

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2311/0F1
2.	Proposed Development:	EXTENSIONS TO EXISTING BUNGALOW TO DORMER BUNGLOW BY ADDING EXTRA 3/4 STOREY ON TOP OF EXISTING BUNGALOW; FRONT STOREY AND 3/4 HIGH PORCH EXTENSION; REAR SINGLE STOREY EXTENSION IN SIMILAR FOOTPRINT OF EXISTING CONSERVATORY INCLUDING EXTERNAL ALTERATIONS AND A TEMPORARY STATIC CARAVAN AND STORAGE CONTAINER - RESUBMISSION
3.	Location:	MANX VIEW, DRIGG ROAD, SEASCALE
4.	Parish:	Seascale
5.	Constraints:	<p>ASC;Adverts - ASC;Adverts,</p> <p>Safeguard Zone - Safeguard Zone,</p> <p>Coal - Off Coalfield - Data Subject To Change,</p> <p>Key Species - Potential areas for Natterjack Toads,</p> <p>DEPZ Zone - DEPZ Zone,</p> <p>Outer Consultation Zone - Drigg 3KM,</p> <p>Outer Consultation Zone - Sellafield 10KM</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:

SITE AND LOCATION

This application relates to Manx View, a detached bungalow located off Drigg Road within the south of Seascale.

The property is set back from the B5344 in an elevated position with a prominent sandstone wall along the road frontage. The site shares an access with the neighbour property, Fox Parke, with the driveway providing access to the rear of the two sites from the south. The property also benefits from a parking area and detached garage, which will be demolished as part of this application, to the rear of the site.

PROPOSAL

Planning Permission is sought for the erection of front and rear extension and to alter the roof height to create a dormer cottage. The extension and alterations will provide a new enlarged kitchen-dining-living room, utility, bedroom and bathroom on the ground floor and a new master bedroom with ensuite and a bedroom and bathroom on the first floor.

The ground floor extension will replace the existing conservatory and it will project 2.2 metres from the front elevation of the dwelling and the width will match the existing property. It has been designed as a covered veranda which will incorporate the new roof. It will be accessed via front steps and it will include a balustrade on the front and side elevations and 4 supportive pillars on the front elevation.

The two-storey extension will project 1.8 metres from the rear elevation, and it will be 3.2 metres in width. It will include a pitched roof design to reflect the front dormer and it will have an eaves of 5 metres and an overall height of 5.8 metres.

The roof alterations include raising the ridge height to 6.2 metres and the installation of a pitched roof dormer on the front elevation. The dormer will be 4.2 metres in width and it include a window on the front elevation. The roof alterations also include the installation of 4 skylights.

The extension will be finished in smooth render, local slates and anthracite UPVC windows and doors to match the existing property.

The proposal also includes a temporary static caravan which it has been confirmed is to be used during the renovation works and then it will be removed from the site.

RELEVANT PLANNING APPLICATION HISTORY

Planning permission has previously been granted for:

- The demolition of the existing bungalow and the replacement with a new dormer

bungalow (ref:4/22/2301/0F1).

CONSULTATION RESPONSES

Consultees

Seascale Parish Council – No objections.

Public Representation

The application has been advertised by way of neighbour notification letters issued to 5 properties - No objections have been received as a result of the original consultation or the re-consultation with the updated description.

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

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 DM19 – Residential Caravans, Mobile Homes, Chalets, and Beach Bungalows

Policy DM22 – Accessible Developments

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

The Conservation of Habitats and Species Regulations 2017 (CHSR)

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

Policy CO7PU – Parking Standards and Electric Vehicle Charging Infrastructure

Policy N1PU: Conserving and Enhancing Biodiversity and Geodiversity

ASSESSMENT

The key issues raised by this proposal are the principle of development, its scale and design and the potential impacts on residential amenity, highway safety and ecology.

Principle of Development

The proposed application relates to a residential dwelling, and it will provide a new enlarged kitchen-dining-living room, utility bedroom and bathroom on the ground floor and a new master bedroom with ensuite and a bedroom and bathroom on the first floor. 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 extensions and roof alterations are considered to be relatively modest in scale and suitably located within the large garden. The proposed front extension will be incorporated into the new roof design, and it will be screened by the existing front boundary wall. This design will ensure that the extension is not excessively prominent within the street-scene and the two-storey extension to the rear is considered to create a modern porch extension. The character and appearance of existing dwelling will be maintained, and the proposed materials are considered to be suitable for the renovated dwelling.

On this basis, the proposal is considered to comply with Policies DM10 and DM18 of the Copeland Local Plan 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.

