

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/23/2222/0F1
2.	Proposed Development:	PROPOSED SIDE PORCH EXTENSION, CHIMNEY REMOVAL & WINDOW/FACADE ALTERATIONS
3.	Location:	7-8 BOOKWELL, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts Coal - Off Coalfield - Data Subject To Change 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	<p>SITE AND LOCATION</p> <p>This application relates to 7-8 Bookwell, a semi-detached property that was historically 2 separate dwellings located within Egremont. The site benefits from an existing single storey side extension, a modest wrap around side and rear garden area which is laid to a mixture of to both lawn and concrete, with a separate detached garage.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the construction of a first-floor extension to the side elevation over an existing flat roof with a ground floor side porch extension. These works will also involve the removal of a chimney removal and alterations to the windows/façade.</p> <p>The proposed first-floor extension will project 3.6 metres from the original dwelling on an</p>

already existing flat roof, with a width of 4.5 metres. It has been designed to include a pitched roof which will be a continuation of the existing side extension roof.

The proposed ground-floor side porch extension will project 1.7 metres from the existing side extension and will have an overall height of 3.46 metres. It has been designed to include a dual pitch roof with 2 roof lights, a window to the side elevation, a door to the rear, and a small window and door to the front elevation.

Window/façade alterations include the blocking up of a window and which will be relocated to on the front elevation of the dwelling, the addition of 1 small roof light in the new master bedroom en-suite located in the roof of the main original dwelling, 2 roof lights to the first-floor side extension pitched roof, and 2 roof lights in the ground floor side porch extension.

The extension will be finished with k rend, roof tiles and upvc windows to match the existing.

RELEVANT PLANNING APPLICATION HISTORY

No previous applications at this site.

CONSULTATION RESPONSES

Egremont Town Council

No objections

Public Representations

The application has been advertised by way of neighbour notification letters issued to 6 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 of their sovereign Councils only.



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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

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 semi-detached residential dwelling in the Bookwell area of Egremont. The proposal will provide a first-floor extension to the side elevation over an existing flat roof, a ground floor side porch extension, the removal of a chimney and alterations to the windows/façade.

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. Following initial concerns with the proposal, amended plans were sought.

The proposed first-floor extension has been designed to be a continuation of the existing pitched roof. The first-floor extension will project 3.6 metres from the original dwelling on top of an already existing flat roofed projection, with a width of 4.5 metres. The extension will be located to the side of the property, behind an existing extension and it will be relatively modest in scale. This will ensure that the proposal appears subservient to the main dwelling, and it will not be excessively prominent within the locality. The addition of this extension is not considered to be overbearing for the neighbouring properties and the design is considered to be suitable for its use.

The amended ground-floor side porch extension will project 1.7 metres from the existing side extension, and will be 3.7 metres in width, with an overall height of 3.46 metres. In addition, the roof design has been amended from a sloped lean-to roof to a dual pitch roof which reflects both the form of the existing roof of the main dwelling and a more typical porch design. This change in roof design is considered to reduce the overbearing impact of upon the neighbouring properties.

Under current Permitted Development Regulations, a porch can be erected up to 3 metres in height with a ground floor area of 3 square metres without the need for planning permission. This is a fall-back position in the consideration of this application and therefore, on balance, given the scale and design of the proposed ground floor porch extension is only slightly larger than what is considered Permitted Development, the proposal is acceptable.

The proposed window/façade alterations include the blocking up of a window and relocating it onto the front elevation of the dwelling, the addition of 1 small roof light in the new master bedroom en-suite which is located in the roof of the main original dwelling, 2 roof lights to the



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first-floor side extension pitched roof, and 2 roof lights in the ground floor side porch extension. These alterations, alongside the removal of the existing chimney stack are considered to be minor alterations and are acceptable.

The extension will be finished with k rend, with roof tiles and upvc windows to match the existing dwelling. The choice of materials will therefore ensure that the proposed extension respects the character and appearance of the existing property and the wider 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.

Significant consideration was given to the proposed ground floor porch projection and the potential impact in terms of overshadowing, overlooking and dominance on the neighbouring property Castle Mews House. The impact would result from the proximity and orientation in relation to the parent property in conjunction with a slight change in levels between the properties.

The original proposal sought permission for a larger porch extension which would exceed the height of a single storey. Whilst there were no initial objections to the original proposal, following a site visit to the parent property, it was considered that the scale and design of the porch would have a slight overbearing impact on the neighbours at Castle Mews House which is located to the side of the parent property. This was due to the orientation, window locations and close proximity to the boundary. On this basis amended drawings were sought to try and lessen this impact.

Despite the relatively small 1.72 metre separation distance between the proposed ground floor porch and the boundary with Castle Mews House, the submission of amended drawings shows the proposed porch extension has now been reduced in height by 0.55 metres from the original 4.01 metres height to a more acceptable 3.46 metres and has been relocated slightly to the West. The roof design has been amended from a sloped lean-to roof to a dual pitch roof which more appropriately mimics the existing roof of the main dwelling and reflects a more typical porch design. These revisions are considered to reduce the overbearing impact on the neighbouring property.

In addition, the first-floor side extension has no new openings proposed on the side elevation adjacent to Castle Mews House. Despite the ground-floor porch containing glazing, as this isn't a habitable room there are not likely to be any significant overlooking issues that will arise as a result of the proposal.

On balance, it is considered that the proposal, as amended, will not have a detrimental impact on the immediate 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 construction of a first-floor side extension, a ground floor side porch extension, chimney removal and alterations to the windows/façade on a semi-detached residential dwelling in Egremont.</p> <p>Despite initial concerns, the amended proposal is considered to be suitably located within the site and acceptable in terms of scale and design. Taking into account the proposed siting and orientation in addition to what is possible under Permitted Development, the proposal is not considered to have any detrimental impact on the amenities of the neighbouring properties or wider residential area.</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:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <p>1. The development hereby permitted shall be commenced 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> <p>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: -</p> <ul style="list-style-type: none"> - Application Form, received 2nd August 2023; - Site Location Plan, scale 1:1250, received 2nd August 2023; - Proposed Site Plan scale 1:200, received 2nd August 2013; - Existing Floor Plans & Elevations, drawing number 2, Rev A scale 1:100, received 2nd August 2023; - Proposed Floor Plans & Elevations (amended), drawing number 3 Rev B, scale 1:100 received 27th September 2023. <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>



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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: Demi Crawford	Date : 23/10/2023
Authorising Officer: N.J. Hayhurst	Date : 27/10/2023
Dedicated responses to:- N/A	