

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

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| 1. | <b>Reference No:</b>                         | 4/23/2150/0F1  |
| 2. | <b>Proposed Development:</b>                 | ALTERATIONS AND TWO STOREY EXTENTION FOR ENLARGED KITCHEN AND NEW EN SUITE BATHROOM  |
| 3. | <b>Location:</b>                             | 13 ABBOTTS WAY, ST BEES  |
| 4. | <b>Parish:</b>                               | St. Bees   |
| 5. | <b>Constraints:</b>                          | ASC;Adverts - ASC;Adverts,<br>Coal - Standing Advice - Data Subject To Change  |
| 6. | <b>Publicity Representations &amp;Policy</b> | Neighbour Notification Letter: YES<br><br>Site Notice: NO<br><br>Press Notice: NO<br><br>Consultation Responses: See report<br><br>Relevant Planning Policies: See report  |
| 7. | <b>Report:</b>                               | <p><b>SITE AND LOCATION</b></p> <p>This application relates to 13 Abbots Way, a detached property located on an existing housing estate within St Bees. The property benefits from an existing driveway and rear garden and it is bound by neighbouring properties to either side and a field to the rear.</p> <p><b>PROPOSAL</b></p> <p>Planning Permission is sought for the erection of a two-storey side extension and a single-storey rear extension. It will provide an enlarged kitchen-dining-living room and enlarged garage on the ground floor and a new master bedroom and en-suite at first floor level.</p> <p>The two-storey side extension will project 4 metres from the side elevation and it will be 10.2</p> |

metres in depth. It also includes a 2.439 metre projection from the rear elevation. The two-storey extension will match the height of the existing house and it has been designed to include a garage door and two first-floor windows on the front elevation, the side elevation will be blank, and the rear elevation will include a cross gable roof design with a first-floor bedroom window. The cross-gable design will have a lower roof height of 6.7 metres.

The single-storey rear extension will project 2.439 metres from the rear elevation and it will be 3.1 metres in width. It has been designed to include a flat roof with an overall height of 3.3 metres. It has been designed to include patio doors and a kitchen window on the rear elevation and blank elevations on the side elevations.

The proposed extensions will be finished in render, roof tiles, UPVC windows and door materials to match the existing dwelling. The single-storey rear extension will also be finished in mineral fibre or natural timber cladding and a single ply roofing membrane on the flat roof.

## **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous applications for this property.

## **CONSULTATION RESPONSES**

### Consultees

St Bees Parish Council – No objections.

### 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.

## **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



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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 Developments

### **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

## **ASSESSMENT**

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

### Principle of Development

The proposed application relates to a residential dwelling within St Bees and it will provide an enlarged kitchen-dining-living room and enlarged garage on the ground floor and a new master bedroom and en-suite at first floor level. Policy DM18 supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.

On this basis, the proposal is considered to satisfy Policies ST2, DM18 and the NPPF guidance.

### Scale and Design

Policy ST1 and section 12 of the NPPF seek to safeguard good levels of quality and attractiveness. 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 is relatively modest in scale and the proposed single-storey rear extension is very modest and falls within Permitted Development requirements. The extensions are also appropriately located within the garden and the side extension has been designed to continue the roof pitch to match the existing character of the property and similar extensions within the street-scene. In addition, the proposed materials will match the existing property.

On this basis, the proposal is considered to meet Policy 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 proposal will be located in the side and rear garden and the side elevation will be blank. On this basis, the design of the proposal is considered to mitigate overlooking issues.

In addition, due to the orientation of the existing property, the two-storey side extension will not cause a significant loss of light or dominance on the neighbouring properties. The extension will not project significantly beyond the neighbouring property, no. 14's rear elevation and the extension will be located to the north of no. 14. There are also no side



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elevation windows at no .14 which further reduces the potential overshadowing concerns.

The proposed single-storey rear extension is not larger than what is possible under permitted development. Under current permitted development rights, an extension could project 4 metres from the rear elevation with a height of 4 metres without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application and therefore the single-storey rear extension aspect of the proposal is also considered to be acceptable.

On this basis, the proposal will have little impact on the residential amenity and it is considered to comply with Policy DM18 and NPPF guidance.

### Highway Safety

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

The proposal includes the installation of additional off-street parking to the front of the property. It is considered that the additional parking will improve the current position and meet the needs of the proposed four-bedroom property.

The proposed new access onto the unclassified road and the provision of two off-street parking spaces satisfy the parking requirements set out in the Cumbria Development Design Guide and their installation can be secured by the use of a planning condition. An informative note has also been included for the dropped kerb.

On this basis, the proposal is considered to satisfy Policy DM22 and the standards set out in the Cumbria Development Design Guide.

### Planning Balance and Conclusion

The application seeks planning permission for a two-storey side extension and a single-storey rear extension.

The proposed extension is considered to reflect the character and appearance of the existing property and similar extensions within the locality. It is of an appropriate scale and design and would not have any detrimental impact on the amenities of the adjoining properties or highway safety. The additional off-street parking provision can be secured by the use of a planning condition and an informative note is attached regarding the kerb drop.

Overall, it represents an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.

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| 8. | <b>Recommendation:</b><br>Approve (commence within 3 years) |
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9. **Conditions:**

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 shall be carried out in accordance with them: -

Application form, received 23<sup>rd</sup> May 2023;

Site Location Plan, scale 1:1250, drawing no. 22/0370/01, received 23<sup>rd</sup> May 2023;

Existing Block Plan, scale 1:200, drawing no. 22/0370/01, received 23<sup>rd</sup> May 2023;

Existing Floor Plans, scale 1:100, drawing no. 22/0370/02, received 23<sup>rd</sup> May 2023;

Existing Elevations, scale 1:100, drawing no. 22/0370/03, received 23<sup>rd</sup> May 2023;

Proposed Ground Floor Plan, scale 1:100, drawing no. 22/0370/04, received 23<sup>rd</sup> May 2023;

Proposed First Floor Plan, scale 1:100, drawing no. 22/0370/05, received 23<sup>rd</sup> May 2023;

Proposed Elevations, scale 1:100, drawing no. 22/0370/06, received 23<sup>rd</sup> May 2023;

Proposed Sectional Elevation, scale 1:50, drawing no. 22/0370/07, received 23<sup>rd</sup> May 2023;

Proposed Sectional Elevation, scale 1:50, drawing no. 22/0370/08, received 23<sup>rd</sup> May 2023;

Proposed Sectional Elevation, scale 1:50, drawing no. 22/0370/09, received 23<sup>rd</sup> May 2023;

Proposed Block Plan, scale 1:200, drawing no. 22/0370/10, received 23<sup>rd</sup> May 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.

3. Prior to the first use of the extension hereby approved, the off-street parking must be installed in accordance with the approved 'Proposed Block Plan' received by the Local Planning Authority on 23<sup>rd</sup> May 2023. Once installed, the driveway must be maintained



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thereafter.

### Reason

To ensure suitable off-street parking is provided in accordance with Policy DM22 of the Copeland Local Plan.

### Informative Notes

1. Any works within the Highway must be agreed with the Highway Authority.

Before any works are commenced, you should contact the Councils Highway's Street Works team to obtain an appropriate permit.

2. 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 : 17/07/2023**

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

**Date : 17/07/2023**

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

