

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/23/2309/0F1
2.	<b>Proposed Development:</b>	DEMOLISH EXISTING GARAGE AND CONSTRUCT NEW SIDE GARAGE EXTENSION AND REAR SUN ROOM - RESUBMISSION
3.	<b>Location:</b>	28 PINWOODS, GILGARRAN
4.	<b>Parish:</b>	Distington
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Key Species - Bounds of Sensitive Area for Hen Harriers, Outer Consultation Zone - Cycliffe 3KM
6.	<b>Publicity Representations &amp;Policy</b>	None required.
7.	<b>Report:</b>  <b>LOCATION</b>  <p>This application relates to 28 Pinewoods, a semi-detached bungalow situated on an existing housing estate within Gilgarran. The site is slightly elevated above the street, and it benefits from a large garden with an existing garage and driveway at the side of the property and a single-storey conservatory within the rear garden.</p> <b>PROPOSAL</b>  <p>This application seeks a non-material amendment of the development approved under application reference 4/23/2309/0F1.</p> <p>The proposed amendment comprises the addition of a velux window to front facing elevation of the proposed garage roof to provide additional light.</p>	

## **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 ENV3 – Biodiversity and Geodiversity

#### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

### **Emerging Copeland Local Plan 2021-2038 (ELP):**

Cumberland Council are continuing the preparation and progression to adoption of the ELP.

The Local Plan Examination Hearing Sessions were completed in March 2023.

The appointed Planning Inspector issued their post hearing letter in June 2023, which identified the next steps for the examination.

The appointed Planning Inspector has now considered all representations and the discussions that took place during the Local Plan Examination Hearing Sessions in 2023 and has identified a number of amendments or 'modifications' that are required in order to ensure the ELP is sound i.e. positively prepared, justified, effective and consistent with national planning policy.

A six week public consultation seeking views on the proposed modifications to the ELP commenced on Wednesday 14th February 2024 and will close on the 28<sup>th</sup> March 2024. The Planning Inspectors Report is awaited.



## Cumberland Council

	<p>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.</p> <p>Given the advanced stage of preparation of the ELP full weight can be attached to policies where no objections have been received or objections have been resolved. Once the consultation on the main modifications to the ELP is complete significant weight can be afforded to the policies of the ELP where modifications are proposed.</p> <p>The following policies are relevant to this proposal:</p> <p>Policy DS1PU – Presumption in favour of Sustainable Development</p> <p>Policy DS6PU – Design and Development Standards</p> <p>Policy H14PU – Domestic Extensions and Alterations</p> <p>Policy N1PU – Conserving and Enhancing Biodiversity and Geodiversity</p> <p><b>ASSESSMENT</b></p> <p><i>Design</i></p> <p>The proposed NMA comprises the addition of a velux window to front facing elevation of the proposed garage roof to provide additional light.</p> <p>This change is considered to be acceptable in relation to the existing dwelling and garage extension as it modest in scale and is not considered to be excessively prominent within the locality within the proposed garage roof slope.</p> <p>The proposed change is considered to respect the character of the dwelling and proposed extension to ensure the appearance is maintained.</p> <p><i>Conclusion</i></p> <p>The addition of the velux window is acceptable in relation to the dwelling and therefore does not raise issues in respect of the design. In the context of the approved development, the proposal comprises a non-material amendment.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve non-material amendment.</p>

<b>Case Officer: Demi Crawford</b>	<b>Date : 30/07/2024</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 31/07/2024</b>
<b>Dedicated responses to:- N/A</b>	