

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/23/2202/0F1
2.	Proposed Development:	ERECT PORCH/UTILITY ROOM EXTENSION TO FRONT/SIDE ELEVATIONS
3.	Location:	38 SALTHOUSE ROAD, MILLOM
4.	Parish:	Millom
5.	Constraints:	<p>ASC;Adverts - ASC;Adverts</p> <p>Flood Area - Flood Zone 2</p> <p>Flood Area - Flood Zone 3</p> <p>Coal - Off Coalfield - Data Subject To Change</p> <p>Key Species - Potential areas for Natterjack Toads</p>
6.	Publicity Representations & Policy	<p>Neighbour Notification Letter: YES</p> <p>Site Notice: NO</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	Report:	<p>SITE AND LOCATION</p> <p>This application relates to 38 Salthouse Road, a semi-detached residential property located within Millom. The site benefits from a large garden and existing driveway to the front of the dwelling. The site also falls within Flood Zone 2 and 3.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a wrap-around extension to the front/side</p>

elevations to create a porch and utility room.

The proposal will project 2.1 metres from the side elevation of the original dwellinghouse, with a total depth of 3.2 metres to the front. The total length of the extension along the front elevation will be 5.17 metres.

The extension is of pitched roof construction with an eaves height of 2.5 metres and an overall height of 3.5 metres. It will be finished with natural slate and red ridge tiles, upvc windows and white spar render to the whole house.

RELEVANT PLANNING APPLICATION HISTORY

4/09/2141/0: SINGLE STORET EXTENSION TO ERAR – Approve (commence within 3 years)

CONSULTATION RESPONSES

Millom Town Council

No comments received.

Local Lead Flood Authority & Cumbria County Council Highways

No response received.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties. No objections were received in response to 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 the local development plan documents continue to apply to the geographic area



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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

Policy ENV3 – Biodiversity and Geodiversity

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM24 – Development proposals and Flood Risk

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

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

Strategic Policy N1PU: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy DS8PU: Reducing Flood Risk

ASSESSMENT

The key issues raised by this proposed are the principle of development, its scale and design and the potential impacts on residential amenity, ecology and flood risk.

Principle of Development

The proposed application relates to a semi-detached residential dwelling on Salthouse Road within Millom. The proposal will provide a porch to the front elevation, and a utility room extension to the side.

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 extension is considered to be appropriately sited within the large front garden. The design is a front/side wrap-around of pitched roof construction with an eaves height of 2.5 metres and an overall height of 3.5 meters. It will project 2.1 meters from the side elevation of the original dwellinghouse, with a total depth of 3.2 meters to the front. The total length of the extension along the front elevation will be 5.17 meters. The scale and design are therefore considered to be acceptable for their use.

The extension will be finished with natural blue grey slate and red ridge tiles, and upvc windows. Whilst the colour of the proposed upvc windows do not match the white ones that



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already exist, they do all intend to match eventually. The choice of materials to match the existing dwelling will therefore ensure that the proposed extension is not excessively prominent within the locality.

In addition, during my site visit, it was noted that there were similar porches and side extensions and structures within the locality, with the adjacent neighbour at number 36 having already erected a front porch with pitched roof. The overall proposal will therefore respect the character and appearance of the existing property and the residential area.

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 proposed extension will have little impact on the residential amenity due to its scale and siting. The proposed extension is considered to be modest in scale and appropriately located within the large front garden.

Despite the side elevation of the proposed extension facing the adjacent neighbour at number 36, there are no new openings proposed on this elevation. As this side elevation is blank, there are no additional overlooking issues considered as part of this development. Furthermore, as the proposed extension is to house a porch and utility room which are not habitable rooms, the proposal will also not result in any significant loss of privacy for the neighbouring properties.

Given the large size of the front garden, the proposal is considered to be acceptable in terms of its scale and orientation. The proposal does not appear to be excessively dominant or overbearing in relation to the existing property and the immediate neighbours and will not result in a significant loss of light for the neighbouring properties.

On this basis, taking into account the orientation of the existing property in relation to adjacent properties, the proposed extension is not considered to cause unacceptable overshadowing or loss of light and privacy. On balance, it is considered that the proposal will not have a detrimental impact on the residential amenity and therefore it is considered to meet Policy DM18 and the NPPF guidance.

Ecology

Policies ST1, ENV3 and DM25 of the Copeland Local Plan 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 may have an effect on nature conservation sites, habitats and protected species.

The application site is identified as being a potential area for Natterjack Toads. Despite the application being located within 200m of a watercourse (as indicated within the ALGE trigger list) it is not considered to be supported by any ecology details as the site is located within a

	<p>built-up residential area.</p> <p>On this basis it is considered that it would not be necessary to seek a protected species survey for this minor householder application as the location of the works being carried out are to an area that already contains a large area of hard surface, and therefore it is not considered that this development will disturb any habitats.</p> <p>It is therefore considered that the development complies with policies ST1, ENV3 and DM25 of the Copeland Local Plan and NPPF.</p> <p><u>Flood Risk and Risk Management</u></p> <p>Policy ENV1 and DM24 seek to ensure that development in the Borough is not prejudiced by flood risk by ensuring that developments are designed to address the existing levels of flood risk without increasing flood risk elsewhere. The application site lies within Flood Zones 2 and 3. An application for householder developments in Flood Zones 2 & 3 (Flood Risk Assessment) was submitted by the applicant as additional information as part of the application which was sufficient for a proposal of this scale and nature.</p> <p>Additional notes submitted with the Flood Risk Assessment indicate that the extension floor level is to be located on the same level as the existing ground floor of the original dwellinghouse. On this basis, it is considered that there is no increase in drained surface water and the flood mitigation measures can be secured by the use of a planning condition.</p> <p>The proposed extension construction also includes a note to indicate that any additional drainage will be to the satisfaction of the Local Planning Authority which will be assessed during any Building Regulations Approval if required.</p> <p>On this basis, it is reasonable to assume that the construction of the proposed extension would not significantly increase flood risk at this site, and the proposal satisfies both policies ENV1 and DM24 as there would be, in my opinion, minimal surface water runoff and, and therefore, the overall flood risk is not likely to increase from such a minor development.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The application seeks Planning Permission for the erection of a front porch and side extension to create a utility room. Considering the scale and design of the proposal, impacts on residential amenity, ecology details and flood risk, the proposed extension is considered to be of an appropriate design and will not have any detrimental impact on the amenities of the adjoining 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>Recommendation:</p> <p>Approve (commence within 3 years)</p>



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9. **Conditions:**

1. The development hereby permitted shall be commenced 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. Permission shall relate 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 19th July 2023;
Site Location Plan, scale 1:1250, received 19th July 2023;
Block Plan, scale 1:500, received 19th July 2023;
Existing Part Ground Floor Plan, scale 1:50, received 19th July 2023;
Existing Elevations, scale 1:100, received 19th July 2023;
Proposed Part Ground Floor Plan, scale 1:50, received 19th July 2023;
Proposed Elevations, scale 1:100, received 19th July 2023;
Section AA, scale 1:50, received 19th July 2023;
Householder Flood Risk Assessment, received 19th July 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. Before the extension is occupied, the flood resilience and mitigation measures must be carried out in accordance with the Householder Flood Risk Assessment received by the Local Planning Authority on 19th July 2023. The flood resilience and mitigation measures must be maintained thereafter.

Reason

To protect the property against flood damage in accordance with Policy DM24 of the Copeland Local Plan.

	<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: D. Crawford	Date : 29/08/2023
Authorising Officer: N.J. Hayhurst	Date : 06/09/2023
Dedicated responses to:-	