

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2160/0F1
2.	Proposed Development:	DEMOLITION OF SINGLE STOREY EXTENSION TO SIDE & REAR; ERECTION OF TWO STOREY EXTENSION TO SIDE ELEVATION & ERECTION OF A SINGLE STOREY EXTENSION TO REAR
3.	Location:	33 THE MILLFIELDS, BECKERMET
4.	Parish:	Beckermets with Thornhill
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, 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	<p>This application relates to 33 The Millfields, a detached property located on an existing housing estate within Beckermets. The property benefits from an existing driveway, detached garage and large rear garden with a sunroom extension. The site is bound by neighbouring</p>

properties to north-eastern side and rear and a field to the south-western side. The site also lies within flood zones 2.

PROPOSAL

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 a new porch, utility and garage on the ground floor and a new master bedroom and en-suite and dressing room at first floor level.

The two-storey side extension will project 3.8 metres from the side elevation and it will be 8.6 metres in depth. It includes a 1.5 metre projection from the front elevation. The two-storey extension will match the height of the existing house and it has been designed to include a garage door and front door on the ground floor front elevation. The front 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 6.8 metres. The side elevation will be blank and the rear elevation will include an en-suite window.

The single-storey rear extension will project 3.3 metres from the rear elevation and it will be 8.6 metres in width. It has been designed to include a flat roof with an overall height of 3 metres and it will include a roof lantern. It will include patio doors on the rear elevation along with a corner of glazing facing the garden. The side elevation facing the boundary will be blank.

The proposed extension will be finished in render, roof tiles, UPVC windows and door materials to match the existing dwelling. The proposed elevation plan includes a grey brick effect.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the erection of a two-storey side extension (ref: 4/08/2196/0).

CONSULTATION RESPONSES

Beckermeth and Thornhill Parish Council

No objections.

Highway Authority

Standing advice.

Lead Local Flood Authority

No objections based on the updated flood form with flood resilience measures.

Cumberland's Flood and Coastal Defence Engineer

Originally raised concerns with the flood form.



Cumberland Council

Environment Agency

No response.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 no. properties.

One objection was originally received as a result of this consultation which raised concerns with the development along the boundary.

No further comments have been received as a result of the second consultation with the amended plans.

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

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ENV1 – Flood Risk and Risk Management

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

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.

The Planning Inspector has now issued their post hearing letter, which identifies the next steps for the Examination. This includes proposed modifications to the plan to ensure a sound plan on adoption.

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, highway safety and flood risk.

Principle of Development

The proposed application relates to a residential dwelling within Beckermest and it will provide an enlarged kitchen-dining-living room and a new porch, utility and garage on the ground floor and a new master bedroom and en-suite and dressing room 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.

Following initial concerns from a neighbour, the proposal has been reduced in size to ensure the development is stepped off the boundary by 0.31 metres. The proposed two-storey side extension and single-storey rear extension are therefore considered to be relatively modest in scale and appropriately located within the garden.

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 are proposed match the existing property. Although for completeness as the proposed extension elevations include a grey brick effect, the materials must be agreed prior to installation through the use of a planning condition.

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. In addition, the single-storey rear extension is considered to be relatively modest in scale and it will be screened by the existing boundary fence. The proposal is therefore not considered to create harmful overdominance or overshadowing concerns.

On this basis, the proposal will not have an adverse 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 site access and off-street parking will remain unchanged to the front of the property and therefore it is considered that the existing driveway will provide adequate off-street parking to meet the needs of the property.

On this basis, the proposal is considered to satisfy Policy DM22 and the standards set out in

	<p>the Cumbria Development Design Guide.</p> <p><u>Flood Risk</u></p> <p>The NPPF and Policy DM24 requires proposed developments in Flood Zones 2 and 3 to be accompanied by a Flood Risk Assessment (FRA). Policy DM24 seeks to protect developments against risks of flooding.</p> <p>The application is accompanied by a Householder and Other Minor Extensions in Flood Zones 2 and 3 form as the site is located within Flood Zone 2. Concerns were originally raised with the proposed measures and this was updated. The form now confirms the floor levels of the proposed development will not be set lower than the existing levels along with flood mitigation measures. These measures are suitable and can be secured by the use of a planning condition.</p> <p>In addition, due to the removal of the existing garage and rear sunroom, the proposed extension is not considered to significantly increase the hardstanding and it is considered to be an acceptable form of development, based on the guidance set out in the NPPG.</p> <p>On balance, the proposal is considered to be acceptable and therefore it will comply with Policy DM24 and the NPPG guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The application seeks planning permission for a two-storey side and single-storey rear extension.</p> <p>The proposed extension is considered to reflect the character and appearance of the existing property and similar extensions within the locality. The proposal is of an appropriate scale and design and would not have any significant detrimental impact on the amenities of the adjoining properties, highway safety or flood risk. A condition is attached to ensure the flood mitigation measures are installed and maintained and to ensure the proposed materials are acceptable.</p> <p>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.</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>
2.	<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 8th June 2023;</p> <p>Site Location Plan, scale 1:1250, drawing no. 101-Rev C, received 2nd August 2023;</p> <p>Site Plan, scale 1:500, drawing no. 101-Rev C, received 2nd August 2023;</p> <p>Existing Floor Plan and Elevations, scale 1:100, drawing no. 101-Rev B, received 2nd August 2023;</p> <p>Proposed Floor Plans, scale 1:100, drawing no. 101-Rev C, received 2nd August 2023;</p> <p>Proposed Elevations, scale 1:100, drawing no. 101-Rev C, received 2nd August 2023;</p> <p>Householder and Other Minor Extensions in Flood Zones 2 and 3 Form, received 12th September 2023.</p> <p>Reason</p> <p>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.</p>
3.	<p>The flood resilience and mitigation measures must be implemented as part of the development hereby permitted in accordance with the details set out in the 'Householder and Other Minor Extensions in Flood Zones 2 and 3 Form' received by the Local Planning Authority on 12th September 2023. The flood resilience and mitigation measures must be maintained thereafter.</p> <p>Reason</p> <p>To protect the property against flood damage in accordance with Policy DM24 of the Copeland Local Plan.</p>
4.	<p>Prior to the installation, representative samples of the proposed materials to be used on the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and so maintained thereafter.</p>

	<p>Reason</p> <p>To ensure the development is of a suitable appearance in accordance with Policy DM18 of the Copeland Local Plan.</p> <p>Statement</p> <p>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.</p>
Case Officer: C. Wootton	Date : 15/09/2023
Authorising Officer: N.J. Hayhurst	Date : 18/09/2023
Dedicated responses to:- N/A	