

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/23/2312/0F1
2.	<b>Proposed Development:</b>	SINGLE STOREY REAR EXTENSION FOR BEDROOM AND FAMILY ROOM
3.	<b>Location:</b>	LYMER HOUSE, QUALITY CORNER, MORESBY
4.	<b>Parish:</b>	Moresby
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts Coal - Standing Advice - 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>  <b>LOCATION</b>  <p>This application relates to Lymer House, a semi-detached property located at Quality Corner, Whitehaven. The site benefits from a large rear garden. The rear/side garden also includes a detached garage and parking area which is understood to be part of a shared access with the adjoining neighbour's garden.</p>  <b>PROPOSAL</b>  <p>Planning Permission is sought for the erection of a single-storey rear extension to provide a family room and an additional bedroom.</p> <p>The extension will project 4.7 metres from the rear elevation of the dwelling, and it will be 8.7 metres in width. It has been designed to include a flat roof with an overall height of 3 metres. The rear elevation will include two sets of bi-fold doors. The south elevation will include a</p>	

single door. The North elevation adjacent to the neighbouring property “Rest and Be Thankful” will be left blank.

It will be finished with painted render, a rubber roofing system and white UPVC windows and doors to match the existing property.

### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications at this property.

### **CONSULTATION RESPONSES**

#### Consultees

Moresby Parish Council – No comments received.

#### Public Representations

The application has been advertised by way of neighbour notification letters issued to 1 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 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



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### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

### **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

### **Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

### **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 parking.

#### Principle of Development

The proposed application relates to a residential dwelling located within Whitehaven and it will include a single-storey rear extension to provide a family room and an additional master bedroom with en-suite.

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 extension will project 4.7 metres from the rear elevation of the dwelling, and it will be 8.7 metres in width. It has been designed to include a flat roof with an overall height of 3 metres. The proposed rear extension is considered to be relatively modest in scale and appropriately located within the site, behind the main element of the existing dwelling. This will ensure that the proposal appears subservient to the main dwelling, and it will not be excessively prominent within the locality.

It will be finished with painted render, a rubber roofing system and white UPVC windows and doors to match the existing property. The design is considered to be suitable for its use and the choice of materials proposed to match the existing are considered to respect the existing character and appearance of the parent property and wider residential area.

Overall, the proposal is considered to meet Policy DM18(A) 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 potential amenity issues between the proposed extension and the neighbouring property were considered, the extension will be relatively modest in scale and will be appropriately located to the rear of the parent property.

The proposal is not considered to be overbearing or will result in a significant loss of light for the neighbouring properties due to the boundary treatments that already exist on site.

The rear elevation will include two sets of bi-fold doors. The south elevation will include a single door. The North elevation adjacent to the neighbouring property "Rest and Be Thankful" will be left blank which will also mitigate any overlooking concerns.

In addition, under current permitted development rights, an extension could project 3 metres from the rear elevation, with an overall height of 4 metres without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the projection is not significantly larger than what is possible under



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	<p>permitted development, this proposal is considered to be acceptable.</p> <p>On this basis, it was considered that the proposal will not have any adverse impacts on the neighbouring property and therefore the proposal is considered to satisfy Policy DM18 and the NPPF guidance.</p> <p><u>Highway Safety and Parking</u></p> <p>Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The site access and off-street parking will remain unchanged to the side/rear of the property. The application seeks permission to include an additional bedroom on the ground floor as part of the proposal and the parking arrangements are considered to be sufficient enough to meet the needs of the property and the requirements set out in the Cumbria Development Design Guide.</p> <p>On this basis, the proposal is considered to comply with Policy DM22 and the standards set out in the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>Overall, the single-storey rear extension is considered to be of an appropriate scale and design and is respectful of the character of the existing property and wider residential area.</p> <p>The proposal is not considered to have any detrimental impact on the amenities of the adjoining properties or highway safety.</p> <p>On balance, the proposal therefore 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><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:</li></ol>

- Application Form, received 1<sup>st</sup> November 2023;
- Site Location Plan, scale 1:1250, received 1<sup>st</sup> November 2023;
- Existing Block Plan, scale 1:500, received 1<sup>st</sup> November 2023;
- Proposed Block Plan, scale 1:500, received 1<sup>st</sup> November 2023;
- Existing Floor Plan, scale 1:50, received 1<sup>st</sup> November 2023;
- Proposed Floor Plan, scale 1:50, received 1<sup>st</sup> November 2023;
- Existing & Proposed Rear Elevation, scale 1:50 received 1<sup>st</sup> November 2023;
- Proposed Side Elevations, scale 1:50 received 1<sup>st</sup> November 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.

#### Informative Note

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

#### 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 : 19/12/2023**

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

**Date : 20/12/2023**

**Dedicated responses to:-**