONSTRUCTION OF A SINGLE STOREY HIPPED ROOF FRONT EXTENSION TO AN EXISTING DWELLING WITH ASSOCIATED LANDSCAPING
3.	Location:	5 FAIRFIELD ROAD, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads
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:	<p>SITE AND LOCATION</p> <p>This application relates to 5 Fairfield Road, a semi-detached property situated on an existing housing estate within Millom. The site occupies a corner plot and is bound by a boundary hedge to the side. The site benefits from a wrap-around garden and an existing driveway with off-street parking.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a single-storey front extension to provide a</p>

porch extension.

The extension will project 2.2 metres from the front elevation and will be 3 metres in width. It will include a hipped roof with an overall height of 4.034 metres and an eaves height of 2.9 metres. It will include two glazed doors on the front elevation and a window on both side elevations. It will be finished with red facing bricks, dark grey plain concrete roof tiles with red hip and ridge tiles and white UPVC windows and doors to match the existing dwelling.

The proposal also includes a raised patio adjacent to the porch which will be constructed out of paving slabs with a brick border.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Millom Town Council – No comments received.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties - No concerns have been received as a result of the consultation.

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.



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Copeland Local Plan 2013 – 2028 (Adopted December 2013):

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ENV3 – Biodiversity and Geodiversity

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Development

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Wildlife and Countryside Act 1981

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, highway safety and ecology.

Principle of Development

The proposed application relates to a residential dwelling within Millom and it will provide a front porch extension. 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.

Significant concerns were originally raised regarding the scale of the proposed porch and the impact it would have on the building line and street-scene. Amended plans were sought with a reduction in both the front projection and width.

The reduced front extension is considered to be relatively modest in scale and appropriately located within the front garden. The extension will be stepped back from the road by approximately 4.1 metres and it will be 3.4 metres away from the adjoining neighbour, no. 7 Fairfield Road.

Under current permitted development rights, a front porch could be erected with a floor area of 3 square metres and an overall height of 3 metres without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the floor area and height are not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory and therefore the proposal will not have a detrimental impact on the neighbouring amenity.

Further to the above, a glazed conservatory design porch could be erected under permitted development. On this basis, the fairly solid porch design proposed is considered to maintain the character and appearance of the existing property.

In addition, the glazed doors on the front elevation design are acceptable as they are not considered to cause unacceptable harm to the character of the property or the street-scene. These could also be installed within the principal elevation of the existing dwelling without



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planning permission and therefore the proposed design is not considered to be significantly different.

The choice of materials will also respect the existing dwelling and therefore it is not considered to have an unacceptable impact on the street-scene or the character of the parent property.

Front porches are a common feature within the street-scene and therefore the proposal is considered to reflect similar porch extensions elsewhere within the locality.

The proposal will also not overdevelop the site in accordance with Policy DM18(D).

On balance, 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 consideration was given to residential amenity and the potential impact from the front porch and the raised patio area. No concerns have been received as a result of the neighbour consultation.

Given the reduced scale and the orientation of the extension to the east of the adjoining property, no. 7 Fairfield Road, it is not considered that the extension would cause harmful overshadowing or dominance on your property.

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 driveway in front of the detached garage and the proposed extension will be located to the front of the house, adjacent to the driveway and therefore the parking will remain unchanged. This will ensure that the development maintains adequate off-street parking to meet the needs of the property.

On this basis, the proposal is considered to comply with Policy DM22 and the Cumbria Development Design Guide.

Ecology

Policy ST1, ENV3 and DM25 and section 15 of the NPPF outline how the Council will protect and enhance the biodiversity and geodiversity within the Borough. These policies set out the approach towards managing development proposals that are likely to have an effect on nature conservation sites, habitats and protected species.

The application site is identified as a potential area for natterjack toads. The application is not

	<p>supported by any ecology details as the site is not located within 200m of a watercourse (as indicated within the ALGE trigger list) and is located on an existing housing estate. On this basis, it is considered that this is not a habitat that is likely to contain natterjack toads and so it would not be necessary to seek an ecological survey for this minor application.</p> <p>It is therefore considered that the development complies with Policies ST1, EV3 and DM25 of the Copeland Local Plan and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a single-storey front porch extension. The main issues raised by the application were the scale, design and the potential impacts on the street-scene and residential amenity.</p> <p>Amended plans were sought and a reduction in the scale of the proposal was secured. The reduced porch proposal is considered to be suitably located and it is acceptable in terms of its scale and design. It will reflect similar porch extensions along Fairfield Road and, given what could be constructed without planning permission under current Permitted Development Rights, the proposal is acceptable. It will maintain the character and appearance of the existing dwelling and it will not appear excessively overbearing within the street-scene or on neighbouring properties.</p> <p>In addition, due to the scale of the extension and the orientation of the adjoining property, it is not considered to have a detrimental impact on the amenities of the adjoining properties, highway safety or ecology.</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: 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



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respective dates and development must be carried out in accordance with them:-

Application Form, received 13th April 2023;
Site Location Plan, scale 1:1250, drawing no. 23-14-P-L, received 13th April 2023;
Block Plan, scale 1:500, drawing no. 23-14-P-L, received 13th April 2023;
Proposed Site Plan, scale 1:200, drawing no. 23-14-P-01A, received 7th June 2023;
Existing Floor Plans, scale 1:100, drawing no. 23-14-P-02, received 13th April 2023;
Proposed Floor Plans, scale 1:100, drawing no. 23-14-P-05A, received 7th June 2023;
Existing Elevations, scale 1:100, drawing no. 23-14-P-03, received 13th April 2023;
Proposed Elevations, scale 1:100, drawing no. 23-14-P-06A, received 7th June 2023;
Existing 3D Sketches, drawing no. 23-14-P-04, received 13th April 2023;
Proposed 3D Sketches, drawing no. 23-14-P-07A, received 7th June 2023;
Flood Map, received 13th 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.

Case Officer: C. Unsworth

Date : 28/06/2023

Authorising Officer: N.J. Hayhurst

Date : 28/06/2023

Dedicated responses to:- N/A