

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2316/0F1
2.	Proposed Development:	2 STOREY EXTENSION TO SOUTH SIDE FOR GARAGE AND BEDROOM, SINGLE STOREY EXTENSION TO NORTH SIDE FOR DINING ROOM AND UTILITY
3.	Location:	1 CHURCHILL DRIVE, MORESBY PARKS
4.	Parish:	Moresby
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
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: LOCATION This application relates to 1 Churchill Drive, a detached bungalow located within Moresby Parks. The dwelling includes the use of the space in the roof with two bedrooms with an integral garage to the south elevation. The property is bound by School Brow to the north, Churchill Drive to the east and residential dwellings to the south and west.	

PROPOSAL

Planning Permission is sought to erect a two storey extension over the existing garage and a single storey extension to the north elevation.

The works will provide two additional bedrooms, a dressing room and en-suite and an extension to the garage. The single storey extension will provide space for the repositioned dining room and utility.

The two storey extension will raise the roof over the existing garage, with a height increase of 0.2m from the existing ridge and 3.4m from the existing eaves. The extension will project forward of the front elevation by 2m.

The single storey extension will be 4.3m in width and have a reduced ridge height of 5.3m – 0.5m lower than the existing ridge of the dwelling.

There will be a double garage door, single window and external door on the front elevation and new windows to the first floor, front and rear. Patio doors will be installed to the dining room facing the rear garden.

The proposed external facing materials will match the existing property with dry dash finish external walls, concrete interlocking tiles on the roof and matching UPVC windows.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Moresby Parish Council

No response received.

Highways and Lead Local Flood Authority

The LHA does have concerns in regard to the narrow nature of the connecting highway to the development, the applicant will need to ensure that there is adequate on-site parking provided for contractors and for the delivery/removal of materials whilst the construction is taking place so to not obstruct the highway or damage verges, so your authority may want to consider conditioning this element.

With the above in mind the LHA and LLFA have no objections to the development, any further aspects would be covered under our Service Level Agreement (SLA) The remaining highway and drainage implications of this application would therefore be decided by the Local Planning Authority.



Cumberland Council

Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 no. properties.

No responses have been received as a result of these advertisements.

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

Policy ENV6 – Access to the Countryside

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 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

Strategic Policy DS3PU: Settlement Hierarchy

Policy DS6PU – Design and Development Standards

Policy H14PU – Domestic Extensions and Alterations

Policy CO7PU: Parking Standards and Electric Vehicle Charging Infrastructure

Other Material Planning Considerations

National Planning Policy Framework 2023 (NPPF)

ASSESSMENT

Principle of Development

The proposed application relates to a residential dwelling within Moresby Parks – recognised under Policy ST2 of the CS and DS3PU of the ELP as a Local Centre and Sustainable Rural Village respectively. These classifications allow for small growth within the confines of the settlement boundary. Policy DM18 of the CS and H14PU of the ELP 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 proposed extension satisfies Policies ST2 and DM18 of the CS, DS3PU and H14PU of the ELP and the NPPF guidance.

Scale and Design

Policy ST1 of the CS, DS6PU of the ELP and section 12 of the NPPF seek to promote high quality designs. Policy DM10 and DM18 of the CS and H14PU of the ELP 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.

Policy H14PU of the ELP also supports extensions that do not adversely alter the character or appearance of the existing building, street scene or wider surrounding area.

Although the proposal is of a large scale and will alter the appearance of the dwelling, it will reflect the adjacent properties which have a higher ridge height than 1 Churchill Drive. In this context, the scale and design is considered to be acceptable and it will not adversely alter the character and appearance of the street-scene or the wider area.

The proposed external facing materials will respect the character and appearance of the parent dwelling and the surrounding properties.

The pitched roof design to the garage is also supported, in accordance with Policy DM18(A) which encourages the use of pitched roofs where practicable.

In addition, the site will retain a suitable size garden to the rear of the garage and ensure that the development will not result in a loss of more than 50% of the undeveloped curtilage of the parent property, in accordance with Policy DM18(D).

On balance, the proposal is considered to satisfy Policy DM18 of the Copeland Local Plan and Policy H14PU of the Emerging Local Plan.

Residential Amenity

Policy ST1 and Policy DM18 of the CS, H14PU of the ELP and section 12 of the NPPF seek to safeguard good levels of residential amenity of both the parent property and adjacent dwellings. Emerging Policy H14PU also supports development that will not materially harm the amenity of the occupiers of the parent property and the adjacent dwellings.

The proposed extension is considered to be suitably located to the north and south elevations of the property in areas of existing curtilage. The two storey element will be sited on the southern elevation and therefore it is not expected that the extension would result in a reduction in daylight available to either the parent property or the adjacent dwelling. The single storey extension located on the north elevation fronts the highway therefore not having an effect on any residential properties.

The proposal is also not considered to be overbearing on the adjacent neighbour – 2 Churchill Drive due to the separation distances involved and the established boundary planting.

On this basis, it is considered that the proposal will not have an adverse impact on the neighbours and therefore the proposal is considered to satisfy Policy DM18 of the CS, H14PU of the ELP and the NPPF guidance.

	<p><u>Highway Safety</u></p> <p>Policy DM22 of the CS and CO7PU of the ELP encourages suitable approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The Highway Authority have confirmed they have no objections to the proposal, but encouraged the LA to consider how construction traffic will not affect the narrow road fronting the property.</p> <p>Further to a response from the Agent, it is accepted that there is no way of changing the existing highway network and that the works will be temporary. The Applicant will liaise with the Contractor to ensure that the traffic will not cause obstruction or damage the verge or highway.</p> <p>The site will benefit from a double garage and a driveway and therefore this is sufficient to provide a satisfactory provision of off-street parking.</p> <p>On this basis, the proposal is considered acceptable in accordance with Policy DM22 of the CS and CO7PU of the ELP.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposal is considered to be of a suitable scale and design, and it will not adversely affect neighbouring amenity or highway conditions. No concerns have been raised as part of the neighbour consultation.</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, emerging local plan and the guidance in the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. <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"> 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: -

Application form, received 6th November 2023;
 Site Location Plan, scale 1:1250, received 6th November 2023;
 Block Plan, scale 1:500, received 6th November 2023;
 Proposed Block Plan, scale 1:500, received 6th November 2023;
 Proposed Floor Plan, scale 1:50, drawing number BP/3, received 6th November 2023;
 Proposed Elevations, scale 1:50, drawing number BP/4, received 6th November 2023;
 Proposed Rear Elevation, scale 1:50, drawing number BP/5, received 6th 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

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

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: Sarah Papaleo

Date : 19/01/2024

Authorising Officer: N.J. Hayhurst

Date : 22/01/2024

Dedicated responses to:- N/A