Due to the siting on the existing dwelling within the large garden, it is not considered that the proposal will have any adverse impact on neighbouring amenity. The proposed raised roof height and alterations are modest in scale and therefore it is not considered that the extension will overshadow the neighbouring properties or dominate the street-scene.

The bungalow already benefits from side elevation windows and the additional ground floor windows could also be installed under Permitted Development Rights. The side elevation also faces a blank side elevation of the neighbouring property, Fox Parke and, on this basis, the proposal is not considered to cause adverse overlooking or privacy concerns. Additional boundary fences and screening could be installed in future.

The proposal also includes a static caravan and storage container which will provide temporary living accommodation while the applicant renovates the bungalow. The static caravan and container are not suitable for permanent retention and occupation in accordance with Policy ST2 of the Copeland Local Plan, but the applicant has confirmed an approximate 2-year timescale for the renovation and extension and therefore the removal can be secured

by the use of a planning condition, in accordance with Policy DM19 requirements.

On this basis, the changes to the roof height, the extensions and temporary caravan and storage container are unlikely to create any adverse impacts on the neighbouring property and therefore, the proposal is considered to meet Policy DM18 and DM19 of the Copeland Local Plan and the NPPF guidance.

Highway Safety and Parking

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

The existing site access and off-street parking will remain unchanged to the rear of the property. It is considered that the large rear garden provides adequate off-street parking to meet the needs of the dwelling and the proposal will therefore not have a detrimental effect on the existing highway conditions.

On this basis, the proposal is considered to comply with Policy DM22 and the standards set out in the Cumbria Development Design Guide.

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 proposal that are likely to have an effect on nature conservation sites, habitats and protected species

The application site is identified as a potential area for natterjack toads. Although the application site is located within 200m of a watercourse (as indicated within the ALGE trigger list), the proposal relates to a domestic garden within the centre of a built-up residential area. On this basis it is considered that this is not a habitat that is likely to contain natterjack toads and so it would not be necessary to seek an ecological survey for this minor application.

It is therefore considered that the development complies with policies ST1, ENV3 and DM25 of the Copeland Local Plan and NPPF.

Planning Balance and Conclusion

This application seeks to erect a front and rear extension and to alter the roof height to create a dormer bungalow. The main issue raised by the application is the scale and design and the potential impact on neighbouring amenity.

Taking into account the siting of the extension and the orientation of the existing property, the proposed scale and design are considered to be acceptable, and it will not adversely harm the neighbouring amenity, highway safety or ecology. However, due to the temporary nature of the static caravan, planning conditions can be used to ensure this is removed within the 2-year renovation and extension timescale outlined by the applicant.

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.
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> <p>The development hereby permitted must commence 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>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 30th October 2023;</p> <p>Site Location Plan, scale 1:1250, drawing DWG01 Rev A, received 30th October 2023;</p> <p>Site Plan, scale 1:500, drawing DWG01 Rev A, received 30th October 2023;</p> <p>Existing Floor Plans and Elevations, scale 1:100 and 1:50, drawing DWG01 Rev A, received 30th October 2023;</p> <p>Temporary caravan and shipping container, scale 1:100, drawing DWG01 Rev A, received 30th October 2023;</p> <p>Proposed Floor Plans and Elevations, scale 1:100 and 1:50, drawing DWG01, received 30th October 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> <p>The temporary static caravan and storage container hereby permitted shall be removed from the site on or before 19th December 2025.</p> <p>Reason</p> <p>The static caravan is not suitable for permanent retention and occupation in</p>

	<p>accordance with Policy ST2 and DM19 of the Copeland Local Plan 2013-2028.</p> <p>4. Within two months of the removal of the static caravan and storage container from the site, the land on which it is sited shall be restored in accordance with a scheme of work which shall first be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details thereafter.</p> <p>Reason</p> <p>To ensure that after the consent expires the land is reinstated to an acceptable condition in accordance with Policy ENV5 and DM26 of the Copeland Local Plan 2013-2028.</p> <p>5. The temporary static caravan hereby permitted shall be occupied by Mr and Mrs Dunne and their family only.</p> <p>Reason</p> <p>The planning permission has been granted as an exception to established planning policies in recognition of the personal circumstances of the occupants during the main dwelling renovations.</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>						
<table> <tr> <td>Case Officer: C. Wootton</td><td>Date : 19/12/2023</td></tr> <tr> <td>Authorising Officer: N.J. Hayhurst</td><td>Date : 20/12/2023</td></tr> <tr> <td colspan="2">Dedicated responses to:- N/A</td></tr> </table>		Case Officer: C. Wootton	Date : 19/12/2023	Authorising Officer: N.J. Hayhurst	Date : 20/12/2023	Dedicated responses to:- N/A	
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