

**CUMBERLAND COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/23/2234/0F1
2.	<b>Proposed Development:</b>	EXTENSION TO REAR OF PROPERTY
3.	<b>Location:</b>	TWIN OAKS, 2 RACE GROVE, THE GREEN
4.	<b>Parish:</b>	Millom Without
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - 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>	<p><b>SITE AND LOCATION</b></p> <p>This application relates to Twin Oaks, a detached bungalow situated on an existing housing estate on Race Grove within the hamlet of The Green near to Millom. The site benefits from a driveway and garden area to the front and a modest size garden to the rear.</p> <p><b>PROPOSAL</b></p> <p>Planning Permission is sought for the erection of a single storey rear extension, with proposed amendments to a previous scheme approved under a Prior Notification application reference 4/23/2013/HPAE.</p> <p>The amendments to the previously approved scheme comprise the deletion of a doorway on the North elevation, an additional high-level non-opening window on the South elevation, an increase in door size on the East elevation and the retention of an existing doorway.</p>

The extension will have an overall width of 4 metres and it will project 5 metres from the existing dwelling. It has been designed to include a dual pitched roof with roof lights, with an eaves height of 2.4 meters and an overall height of 4 meters.

It has been designed to include double glazed doors on the East elevation, with two new windows on both the North and South elevations, and 2 roof lights on the South elevation.

The extension will be finished in render, with Marley double roman Greystone cement roof tiles and UPVC windows and doors to match the existing.

### **RELEVANT PLANNING APPLICATION HISTORY**

4/23/2013/HPAE PRIOR NOTIFICATION OF PROPOSED SINGLE STOREY REAR EXTENSION – Approved

### **CONSULTATION RESPONSES**

#### Millom Town Council

The council resolved to support this application.

#### Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties – no objections were 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 the 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 (CS):



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- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy

Development Management Policies (DMP):

- Policy DM10 – Achieving Quality of Place Policy
- Policy DM18 – Domestic Extensions and Alterations

### **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 and the potential impacts on residential amenity.

### Principle of Development

The proposed application relates to a detached residential dwelling within hamlet of The Green near Millom, to provide a rear extension to the parent property.

Policy DM18 supports extensions and alterations 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 of the Local Plan 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 are appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

A previous scheme was approved under a Prior Notification application reference 4/23/2013/HPAE, however, as works on site had already begun, the submission of a full application for the proposed minor amendments was required.

The amendments to the previously approved scheme comprise the deletion of a doorway on the North elevation, the addition of a high-level non-opening window on the South elevation, an increase in door size on the East elevation and the retention of an existing doorway. All other construction details remain the same as the previously approved plans.

The extension will have an overall width of 4 metres, and it will project 5 metres from the existing dwelling. It has been designed to include a dual pitched roof with roof with an eaves height of 2.4 meters and an overall height of 4 meters.

The proposal includes double glazed doors on the East elevation, with two new windows on both the North and South elevations, and two roof lights on the South elevation..

The extension will be finished in render, with Marley double roman Greystone cement roof tiles and UPVC windows and doors to match the existing. The choice of materials used are considered to respect the character and appearance of the existing dwelling and wider residential area.

On balance, the proposal is considered to be of an appropriate scale, and design and therefore meets the requirements of 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 both the parent property and adjacent dwellings. Whilst amenity issues between the proposed extension and neighbouring properties were considered, the development is considered to be suitably located within the site.



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	<p>In addition, taking into account the orientation of the existing dwelling and proposed design, the extension is not considered to cause significant overdominance on the neighbouring property. The window on the South side elevation facing the rear of the neighbouring property Cherry Dene has been designed to include high-level and non-opening windows which will mitigate any potential overlooking issues.</p> <p>On balance, taking into account the scale and design of the proposed extension, with the siting and orientation of the proposal within this modest sized site, it is considered that the proposal will not have a significant detrimental impact on the neighbouring amenity.</p> <p>It is therefore considered that the proposal will meet Policy DM18 and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The extension design and amended minor alterations are considered to be suitably located within the site and are acceptable in terms of scale and design. In addition, given the proposed siting and orientation, the proposal will not have any significant detrimental impact on the amenities of the adjoining properties and the choice of materials used are considered to be suitable for their use.</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><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"><li>1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</li></ol> <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> <ol style="list-style-type: none"><li>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: -<ul style="list-style-type: none"><li>- Application Form, received 15<sup>th</sup> August 2023;</li><li>- Location Plan, scale 1:1000, received 15<sup>th</sup> August 2023;</li></ul></li></ol>

- Site Dimensions Plan, received 15<sup>th</sup> August 2023;
- Proposed Site Plan, scale 1:1000, received 15<sup>th</sup> August 2023;
- Existing Elevations, received 15<sup>th</sup> August 2023;
- Revised Elevations, scale 1:50, received 15<sup>th</sup> August 2023;
- Revised Plan View, scale 1:50, received 15<sup>th</sup> August 2023;
- View 'A', scale 1:50, received 15<sup>th</sup> August 2023;
- Proposed revisions to extension list, received 15<sup>th</sup> August 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.

**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 : 05/10/2023**

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

**Date : 10/10/2023**

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