

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/23/2126/0F1
2.	<b>Proposed Development:</b>	PORCH TO SIDE AND ALTERATION OF MATERIALS
3.	<b>Location:</b>	LAMPLUGH CROFT, LAMPLUGH
4.	<b>Parish:</b>	Lamplugh
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp;Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  This application relates to Lamplugh Croft, a detached bungalow located in the open countryside, to the west of the village of Lamplugh.  <b>PROPOSAL</b>  Planning Permission is sought for the erection of a front porch and alteration to the external materials.  The proposed porch will project 2.4 metres forward of the existing front door, in line with the existing front gable and it will be 1.8 metres in width. It will have a flat roof with an overall	

height of 2.7 metres to match the eaves of the dwelling. It has been designed to include two floor-to-ceiling windows on the front elevation and the side elevation facing the driveway will include a front door with floor-to-ceiling windows on either side.

The new porch, existing dwelling and rear extension will be finished in slate cladding and off-white K-render, roof tiles and anthracite UPVC windows and doors.

## **RELEVANT PLANNING APPLICATION HISTORY**

A Prior approval application for a rear extension has previously been permitted at the property (ref: 4/22/2375/HPAE).

## **CONSULTATION RESPONSES**

### Consultees

Lamplugh Parish Council – No comments have been received.

### Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 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 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



## Cumberland Council

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

### **Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

### **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

### **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 Lamplugh and it will provide a front porch and updated materials. 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 front porch is considered to be suitably located adjacent to the existing front gable and it will be modest in scale. The design is considered to be suitable in relation to the character of the existing dwelling and it will not appear overbearing within the street-scene.

In addition, the choice of materials will match the modernize the dwelling and reflect similar dwellings within the Lamplugh area. The proposal will therefore not be excessively prominent within the locality and the overall proposal will respect the character and appearance of the existing property.

On this basis, the proposal is considered to meet Policies DM10 and DM18 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 the parent property or adjacent dwellings.

The proposed porch will have little impact on the residential amenity due to its scale and siting. It will be modest in scale and appropriately located within the large front garden. It will not appear excessively dominant or overbearing in relation to the existing property and within the locality. In addition, given the significant separation distances to the neighbouring properties, it will not result in a significant loss of light or privacy.

Furthermore, the proposed porch will not be significantly larger than what is possible under permitted development. Under current permitted development rights, a porch could be erected with a 3 square metre floor area with a height of 3 metres without the requirement for formal planning permission. This fallback position is a material consideration in the assessment of this application and therefore the proposed porch is considered to be satisfactory.

On balance, the proposal will have not have a detrimental impact on the residential amenity and therefore it is considered to meet Policy DM18 and the NPPF guidance.

	<p><u>Planning Balance and Conclusion</u></p> <p>The application seeks planning permission for the erection of a front porch and alterations to the materials.</p> <p>The proposal is considered to be a suitable scale and design and the changes in materials will not have a significant impact on the character and appearance of the dwelling and the street-scene. It will modernize the bungalow while maintaining residential amenity for the surrounding properties.</p> <p>On balance, the proposal 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><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li> <p>The development hereby permitted must commence before the expiration of three years from the date of this permission.</p> <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> </li> <li> <p>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 2<sup>nd</sup> May 2023;  Site Location Plan, scale 1:1250, drawing no. 300 Rev A, received 2<sup>nd</sup> May 2023;  Site Plan, scale 1:500, drawing no. 300 Rev A, received 8<sup>th</sup> September 2022;  Existing Floor Plan and Elevations, scale 1:100, drawing no. 302 A, received 2<sup>nd</sup> May 2023;  Proposed Floor Plan and Elevations, scale 1:100, drawing no. 301 Rev A, received 2<sup>nd</sup> May 2022;  Email from agent confirming off-white K-rend colour, received 21<sup>st</sup> June 2023.</p> <p>Reason</p> </li> </ol>

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](http://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 : 21/06/2023**

**Authorising Officer: N.J. Hayhurst**

**Date : 23/06/2023**

**Dedicated responses to:- N/A**